

SAWBRIDGEWORTH TOWN COUNCIL

PLANNING COMMITTEE

Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth on **Monday 13 October 2025** at 7pm.

Those present

Cllr Ruth Buckmaster
Cllr N Parsad-Wyatt
Cllr S Penney

Cllr A Parsad-Wyatt
Cllr S Pagdades
Cllr S Smith

In attendance:

C Hunt – Town Clerk

L Nolan – Planning Officer

Cllrs E Buckmaster, Furnace, Newell &
Rider

P 25/76 APOLOGIES FOR ABSENCE

To receive and approve any apologies for absence. None received. All present

P 25/77 PUBLIC FORUM

To receive representations from members of the public on matters within the remit of the Planning Committee. There were none.

P 25/78 DECLARATIONS OF PECUNIARY INTEREST

To receive any Declarations of Interest by Members. There were none.

P 25/79 MINUTES

Resolved: To approve as a correct record the minutes of the Meeting held on:

- 29 September 2025 (P07) *[prop Cllr S Smith; secd Cllr R Buckmaster]*

To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda. There were none.

P 25/80 S106 PRIORITIES

To compile and review the suggested funding points from Section 106 funds, which are contributions from developers to support the costs of new community and social infrastructure in the town.

P 25/81 NEIGHBOURING DEVELOPMENTS

To report & receive updates on proposed neighbouring developments.

- Stansted Airport Expansion
- Gilston

Cllr A Parsad-Wyatt said the lease of 28 Knight Street has been sublet and the premises will now become a tapas/wine bar. New owners have been engaging with residents who find this more acceptable. Opening date TBC.

STREET NAMING – SAWB4 (KECKSYS FARM)

To submit considerations for new development street names to East Herts District Council

Suggestions made by Sawbridgeworth Local History Society:

WRIGHT. WALLY WRIGHT: first Sawbridgeworth Freeman of the Town; the 'eminence grise' of East Herts Local History, a prolific contributor to and recorder of the history of both Sawbridgeworth and Bishop's Stortford. In the 1980s, together with his late wife Doreen, he was the curator of the Bishop's Stortford Museum, then located in a building in the cemetery there. Wally wrote and co-wrote many articles and contributed to several books, and leaflets, including the recently reprinted and updated *Explore Sawbridgeworth* town walk leaflet. He was generous with his time, help and vocal in his support for others. In 2005 he re-edited *The Story of Sawbridgeworth*, still the standard work on the history of our town.

HARRIS. David Harris: local baker and Chairman of National Bakers Benevolent Fund - fought in the Battle of Casino and in charge of 17 different bakeries at one time in Italy and Austria. Gold medallist in 1936 and 37 in Bakers and Confectionery Exhibition and won a Silver Cup for bread making. Came from a long line of Master Bakers. Captain in the Army and Master Baker. 1st Sawbridgeworth Group Scout Leader for 30 years.

SAPSFORD. John Sapsford (1922-2010) was an important figure in Sawbridgeworth's history. He wrote extensively about the history of High Wych and Sawbridgeworth. His work for the Rivers Orchard group was also very influential. In his later years John was active in promoting the Rivers Orchard Project. He collaborated intensely with Elizabeth Waugh, author of "*The art of practical pomology, the history of Rivers nursery*". His father was one of the long-term employees of the company. John never worked for Rivers but his quiet achievements and accurate knowledge underpinned the efforts to preserve the memory of Rivers Nursery. His daughter Wendy can be contacted at wendy@bensmithengineering.co.uk

RIVERS. Thomas Rivers: Rivers Nursery etc. a 'big' part of the town.

LYSANDER: links to airfield in WW1 and WW2 cf. Paul Doyle's *Where the Lysanders Were*; plus, Lysander Farm, at Trimms Green.

MOSQUITO: similar to above; constructed at Walter Lawrence's in WW2; may be odd as a street name?

WOODFIELD. Rev. Percy Woodfield: curate of Gt. St. Mary's in 1919 for about three years, who revived the 1st Sawbridgeworth Scout Group after WW1. He soon had a strong Group again and added a Cub pack.

Noted. Encourage further suggestions be submitted.

PLANNING APPLICATIONS RECEIVED FROM EHDC

To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.

3/25/1491/VAR Land off Spellbrook Lane West, CM23 4AY

[Variation of Conditions 2 \(Approved Plans\), 3 \(Materials\), 4 \(Boundary Treatment\), 5 \(Landscaping\), 18 \(Biodiversity\) pursuant to planning permission \(3/24/2314/VAR/Dated 07/03/2025\) for \(Variation of conditions 2 \(approved plans\), 7 \(Highways\) and 18 \(biodiversity gain plan\) pursuant to planning permission 3/22/0289/FUL dated 03.05.2022 \(for: Erection of two detached four bedroom dwellings with detached 3 bay garages, driveways and landscaping\). The amendments include addition of air source heat pumps, to correct plan number and propose separate condition for biodiversity net gain and bat/bird boxes.\)](#)

STC Comment: No objection [*prop Cllr N Parsad-Wyatt; secd Cllr R Buckmaster*]

X/25/0544/CND **Groves House, 36 London Road CM21 9JN**
[Approval of details reserved by condition 3 \(Material\) pursuant to planning approval 3/22/1854/HH](#)
STC Comment: No objection [*prop Cllr N Parsad-Wyatt; secd Cllr S Smith*]

X/25/0547/CND **Groves House, 36 London Road CM21 9JN**
[Approval of details reserved by Condition 3 \(Materials\) pursuant to planning approval 3/22/1855/LBC](#)
STC Comment: LBC - Noted

P 25/84 **LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 10 October 2025.

3/25/1579/HH **33D Crofters End, CM21 0DF**
Removal of garden room and erection of single storey rear extension with roof lights
STC Comment: No objection [*prop Cllr R Buckmaster; secd Cllr S Pagdades*]

P 25/85 **PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

3/25/1334/PNHH **104 Sheering Mill Lane, CM21 9ND**
Erection of single storey rear extension. Depth: 6.62, Height: 3.41, Eaves: 2.33
STC Comment: No objection
EHDC Decision: Prior Approval is not required

3/25/1223/HH **34 Brook Lane, CM21 0EL**
Demolition of front porch. Erection of pitched roof across front bay windows. Re-configure roof by raising eaves and ridge height, incorporating roof lights. Insertion of fenestration. Alterations to materials
STC Comment: No objection
EHDC Decision: Refused. "The proposed development, by virtue of its size, scale, mass, siting and design, would fail to represent subservient additions to the existing dwelling and would instead result in the complete loss of the existing character and appearance of the host property creating a large two storey dwelling of significant mass and bulk. As a result, the proposed development would detrimentally harm the character and appearance of both the host property and that of the streetscene. Accordingly, the proposed development does not represent a high standard of design and is therefore contrary to Policies HOU11 and DES4 of the East Herts District Plan and the aims and objectives of the NPPF."

P 25/86 **PLANNING APPEALS**

To receive notification from EHDC of Planning Appeals. Noted

1 Falconers Park, CM21 0AU
LPA Appeal Reference: 26/00061/REFUSE

Meeting Closed at 7.08pm
