

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 27 October 2025** at 8.28pm.

Those present

Cllr Ruth Buckmaster
Cllr N Parsad-Wyatt
Cllr S Penney

Cllr A Parsad-Wyatt
Cllr S Pagdades

In attendance:
L Nolan – Planning Officer

Cllrs E Buckmaster & Furnace, one
other

P 25/87 APOLOGIES FOR ABSENCE

To receive and approve any apologies for absence. None received - Cllr S Smith was absent.

P 25/88 PUBLIC FORUM

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

P 25/89 DECLARATIONS OF PECUNIARY INTEREST

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

P 25/90 MINUTES

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

- 13 October 2025 (P08) [*prop Cllr Penney; 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 25/91 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 25/92 NEIGHBOURING DEVELOPMENTS

To report & receive updates on proposed neighbouring developments.

- Stansted Airport Expansion
- Gilston

Cllr Parsad-Wyatt gave an update on the recent opening of a venue at 28 Knight Street.

P 25/93 STREET NAMING – SAWB4 (KECKSYS FARM)

To submit considerations for new development street names to East Herts District Council. None received.

P 25/94 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/25/1589/HH 15 Falconers Park, CM21 0AU

[Single storey rear extension with lantern rooflight](#)

STC Comment: No objection [*prop Cllr R Buckmaster; secd Cllr Penney*]

3/25/1569/LBC Rose Cottage, 21 High Wych Road, CM21 0HE

[Comprehensive property refurbishment including timber cladding treatment, structural repairs, fire safety upgrades, full window and door replacement, heating and electrical system modernisation, and interior improvements](#)

STC Comment: LBC - Noted

3/25/1605/FUL 9 Bakers Walk, Bell St, CM21 9QE

[Erection of glass box extension to exterior of café premises with adjoining canopy](#)

STC Comment: No objection subject to confirmation of land ownership. Planning Officer to investigate [*prop Cllr A Parsad-Wyatt; secd Cllr R Buckmaster*]

P 25/95 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 24 October 2025.

3/25/1087/VAR Land at Railway Meadow

Variation of conditions 2 (approved plans), 11 (landscaping), 18 (access arrangements) and 22 (foundations) of planning permission: 3/24/0957/VAR for: Erection of 7 dwellings, associated vehicular access, landscaping and infrastructure. Amendments to reflect: minor alteration to size of utility spaces, blocking up of ground floor windows, update of condition triggers and removal of requirement for biodiversity net gain.

STC Comment: No objection

EHDC Decision: Granted

3/25/1188/HH 1 Falconers Park, CM21 0AU

Demolition of existing garage, construction of two storey side extension, single storey rear extension, front porch, fenestration alterations

STC Comment: No objection

EHDC Decision: Granted

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PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/25/1087/VAR Land at Railway Meadow

Variation of conditions 2 (approved plans), 11 (landscaping), 18 (access arrangements) and 22 (foundations) of planning permission: 3/24/0957/VAR for: Erection of 7 dwellings, associated vehicular access, landscaping and infrastructure. Amendments to reflect: minor alteration to size of utility spaces, blocking up of ground floor windows, update of condition triggers and removal of requirement for biodiversity net gain.

STC Comment: No objection

EHDC Decision: Granted

3/25/1188/HH 1 Falconers Park, CM21 0AU

Demolition of existing garage, construction of two storey side extension, single storey rear extension, front porch, fenestration alterations

STC Comment: No objection

EHDC Decision: Granted

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PLANNING APPEALS

To receive notification from EHDC of Planning Appeals. There were none.

Meeting Closed at 8.38pm