

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 10 November 2025** at 7pm.

Those present

Cllr A Parsad-Wyatt
Cllr S Pagdades

Cllr N Parsad-Wyatt
Cllr S Penney

In attendance:
C Hunt – Town Clerk

P 25/98 APOLOGIES FOR ABSENCE

- To receive and approve any apologies for absence. Apologies received and accepted from Cllrs R Buckmaster & S Smith [*prop Cllr A Parsad-Wyatt; secd Cllr Penney*]

P 25/99 PUBLIC FORUM

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

P 25/100 DECLARATIONS OF PECUNIARY INTEREST

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

P 25/101 MINUTES

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

- 27 October 2025 (P09) [*prop Cllr A Parsad-Wyatt; secd Cllr Pagdades*]

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

P 25/102 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 25/103 NEIGHBOURING DEVELOPMENTS

To report & receive updates on proposed neighbouring developments.

- Stansted Airport Expansion
- Gilston

P 25/104 STREET NAMING – SAWB4 (KECKSYS FARM)

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

P 25/105 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/25/1642/HH 33D Crofters End, CM21 0DF

[Front entrance porch](#)

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

3/25/1646/VAR 59 West Road, CM21 0BN

[Variation of conditions 2 \(approved plans\) and 3 \(materials\) attached to 3/23/1133/FUL, to regularise minor as-built updates: addition of two small side elevation windows facing the neighbour's garage \(non-habitable space\); adjustment of external materials: Cladco Charcoal vertical composite cladding, black brick plinth, K-Rend white render, slate roof and white fascia with black gutters/downpipes; replacement of the previously approved ASHP with Samsung EHS Mono R290 8kW unit \(59 dB\(A\)\)](#)

STC Comment: No objection, provided neighbour's concerns regarding noise impact and privacy are considered [*prop Cllr A Parsad-Wyatt; secd Cllr Pagdades*]

P 25/106 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 7 November 2025. There were none.

P 25/107 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/25/1022/FUL Spellbrook House, CM23 4AU

Demolition of an existing residential dwelling and associated outbuildings and the erection of 8no. 3 bed residential dwellings, together with car parking, air source heat pumps, associated landscaping and new access

STC Comment: No objection

EHDC Decision: [Refused](#)

P 25/108 PLANNING APPEALS

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

Meeting Closed at 7.09pm