

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 24 November 2025** at 8.18pm.

Those present

Cllr R Buckmaster
Cllr S Pagdades

Cllr A Parsad-Wyatt
Cllr S Smith

In attendance:
L Nolan – Planning Officer
Cllrs E Buckmaster & Furnace

P 25/109 APOLOGIES FOR ABSENCE

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

P 25/110 PUBLIC FORUM

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

P 25/111 DECLARATIONS OF PECUNIARY INTEREST

To receive any Declarations of Interest by Members. Cllr S Smith declared a non-pecuniary interest in Agenda item 25/115 – 69 Cambridge Road.

P 25/112 MINUTES

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

- 10 November 2025 (P010) [*prop Cllr Pagdades; secd Cllr A Parsad-Wyatt*]

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

P 25/113 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 25/114 NEIGHBOURING DEVELOPMENTS

To report & receive updates on proposed neighbouring developments.

- Stansted Airport Expansion
- Gilston – Cllr R Buckmaster reported that there is to be a stakeholders meeting on Thursday – will feedback at next meeting.

P 25/115 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/25/1205/HH 69 Cambridge Road, CM21

[Part demolition of side extension, full demolition of external garage, shed and playhouse. Construction of new porch, single storey rear extension, part single storey part two storey side extension, roof alteration to the retained single storey/side/rear projection, fenestration alteration, new boundary wall, new patio, reduced/alterd driveway](#)

STC Comment: No objection [*prop Cllr A Parsad-Wyatt; secd Cllr Pagdades*]

3/25/1451/FUL 50 Bell Street, CM21 9AN

[Addition of 6no. PV solar panels onto the flat roof to improve the energy efficiency](#)

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

3/25/1491/VAR Land off Spellbrook Lane West

[Variation of Conditions 2 \(Approved Plans\), 3 \(Materials\), 4 \(Boundary Treatment\), 5 \(Landscaping\), 18 \(Biodiversity\) pursuant to planning permission \(3/24/2314/VAR\) 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.\) Amendments include alterations to the external appearance of the garages, provision of information to discharge conditions 4 and 5, and removal of 10% requirement from biodiversity net gain condition.](#)

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

3/25/1667/PNHH 40 Gilders, CM21

[Notification of proposed single storey rear extension; Depth extending from the original rear wall of 4.50 metres, a maximum height of 3.50 metres and an eaves height of 3.50 metres](#)

STC Comment: No objection [*prop Cllr A Parsad-Wyatt; secd Cllr Pagdades*]

P 25/116 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 21 November 2025. There were none.

P 25/117 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/25/1126/HH 11 New Street, CM21 9BA

Demolition of conservatory and conversion of garage to habitable space. Erection of part single, part two storey side extension, single storey front extension and part single, part two storey rear extension. Alterations to the fenestration and materials

STC Comment: No objection.

EHDC Decision: Refused. "The proposed development, by reason of its positioning, scale and massing, would have a detrimental effect upon the amenities of the adjoining properties at 1, 7 and 13 New Street, by reason of its overbearing, overshadowing and enclosing impact, and the impact on the availability of sunlight and natural light, and would thereby be contrary to Policy DES4 of the East Herts District Plan 2018 and the aims and objectives of the National Planning Policy Framework".

3/25/1315/HH 7 Atherton End, CM21 0BS

Erection of single storey rear extension and single storey front porch extension. Loft conversion with rear dormer extension and front roof light window. Alterations to the materials and fenestration.

STC Comment: No objection.

EHDC Decision: Granted

**3/25/1373/FUL &
3/25/1374/LBC 26 Knight Street, CM21 9AT**

Demolition and replacement of outbuilding, repositioning and replacement of external gate (retrospective)

STC Comment: No objection & No comment

EHDC Decision: Granted

3/25/1524/HH 6 Knight Street, CM21 9AT

Construction of greenhouse to rear

STC Comment: No objection.

EHDC Decision: Granted

P 25/118 PLANNING APPEALS

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

Meeting Closed at 8.30pm