

Sawbridgeworth Town Council



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MAYOR
Cllr Salvatore Pagdades
TOWN CLERK
Christopher Hunt Dip. CSMP®

To: Cllrs R Buckmaster, A Parsad-Wyatt, N Parsad-Wyatt, Pagdades, Penney, S Smith

PLANNING COMMITTEE MEETING

You are hereby summoned to attend a meeting of this committee to be held in the council chamber, at Sayesbury Manor, Bell Street, Sawbridgeworth on **Monday 24 November 2025**, at the conclusion of the 7:00pm Town Council meeting, to transact the business as set out in the agenda below.

Town Clerk
18 November 2025

AGENDA

- P 25/109** **APOLOGIES FOR ABSENCE**
[👋] To receive and approve any apologies for absence
- P 25/110** **PUBLIC FORUM**
 To receive representations from members of the public on matters within the remit of the Planning Committee
- P 25/111** **DECLARATIONS OF PECUNIARY INTEREST**
 To receive any Declarations of Interest by Members
- P 25/112** **MINUTES**
 To approve as a correct record the minutes of the Meeting held on:
 • 10 November 2025 (P10)

 To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.
- 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

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/altered driveway

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

Addition of 6no. PV solar panels onto the flat roof to improve the energy efficiency

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.

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

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

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

Plans are no longer available in the Council Office for inspection.

They are available on-line on the East Herts District Council web-site.

Members of the public and press are cordially invited to attend all meetings of the Council and its committees.