

SAWBRIDGECORTH TOWN COUNCIL

PLANNING COMMITTEE Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth on **Monday 12 January 2026** at 7pm.

Those present

Cllr R Buckmaster
Cllr N Parsad-Wyatt
Cllr S Penney

Cllr A Parsad-Wyatt
Cllr S Pagdades
Cllr S Smith

In attendance:
C Hunt – Town Clerk

P 25/119 APOLOGIES FOR ABSENCE

- To receive and approve any apologies for absence. No apologies received – all present.

P 25/120 PUBLIC FORUM

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

P 25/121 DECLARATIONS OF PECUNIARY INTEREST

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

P 25/122 MINUTES

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

- 24 November 2025 (P011) [*prop'd Cllr R Buckmaster; sec'd Cllr S Smith*]

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

P 25/123 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 25/124 NEIGHBOURING DEVELOPMENTS

To report & receive updates on proposed neighbouring developments.

- Stansted Airport Expansion
- Gilston

Cllr R Buckmaster reported that enquiries have been made by a developer to build up to 200 houses rear of Rowney Gardens. No applications have been submitted at this stage.

3/25/1719/VAR Land rear of 32 West Road, CM21 0BL

[Variation of condition 2 \(approved plans\) attached to 3/24/1111/FUL to reflect minor alterations to the fenestration, to comply with Part O overheating calculation conversion of the former utility room into a home office, addition of garage door enclosing the cart lodge, and update of the air source heat pump model \(Samsung EHS Mono R290 8kW\) with a slightly revised position](#)

STC Comment: No Objection

3/25/0721/FUL Land Adjacent To 21-23 Bullfields Hertfordshire Sawbridgeworth

[Demolition of garage. Erection of a two storey side and rear extension creating retail \(Class E a\) at ground floor and residential dwelling \(class C3\) at first floor. Re-paving with SUDS paving. New enclosure for bin stores and cycle shed. Erection of single storey rear extension to create store for existing shop](#)

STC Comment: No objection

3/25/1761/HH 1 The Limes, CM21 9FB

[Replace upper glazed walls and roof to existing single storey rear conservatory style extension \(original to the house\), with new solid walls and glazed door screen, new solid pitched roof and partially raised gable end walls](#)

STC Comment: No Objection

3/25/1798/HH Little Orchard, London Road, Spellbrook CM23 4BA

[Erection of single storage rear extension](#)

STC Comment: No Objection

3/25/1814/HH 103 West Road, Sawbridgeworth CM21 0BW

[Single storey front porch extension and rear infill extension with patio, including new roof to existing rear extension and installation of rooflights](#)

STC Comment: No Objection

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

P 25/126 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/25/1882/HH 10 Wheatley Close CM21 0HS

[Erection of an annexe for ancillary use to the main dwellinghouse.](#)

STC Comment: No objection [*prop'd Cllr A Parsad-Wyatt; sec'd Cllr S Smith*]

3/25/1912/FUL 4 Blakes Court, Church Street CM21 9TD

[Installation of air conditioning unit adjacent to front wall of no.4 Blakes Court](#)

STC Comment: Planning committee noted lack of a Noise Impact assessment [*prop'd Cllr R Buckmaster; sec'd Cllr A Parsad-Wyatt*]

P 25/127 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 9 January 2026. There were none.

P 25/128 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/25/0721/FUL Land Adjacent to 21-23 Bullfields CM21 9DE

Demolition of garage. Erection of a two-storey side and rear extension creating retail (Class E a) at ground floor and residential dwelling (class C3) at first floor. Re-paving with SUDS paving. New enclosure for bin stores and cycle shed. Erection of single storey rear extension to create store for existing shop

STC Comment: No objection

EHDC Decision: Granted

3/25/1205/HH 69 Cambridge Road, CM21 9JP

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

EHDC Decision: Granted

3/25/1328/FUL 9 Bakers Walk, Bell Street, CM21 9QE

Retrospective planning application for the retention of an externally mounted extractor fan, including associated ducting and cowl.

STC Comment: No objection provided noise assessment carried out and neighbours' comments addressed

EHDC Decision: Granted

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

EHDC Decision: Granted

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

EHDC Decision: Granted

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

Single storey rear extension with lantern rooflight, new rear decking

STC Comment: No objection

EHDC Decision: Granted

3/25/1604/HH 9 Bakers Walk, Bell Street, CM21 9QE

Erection of glass box extension to exterior of cafe premises with adjoining canopy.

STC Comment: No objection subject to confirmation of land ownership. Planning Officer to investigate

EHDC Decision: Granted

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

Front entrance porch

STC Comment: No objection

EHDC Decision: Refused

3/25/1667/PNH 40 Gilders CM21 0EF

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

EHDC Decision: Prior Approval Refused

P 25/129 PLANNING APPEALS

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

Meeting Closed at 7.10pm