

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 26 January 2026** at 8.42pm.

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 25/130 APOLOGIES FOR ABSENCE

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

P 25/131 PUBLIC FORUM

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

P 25/132 DECLARATIONS OF PECUNIARY INTEREST

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

P 25/133 MINUTES

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

- 12 January 2026 (P012) [*prop'd Cllr R Buckmaster; sec'd Cllr Penney*]

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

P 25/134 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. No update.

P 25/135 NEIGHBOURING DEVELOPMENTS

To report & receive updates on proposed neighbouring developments.

- Stansted Airport Expansion
- Gilston

Rowney Gardens – call for site only No application submitted to date. EHDC state no environmental impact statement required.

P 25/136 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/25/1898/FUL Land Rear of 22 London Road, Bell Mead, CM21 9ES
[Erection of new dwelling, vehicular access, and associated landscaping](#)

STC Comment: Objection. Overdevelopment of site. Support neighbours objections; concerns over loss of privacy and outlook [*prop'd Cllr R Buckmaster; sec'd Cllr Penney*]

P 25/137 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 23 January 2026.

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

Part demolition of garage. Erection of an annexe for ancillary use to the main dwellinghouse

STC Comment: No objection [*prop'd Cllr S Smith; sec'd Cllr Pagdades*]

3/25/1932/HH 41 Station Road, CM21 9JY

Insertion of 3 x rooflights to front and 3 x dormer windows to rear in connection with conversion of existing loft to habitable accommodation. Construction of single storey rear extension

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

P 25/138 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/25/1452/LBC 50 Bell Street, CM21 9AN

Addition of 6no. PV solar panels onto the flat roof to improve the energy efficiency of 50 Bell Street

STC Comment: LBC – No comment

EHDC Decision: Granted

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

EHDC Decision: Granted

P 25/139 PLANNING APPEALS

To receive notification from EHDC of Planning Appeals. Noted.

11 New Street, CM21 9BA
LPA Appeal Reference: 25/00096/REFUSE

Meeting Closed at 8.52pm