

# 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 9 February 2026** at 7pm.

### Those present

Cllr R Buckmaster  
Cllr S Pagdades  
Cllr S Smith

Cllr A Parsad-Wyatt  
Cllr S Penney

In attendance:  
C Hunt – Town Clerk

### P 25/140 APOLOGIES FOR ABSENCE

- To receive and approve any apologies for absence. Apologies received and accepted from Cllr N Parsad-Wyatt – work commitments [*prop'd Cllr S Smith; sec'd Cllr A Parsad-Wyatt*]

### P 25/141 PUBLIC FORUM

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

### P 25/142 DECLARATIONS OF PECUNIARY INTEREST

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

### P 25/143 MINUTES

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

- 26 January 2026 (P013) [*prop'd Cllr Pagdades; sec'd 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 25/144 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. There were none.

### P 25/145 NEIGHBOURING DEVELOPMENTS

To report & receive updates on proposed neighbouring developments.

- Stansted Airport Expansion
- Gilston

**P 25/146 PLANNING APPLICATIONS RECEIVED FROM EHDC**

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

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**3/26/0014/ADV Northfields House, Cambridge Road, CM21 9BZ**

[The erection of a freestanding advertisement sign detailing a newly acquired site by David Wilson Homes](#)

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

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**3/26/0136/PNH 40 Gilders, CM21**

[Proposed single storey rear extension; Depth extending from the original rear wall of 4.50 metres, a maximum height of 3.00 metres and an eaves height of 3.00 metres with a roof light measuring 2.00 metres by 1.00 metre](#)

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

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**P 25/147 LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 6 February 2026. None received.

**P 25/148 PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

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**3/25/1301/LBC 16 Station Road, CM21 9AZ**

Installation of secondary glazing and replacement of door

**STC Comment:** LBC – No comment

**EHDC Decision:** Granted

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**3/25/1569/LBC Rose Cottage, 21 High Wych Road, CM21 0HE**

Comprehensive property refurbishment, including timber cladding treatment, structural repairs, fire safety upgrades, full window and door replacement, heating and electrical system modernisation, and interior improvements

**STC Comment:** LBC – No comment

**EHDC Decision:** Granted

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

Erection of single storey rear extension

**STC Comment:** No objection

**EHDC Decision:** Refused. "The proposed development, taken together with the previous extensions, would cumulatively result in a disproportionate addition over and above the size of the original building. Therefore, the proposal would amount to inappropriate development in the Green Belt. Very special circumstances have not been identified that would clearly outweigh the harm by reason of inappropriateness. The proposal would therefore be contrary to Policy GBR1 of the East Herts District Plan (2018) and the National Planning Policy Framework (2024)." & "The information for the proposal in the Flood Risk Assessment falls contrary to the submitted plans and proposal description. Therefore, it cannot be determined if the Flood Risk Assessment has accurately assessed the proposal as the information appears incorrect. The proposal would therefore be contrary to Policy WAT1 of the East Herts District Plan (2018)"

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**P 25/149      PLANNING APPEALS**

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

Meeting Closed at 7.06pm