

Sawbridgeworth Town Council

Sayesbury Manor, Bell Street, Sawbridgeworth
Hertfordshire CM21 9AN
Tel: 01279 724537



e-mail: info@sawbridgeworth-tc.gov.uk
web: www.sawbridgeworth-tc.gov.uk

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 9 February 2026**, at 7pm, to transact the business as set out in the agenda below.

Handwritten signature of Christopher Hunt, Town Clerk.

Town Clerk
3 February 2026

AGENDA

- P 25/140** **APOLOGIES FOR ABSENCE**
[👉] To receive and approve any apologies for absence
- P 25/141** **PUBLIC FORUM**
 To receive representations from members of the public on matters within the remit of the Planning Committee
- P 25/142** **DECLARATIONS OF PECUNIARY INTEREST**
 To receive any Declarations of Interest by Members
- P 25/143** **MINUTES**
 To approve as a correct record the minutes of the Meeting held on:
 • 26 January 2026 (P13)

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

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](#)

3/26/0136/PNHH 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](#)

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

P 25/148 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

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

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

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)"

P 25/149 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.