

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 23 February 2026** at 8.06pm.

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 25/150 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 A Parsad-Wyatt; sec'd Cllr S Smith*]

P 25/151 PUBLIC FORUM

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

P 25/152 DECLARATIONS OF PECUNIARY INTEREST

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

P 25/153 MINUTES

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

- 9 February 2026 (P014) [*prop'd Cllr Pagdades; 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 25/154 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 25/155 NEIGHBOURING DEVELOPMENTS

To report & receive updates on proposed neighbouring developments.

- Stansted Airport Expansion
- Gilston - Cllr R Buckmaster attended meeting re crossing & no access through Pye Corner - residents will see a small flyover, central mile crossing. Still only 2 lanes for traffic access.

P 25/156 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/25/1646/VAR 59 West Road, CM21

Variation of Conditions 2 (approved plans), 3 (materials), 5 (landscape design proposal), 6 (cycle parking), 12 (gas boiler) attached to planning permission 3/23/1133/FUL 'Demolition of semi-detached garage. Erection of single storey detached bungalow with associated parking'. The amendments include: addition of two ground floor southern elevation side windows; the alterations of the size of northern elevation ground floor window; alteration of external materials; raise the height of flat roofed front projection; part retention of existing front fencing; omission of front pergola and canopy; removal of trees; alteration of hard surfacing and soft landscape design; rainwater goods rearrangement; and the inclusion of an air source heat pump instead of a gas boiler.

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

3/26/0006/HH 1 Rowan Walk, CM21 9EF

Proposed installation of new double-glazed timber casement windows. Addition of a new window on the ground floor east and new windows added to the existing garage on the ground floor

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

3/26/0134/HH 29 Vantorts Road, CM21 9NA

Replacement of single-storey roofs with new pitch roofs to front, sides and rear with 3no.rooflights. Alterations to fenestration and cladding on the principal elevation with new driveway

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

P 25/157 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 20 February 2026.

3/26/0128/HH Lark Rise, London Road, Spellbrook, CM23 4BA

Erection of single storey annexe incorporating a triple garage and garage conversion to existing house

STC Comment: No objection provided no objections received from neighbouring properties [*prop'd Cllr A Parsad-Wyatt; sec'd Cllr Penney*]

3/26/0225/HH 8 East Drive, CM21 9EU

Raising of roof on garage to pitched roof to allow for conversion with alterations to opening and fenestration

STC Comment: No objection provided no objections received from neighbouring properties [*prop'd Cllr Pagdades; sec'd Cllr S Smith*]

P 25/158 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC. There were none.

P 25/159 PLANNING APPEALS

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

Meeting Closed at 8.21pm