

# 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 16 March 2026** at 7pm.

### Those present

**Cllr R Buckmaster**  
**Cllr N Parsad-Wyatt**

**Cllr A Parsad-Wyatt**  
**Cllr S Penney**

In attendance:  
L Nolan – Planning Officer

### **P 25/160 APOLOGIES FOR ABSENCE**

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

### **P 25/161 PUBLIC FORUM**

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

### **P 25/162 DECLARATIONS OF PECUNIARY INTEREST**

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

### **P 25/163 MINUTES**

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

- 23 February 2026 (P015) *[prop'd Cllr A Parsad-Wyatt; sec'd Cllr R Buckmaster]*

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

### **P 25/164 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 25/165 NEIGHBOURING DEVELOPMENTS**

To report & receive updates on proposed neighbouring developments. No updates.

- Stansted Airport Expansion
- Gilston

### **P 25/166 STREET NAMING – SAWB4 (KECKSYS FARM)**

To submit considerations for new development street names to East Herts District Council, as requested, for 5 new streets and one block of flats – at least 10-15 street names and 3-5 potential block names – suggestions to be collated and submitted to EHDC by 7 April.

**P 25/167 PLANNING APPLICATIONS RECEIVED FROM EHDC**

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

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**3/26/0169/HH Joscelyns, 16 Knight Street, CM21 9AT**

[Repair and replacement works to roof, brick plinths, windows, door, cills and lintels; replacement guttering and downpipes; upgrading of insulation to existing dwelling and installation and mechanical vent outlet](#)

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

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**3/26/0201/FUL Primrose Cottage, High Wych Road, CM21 0HH**

[Erection of two dwellings, with access, parking and landscaping](#)

**STC Comment:** Objection. Overdevelopment on green belt. Ecological, amenity & infrastructure concerns [*prop'd Cllr R Buckmaster; sec'd Cllr Penney*]

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**3/26/0216/FUL 35 The Forebury, CM21 9BD**

[Retrospective application for garage extension and conversion to 1no. detached two storey self build dwelling with insertion of ground floor windows. Installation of air source heat pump, photovoltaic roof panels, roof lights and suntunnel](#)

**STC Comment:** Strong objection - enforcement action should be taken [*prop'd Cllr A Parsad-Wyatt; sec'd Cllr N Parsad-Wyatt*]

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**3/26/0270/HH 7 Giffin Way, CM21 0DW**

[Construction of single storey rear extension](#)

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

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**P 25/168 LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 13 March 2026. There were none.

**P 25/169 PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

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**3/25/1491/VAR Land off Spellbrook Lane West, CM23 4AY**

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

**EHDC Decision:** Granted

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**3/25/1814/HH                      103 West Road, 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

**EHDC Decision:** Granted

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

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

**STC Comment:** No objection

**EHDC Decision:** Granted

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**P 25/170                      PLANNING APPEALS**

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

Meeting Closed at 7.15pm