



TAKELEY PARISH COUNCIL

Planning Committee

Minutes 13 October 2021

Cllrs Present: Tricia Barber, Pat Burnett, Cllr Sonia Carr, Jackie Cheetham, Carol Pratt (Chair)

Apologies:

In attendance: Lisa Chambers (Clerk), Peter Hewett (Neighbourhood Plan Steering Group), Maggie Sutton (District Councillor), Sarah Warnes (Little Canfield Parish Council),

Item	Summary
1.	Welcome and apologies Cllr Pratt welcome all councillors and visitors to the meeting. The meeting opened at 10:03am.
2.	Declarations of interest No declarations of interest were made.
3.	Minutes of previous Committee Meeting The minutes of the Planning Committee meeting held on 14 September were signed as a true and accurate reflection of the meeting.
4.	Public representations None.
5.	Out of Takeley Planning Applications Sarah Warnes updated Takeley Parish Council on potential developments within the Little Canfield parish.
6.	S106 request from Uttlesford regarding UTT/21/1987/FUL (land at Warish Hall) Councillors acknowledged that despite a developer's desire regarding 106 funds, they have no say over how funds are spent. Peter Hewett noted that the government had started a process of prioritising development of brown field sites over green field sites. Councillors discussed their concern that environmental priorities were not being acknowledged within the planning system and that mitigation of damage was not sufficient. Councillors noted the need to protect the CPZ and discussed local resident's mental health needs. 1 million homes nationwide have been given planning permission but are still to be built.



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	<p>ACTION: Clerk to draft a letter to be sent to Boris Johnson and all relevant departments/ministers in response to Madeline Jones' email regarding s106 agreements.</p> <p>ACTION: Clerk to continue to ask for confirmation on the date the Warish Hall application will be discussed at Planning.</p> <p>ACTION: Clerk to submit updated response regarding the Warish Hall application.</p>
7.	<p>Update from Takeley Neighbourhood Plan Steering Group Enormous progress has been made since the last meeting. Takeley has received confirmation that it is a designated area.</p> <p>The Steering group meets each month. The Action plan is regularly updated.</p> <p>Peter Hewett and Cllrs J Cheetham and T Barber have met with Demetria McDonald. £10,000 has been secured and parameters set for what that can be spent on.</p> <p>The Locality application needs to be completed by the end of October. This can be used to buy in the RCCE residents' survey and also the heritage and conservation survey.</p> <p>Peter Hewett will write a brief regarding landscape sensitivity and heritage.</p> <p>The housing needs survey will be distributed in January with a report due back in February/March.</p> <p>Thanks were noted to Peter Hewett for his dedication to the Steering Group.</p>
8.	<p>Planning Applications for consideration:</p> <p>UTT/12/5511/FUL Millers, Brewers End Proposed outbuilding for ancillary use as gym and home office to replace previously approved cart lodge under application Deadline: 15/10/21 Objection: a cart lodge would be an open building, a gym/home office would not. Noted concerns regarding access.</p> <p>UTT/21/2833/DOV</p>



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Land at Takeley Street next to Coppice Close, Dunmow Road
Request to vary Section 106 Agreement dated 18 May 2018 between (1) Uttlesford District Council (2) Victor Leslie Champness and Kathleen Champness (3) John Neville Hilton Cox (4) Adele Deirdre Morya Cox (5) Mary Elizabeth Rolfe (6) Sydney John Watson (7) Maureen Mander (8) and Tern Developments Ltd relating to UTT/17/1852/FUL

Deadline: unknown

Cllrs noted that they do not have sufficient legal knowledge to agree changes to a legal document and that would not support any changes which jeopardise the provision of affordable housing. Cllrs also noted that the market prices they had seen to date for the development did not sit within their view of what constitutes affordable housing.

ACTION: Clerk to ask Officer for clarification on whether they are asking to remove the obligation to put affordable housing on this site?

UTT/21/2825/DFO

The Chase, Jacks Lane

Details following outline approval UTT/20/0765/OP for 2 No. dwellings - details of appearance, landscaping, layout, and scale.

Deadline: 19/10/21

Objection. Access to the properties would have to either be via Jack's Lane where there is insufficient space or via Broadfield Lane which is an unmade privately owned road. Both options also jeopardise the public footpath. Councillors also noted that the character of the properties is not in keeping with the area and a detriment to the existing buildings.

UTT/21/2831/FUL

Maryfield, Dunmow Road

Demolition of existing bungalow and erection of 2 detached dwellings.
Creation of new vehicular access. Revised design of approved scheme under application no UTT/20/1862/FUL

Deadline: 15/10/21

Objection: Additional vehicle access to these properties on to the B1256, particularly so close to a roundabout which already causes safety concerns would be dangerous.

UTT/21/2937/HHF

47 Garnetts

Removal of 4 no. rooflights and construction of 2 no. flat roof dormer windows to front elevation

Deadline: 25/10/21

No comment



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	<p>UTT/21/2943/NMA 29 Hawthorn Close Non material amendment to UTT/20/3312/HHF- insertion of obscured glass window to side elevation Deadline: unknown No objection.</p>
9.	<p>Update on Planning Applications previously discussed</p> <p>UTT/20/2074/HHF Swan Farm School Lane Section 73A Retrospective application for renovation works to outbuilding Decision: Hearing requested <i>Cllr Carr declared a conflict of interest and withdrew from the meeting.</i> Cllrs referred to the comments previously submitted by Takeley Parish Council and their objection to the change of use of this building from agricultural to domestic and loss of CPZ. Even to look at this as a new application this would constitute development of CPZ which the committee cannot support.</p> <p>UTT/20/3273/HHF 47 Russell Francis Way The development proposed is single storey and two storey rear extensions. Decision: Appeal refused</p> <p>UTT/21/2579/CLP The Etruria, Brewers End Proposed loft conversion with rear dormer and roof lights Decision: Withdrawn</p> <p>UTT/21/2220/FUL Unit 6002 Taylors End Road <u>Removal of high level office window on the north-west facing elevation. Reinstatement with full length profiled metal cladding to match surrounding sheets. Installation of solar PV panels to rear roof pitch. Installation of 1 no. EV car charger point in front yard. Installation of AC condenser unit to north-west facing elevation. External cleaning/redecorating</u> Decision: Approved</p> <p>UTT/21/2222/FUL Unit 6003 Taylors End Road Installation of solar panels to roof Decision: Approved</p>



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	<p>UTT/21/1276/LB Attridges Brewers End <u>Replacement of 3 no. double casement windows and French doors and associated single casement side-lights</u> Decision: Withdrawn</p> <p>UTT/21/2284/FUL Units 6013 to 6014 Taylors End Road Works to sub-divide the unit including replacement of windows with double doors, installation of 2 no. new doors, alterations to hardstanding, installation of PV panels to front roof pitch, 2 no. EV charging points and AC condenser units Decision: Approved</p> <p>UTT/21/2290/DOC Land adj. to Coppice Close, Dunmow Road <u>Application to discharge condition 14 (Landscape and Ecological Management Plan) attached to UTT/17/1852/FUL.</u> Decision: Discharge Conditions in full</p>
10.	<p>Road Name Consultation</p> <p>It was noted that the developer of Forest View Development had informed Uttlesford of their preference from the options submitted by this committee to name the roads Ash View and Hornbeam Crescent.</p>
11.	<p>Housing Strategy</p> <p>Cllrs noted that within the parish there had already been significant development both of small scale, 1 or 2 houses being built through to permission being granted for 119 houses which are yet to be built.</p> <p>In the draft Local Plan Takeley was allocated development of 22 houses. In excess of 22 houses have already been built.</p> <p>The Neighbourhood Steering Group will, in early 2022, identify the views of Takeley residents and will represent their views once they are sought.</p> <p>Councillors noted that the services within the village are already insufficient with residents regularly complaining about water pressure. Further development will exasperate this situation.</p>
12.	<p>Correspondence</p>



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	<p>In response to the UDC boundary change consultation Cllr Carol Pratt will attend Broxsted Parish Council to discuss the anonymous request to include Molehill Green within Broxsted's Parish.</p> <p>Cllr Carol Pratt noted concerns regarding the playgrounds across Prior's Green and questioned whether they had Rospa inspections. The playgrounds are not the responsibility of either Parish.</p> <p>ACTION: The Clerk to write to Countryside and Uttlesford District Council.</p> <p>ACTION: The Clerk to pass Prior's Green Community Hall telephone numbers to Sarah Warnes.</p> <p>ACTION: The Clerk to gather a list of telephone numbers for all Community Halls and circulate.</p>
13.	<p>Items for information / next agenda</p> <p>None noted.</p>
14.	<p>Date of next meeting</p> <p>10th November at 10am</p> <p>Cllr J Cheetham noted her apologies for the next meeting and requested a move of meeting date to the 17 November.</p>

These minutes are signed as a true and accurate reflection of the Planning Committee Meeting held on 13 October 2021

Signed:.....
Chairman

Date:.....