



# TAKELEY PARISH COUNCIL

## Planning Committee Agenda

Notice is hereby given that a meeting of the **PLANNING COMMITTEE** will be held on **Wednesday 9<sup>th</sup> February 2022 at 10:00am** at The Old School Community Centre to which members of the Committee are summoned for the transaction of the business as set out below.

The meeting is open to press and public.

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

**In attendance:** Jackie Deane (Locum Clerk)

Agenda	
1.	<b>Apologies for absence</b>
2.	<b>Declarations of interest</b>
3.	<b>Minutes of previous Committee Meeting</b> To approve the minutes of the meeting held on 19 <sup>th</sup> January 2022.
4.	<b>Public representations</b> Members of the public are invited to speak.
5.	<b>Neighbourhood Plan</b> 1) To receive an update from the Steering Group.  2) To approve the scope of works on a heritage study fee quote from Brighter Planning Consultancy to the sum of £5,250 + VAT.  3) To approve the scope of works on a landscape study fee quote from Wynne-Williams Associates, Landscape Architects, to the sum of £7,400.  4) To approve the scope of works on an ecology study fee quote from MKA Ecology to the sum of 2,350 + VAT.
6.	<b>Planning Applications for comment:</b> 1) UTT/21/3713/FUL - Application for removal of condition 2 (building regulations) attached to planning application UTT/18/1603/FUL. <b>Grange Lodge Bambers Green Road</b> Note – Condition 2: All of the dwellings approved by this permission shall be built to Category 2: Accessible and adaptable dwellings M4(2) of the Building Regulations  2) UTT/22/0077/HHF - Demolition of existing rear extensions. Proposed new single storey front extension and flat roof rear extension with rooflight over. <b>Rylands Parsonage Road</b>



# TAKELEY PARISH COUNCIL

## Planning Committee Agenda

	<p>3) UTT/22/0127/HHF - Demolition of outbuilding and construction of rear single storey extension. <b>17 Hawthorn Close</b></p> <p>4) UTT/21/2488/OP - <b>Outline planning application</b> with all matters reserved except access for up to <b>88 dwellings</b> (including affordable housing and self/custom-build plots), as well as public open space, children's play area, landscape infrastructure including a buffer to Priors Wood Ancient Woodland and all other associated infrastructure. <b>Land East Of Parsonage Road</b></p> <p>5) UTT/22/0152/DFO - <b>Details following outline application</b> UTT/19/0393/OP (approved under appeal reference APP/C1570/W/19/3234530), details of appearance, landscaping, layout and scale for the erection of <b>110 no. dwellings</b> with associated open space, landscaping and other drainage and highway infrastructure. Land West Of Parsonage Road</p> <p>6) UTT/22/0205/HHF - Removal of existing oil tank and installation of new oil tank to rear of property. <b>The Grange Bambers Green Road Takeley</b></p>
7.	<p><b>Planning Appeal Notifications</b></p> <p>1) 1 Bassingbourne Lodge The Street - Demolition of detached garage. Erection of single storey side extension – Refusal of applications UTT/21/0874/HHF - Appeal ref: APP/C1570/D/21/3280665 and UTT/21/0875/LB – Appeal ref: APP/C1570/Y/21/3280664 The appeals will be determined on the basis of written representations. Appeal start date: 02.02.2022 All representations must be received by 9 March 2022.</p> <p>2) Land Adjacent to Swan Farm School Lane - Erection of 3 detached dwellings with associated curtilages, parking and new vehicular access. Refusal of application UTT/20/3235/FUL Appeal ref: APP/C1570/W/21/3282320 - The appeal will be determined on the basis of written representations. Appeal start date: 02.02.2022 All representations must be received by 9 March 2022.</p> <p>3) Postponement of hearing: APP/C1570/Y/21/3267151 Swan Farm, School Lane, Bishops Stortford</p>
8.	<p><b>Appeal - Land at Warish Hall Farm</b> To consider updates and a recommendation to Full Council.</p>



# TAKELEY PARISH COUNCIL

## Planning Committee Agenda

9.	<b>Update on an Appeal Land West of Bonningtons Farm Station Road Takeley</b>
10.	<b>Planning Decisions</b> 1) UTT/21/3677/HHF - Proposed two storey side and rear extension and internal alterations. <b>Tuscons Brewers End Dunmow Road - Status: Refused</b> <u>Refusal reasons:</u> design, size, scale, form and layout being harmful to the character and appearance of the building and of the area/streetscene. Fails to comply with Policies S3, H8, GEN2, the adopted Supplementary Planning Document 'Home Extensions', the Essex Design Guide, and the National Planning Policy Framework (2021).  2) UTT/21/3544/FUL - Section 73A retrospective application for change of use from residential Annexe to Bed and Breakfast. <b>Highgate House Bambers Green Road Takeley - Status: Approved.</b>  3) UTT/21/0885/FUL - Erection of a pair of semi-detached dwellings and associated works. <b>Millers Brewers End Dunmow Road - Status: Refused.</b> <u>Refusal reasons:</u> ENV1 harm to character and setting of listed assets, GEN1 highways safety, intensification of use of junction Church Lane/ B1256 Dunmow Road, GEN1 access too narrow.  4) UTT/21/2149/LB and UTT/21/2148/FUL - Conversion of existing barn to a single dwelling, demolition of existing bungalow and garage, formation of new access to barn and Joseph's Drive. <b>Ashwells, The Street - Status: Approved</b>
11.	<b>Correspondence</b>
12.	<b>Items for information / next agenda</b>
13.	<b>Date of next meeting</b> Wednesday, 9 <sup>th</sup> March at 10am

Date of notice: 3<sup>rd</sup> February 2022

Signed: *Jackie Deane*

Position: Locum Clerk to Takeley Parish Council