



TAKELEY PARISH COUNCIL

Planning Committee

Minutes of the Meeting Held on Wednesday 19th January 2022 at 10am
At the Old School House

Members: Cllrs Tricia Barber, Pat Burnett, Sonia Carr, Jackie Cheetham.
Cllr Carol Pratt (Chair) attended via Zoom to observe and give her comments.

In attendance: Jackie Deane (Locum Clerk) and one member of the public.

Item	
	Cllr Cheetham welcomed members and a member of the public and explained that she would chair the meeting, as Cllr Pratt was observing the meeting on Zoom.
1.	Apologies for Absence None.
2.	Declarations of interest None.
3.	Minutes of previous Committee Meeting The minutes of the Planning Committee meeting held on 10 th November 2021 were approved as a true and accurate reflection of the meeting.
4.	Public representations Mr Coletta spoke on application UTT/21/3777/OP - Outline application for up to 18 dwellings at Thremhall Priory Farm Start Hill. He was given the opportunity to elaborate on the comments sent to the committee on email and identify areas of concern on the maps displayed.
5.	Update from Takeley Neighbourhood Plan Steering Group Cllr Cheetham reported on a forthcoming training session hosted by RCCE, to establish good practice in forming the Neighbourhood Plan.
6.	Planning Applications for consideration (item 4 considered first for the convenience of Mr Coletta) RESOLVED to comment: 1) UTT/21/13677/HHF - Proposed two storey side and rear extension and internal alterations Tuscons Brewers End Dunmow Road (Extension of time requested) No objection (Cllrs Burnett/Cheetham) 2) UTT/21/3782/FUL - Construction of a temporary construction access Land Off Parsonage Road Adjacent to A120 Parsonage Road Takeley Comment – Request that construction hours, maximum 2 years' use of the temporary road access. Request that trees and hedge should be replanted where they have been removed or damaged for the temporary road.



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	<p>3) UTT/21/3765/FUL - Application to create a builders storage yard Rear of Willows Cottages Mill End Bambers Green Road Strong objection – S7, S8, highways safety and wildlife corridor.</p> <p>4) Gt Hallingbury Parish – request by committee to comment: UTT/21/3777/OP - Outline application with all matters reserved except access for the removal of existing dwelling and outbuildings and erection of residential development of up to 18 no. Dwellings. Thremhall Priory Farm Start Hill Stane Street Great Hallingbury Strong objection (Cllrs Cheetham/Barber) Comments to include:</p> <ul style="list-style-type: none">• Agree with comments made by Gt Hallingbury PC• Conflicts with Policies S7 countryside harm and S8 CPZ - coalescence with Stansted Airport• Heritage sensitivity including 13th Century Moat in the curtilage of Thremhall Priory and 7 heritage assets in total• Ecological harm – Land directly to the east of the site was planted up by Stansted Airport as a nature reserve and impact on adjacent natural ponds with harm from new residents and domestic pets• Light pollution from new dwellings• Airport noise has been inaccurately assessed, ref SAW comments• Highways concerns as this is yet another access off the busy B1256• The traffic signals sensors give priority to traffic exiting the Priory access which could give rise to lengthy delays on the B1256• Pedestrian hazard as the existing pavements are too narrow
7.	<p>Planning Decisions</p> <p>1) Noted - Proposed front facing roof dormers - 35 Farmer Close Little Canfield UTT/21/3340/HHF Status: Approve with Conditions</p> <p>2) Noted - Erection of single storey side extension - 1 Copper Beech Avenue Takeley UTT/21/3225/HHF Status: Approve with Conditions</p> <p>3) Noted - Erection of two external buildings for import and export operations (Use Class B8) - associated with the existing FedEx Cargo Warehouse at Pincey Road, Stansted Airport UTT/21/3202/FUL Status: Approve with Conditions</p> <p>4) Noted - Proposed installation of 5 no. Fascia signs and 12 no. drive thru and car park signs. Plot 4B Thremhall Avenue Stansted Airport UTT/21/3159/AV Status: Approve with Conditions</p> <p>5) Noted – follow-up required - Mixed use development including: revised access to/from Parsonage Road between Weston Group Business Centre and Innovation Centre buildings leading to: light industrial/flexible employment units (c.3568sqm) including health care medical facility/flexible employment building (Use Class E); 126 dwellings on Bulls Field, south of Prior's Wood; 24 dwellings west of and with access from Smiths Green Lane; 38 dwellings on land north of Jacks Lane, east of Smiths Green Lane including associated</p>



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	<p>landscaping, woodland extension, public open space, pedestrian and cycle routes - Land At Warish Hall Farm Smiths Green Takeley UTT/21/1987/FUL Status: Refuse</p> <p>FOR REFERRAL TO FULL COUNCIL ON 2ND FEBRUARY 2022: The committee members were minded to support Rule 6 participation at a forthcoming planning appeal hearing and requested that this matter is considered as an agenda item at the next Full Council meeting (unanimous).</p> <p><u>Note</u> – due to the timing of the agenda publication, this matter was not listed as a separate agenda item for formal recommendation by the committee.</p> <p>6) Noted – follow-up required with Enforcement for clarification on permitted usage and query over water usage permission for car wash. Change of use from a breakers yard, storage and scrap metal to breakers yard, storage and scrap metal with scaffolding yard, workshop and offices. The Jaguars Dunmow Road Takeley Bishops Stortford Hertfordshire CM22 6SJ UTT/21/1898/FUL Status: Approve with Conditions</p>
8.	<p>Zoom meeting with Pegasus Group</p> <p>The developer gave a pre-application presentation on 14th January and members had the opportunity to raise initial questions and concerns. These will be followed up by detailed scrutiny of the reserved matters documents once received, when members will meet to discuss their concerns, which will be submitted to UDC. There is an opportunity for members to visit a Stonebond development in Hatfield Peverel, which has been suggested by the developer as being the most comparable in terms of character and design.</p> <p>One matter for further investigation is the potential for affordable housing to have a local connection as priority, rather than giving priority from UDC's general needs register.</p> <p>Action: Advice will be sought from RCCE.</p>
9.	<p>Correspondence</p> <p>UDC requested examples of flooding areas in the parish, for the new Local Plan evidence base. Three areas were identified and would be notified to UDC.</p>
10.	<p>Items for information / next agenda</p> <p>An extension of time to comment on UTT/21/3318/HHF - Section 73A Retrospective application for alterations to fencing and hardstanding - Cranwellian The Street. Update on an appeal Land West of Bonningtons Farm Station Road Takeley. Neighbourhood Plan will be on the next agenda.</p>
11.	<p>Date of next meeting</p> <p>Wednesday 9th February 2022 at 10am</p>
<p>Being no further business, the meeting closed at 12.08pm.</p> <p>Signed by the Chair..... Date.....</p>	