



TAKELEY PARISH COUNCIL

Planning Committee

Minutes of the Meeting

Held on Wednesday, 19th October 2022 at 10am

Members: Cllrs Jackie Cheetham (Vice Chairman), Tricia Barber, Pat Burnett and Jim Backus.

In attendance: Jackie Deane (Locum Clerk). There were no members of the public.

Item	
1.	Apologies for absence Apologies were received and accepted for Cllr Good.
2.	Declarations of interest Cllr Backus declared a non-pecuniary interest in an application for comment, UTT/22/2774/HHF as he is a close neighbour.
3.	Minutes of previous Committee Meeting The minutes of the Planning Committee meeting held on 8 th September 2022 were signed as a true and accurate reflection of the meeting.
4.	Public Representations None.
5.	Planning Applications for comment 1. UTT/22/2488/CLE - Installation of communal ground source heat pump. Wintershull Close. Support in principle with comments: <ul style="list-style-type: none">• Concern for the amenity of the neighbouring property during construction – both with proximity to the boundary and that there are acceptable hours of construction.• To ensure that no mechanical installation is placed on or close to the boundary with the neighbouring property. 2. UTT/22/2744/FUL - Land Known As 7 Acres Warish Hall Farm - Erection of 4 no. industrial/flexible employment (Use Class E) buildings with associated landscaping and parking. Parsonage Road. Objection in principle to development within the CPZ and adjacent to ancient woodland, with further comment to be submitted after a pre-arranged meeting with the developer, to be held on 2 nd November.



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	<p>3. UTT/22/2769/HHF- Demolish outbuilding and erect a detached single storey 1 bed annexe. 2 Ivy Cottage Bambers Green Road. No objections.</p> <p>4. UTT/22/2771/HHF - Single storey rear extension. 2 Ivy Cottage Bambers Green Road. No objections.</p> <p>5. UTT/22/2774/HHF - Proposed second storey rear extensions LOCATION: 2 Nursery Cottages Dunmow Road Comment: The parish council has a concern for the amenity of the neighbouring property at No.3.</p> <p>6. UTT/22/2845/HHF - Proposed front and rear single storey extensions, hip-to-gable loft extension with new flat roof rear dormer, and 3no. new pitched roof dormers to front. Rylands Parsonage Road. Object: Considered overdevelopment of the bungalow and loss of amenity to neighbouring properties.</p>
6.	<p>Planning Application Decisions</p> <p>1. UTT/22/1604/FUL - Highgate House Bambers Green. Refuse.</p> <p>2. UTT/22/2078/HHF - 3 Kingfisher Meadows, The Street Approve with Conditions. UTT/22/2292/HHF - 16 Hawthorn Close. Approve with Conditions. UTT/22/1780/HHF and UTT/22/1781/LB - Moat Cottage Smiths Green. Approve with Conditions.</p> <p>3. UTT/22/2485/NMA & UTT/20/0050/FUL- Yew Tree Cottage School Lane. Approve.</p> <p>4. UTT/22/2284/HHF - High Trees Parsonage Road. Approve with Conditions.</p> <p>5. UTT/22/2134/FUL - Proposed change of use of land to create extension to the existing car park serving the Weston Group Business Hub and Weston Innovation Centre. Approve with Conditions.</p>
7.	<p>Planning Appeals</p> <p><u>Noted:</u> Appeal – Swan Farm, School Lane APP/C1570/W/21/3282320 Swan Farm, School Lane against Uttlesford refusal of UTT/20/3235/FUL for 3 new dwellings. Appeal dismissed.</p>



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8.	Road naming and numbering <u>Noted:</u> New dwellings adjacent to The Three Horseshoes Molehill Green Address: 1-4 Horseshoe Meadow.
9.	Planning Requests to UDC Members discussed UDC's reply to the Parish Council's questions and concerns in correspondence following the UDC planning committee meeting of 11 th May 2022. RESOLVED to request a meeting with UDC planning department to discuss the issues raised on sites Land East of Parsonage Road and Land West of Garnetts, how UDC will weigh up the impacts on heritage assets and ancient woodland and policies such as the CPZ in future planning application decisions.
10.	Neighbourhood Plan It was agreed that, since UDC has paused its regulation 18 consultation, the Steering Group should meet to discuss arrangements for the resident questionnaire. The Locum Clerk raised budgetary considerations to resource the next steps in the process, as the planning appeal and neighbourhood plan have been jointly resourced in the current financial year and that budget has been spent.
11.	Design Code for the New Local Plan Cllr Cheetham agreed to attend a coach tour and the Locum Clerk will attend the workshop to be held on Saturday 22 October 2022 at St Mary's Parish Church, Saffron Walden. The purpose of the day is to share the aims and ambitions of the Design Codes and to hear feedback from across the district.
12.	Items for information The timetable for the Regulation 18 Consultation of the New Local Plan has been delayed until after the May 2023 elections. Future agenda item: Ideas for street name themes for new housing developments to be sent to the Clerk ahead of the next meeting.
13.	Date of next meeting The next meeting will be held at 10am on 9th November 2022.

Being no further business, the meeting closed at 12.15pm.

Signed:.....
Chairman

Date:.....