



## Takeley Parish Council Planning Committee

### Meeting Notice

Notice is hereby given that a meeting of the PLANNING COMMITTEE will be held on Wednesday 11<sup>th</sup> February at 10am in 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.

*Jackie Deane*

Clerk to the Council

Date: 5<sup>th</sup> February 2026

**Members:** Cllrs Jackie Cheetham (Chairman), Jim Backus (Vice Chairman), Patricia Barber, Samatha Moore and John Boyle.

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

Agenda	
25/103	<b>Apologies for absence</b> To consider apologies received by the Clerk.
25/104	<b>Declarations of interest</b> Members to declare interests on agenda items.
25/105	<b>Public Representations</b> Members of the public are invited to speak.
25/106	<b>Minutes of the Meeting</b> Members to consider the minutes of the meeting held on 14th January 2026.
25/107	<b>New applications for comment</b> <ol style="list-style-type: none"><li><b>UTT/26/0102/AV</b> 5 no. flags and 2 no. externally illuminated totem signs. Land At Warish Hall Farm North Of Jacks Lane Smiths Green Lane</li><li><b>UTT/26/0064/HHF</b> Removal of the existing red wall tile cladding and render the external face of all the external walls with additional insulation 19 Chestnut Way</li><li><b>UTT/26/0073/FUL</b>   Change of use from Use Class C3 (dwellinghouse) to Use Class C3 (residential institution)   Lyddon Molehill Green.</li></ol>



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	<p>4. <b>UTT/26/0202/CLP</b> Loft conversion to create a flat roof dormer and a single storey rear extension. 8 Copper Beech Avenue</p> <p>5. <b>UTT/26/0232/NMA</b> Non-material amendment to UTT/21/3311/OP - to alter the wording of conditions 13 (external lighting), 26 (lighting for biodiversity), 28 (noise mitigation scheme), and 29 (sustainability and energy strategy) Land West Of Garnetts Dunmow Road</p> <p>6. <b>UTT/26/0245/FUL</b> Change of use and remodelling to provide a 7 bed House in Multiple Occupation (HMO) Station House, Station Road.</p>
25/108	<p><b>Decisions to Note</b></p> <p>1. UTT/25/3307/HHF Installation of brick piers and timber gate Swift Cottage <b>Refused</b></p> <p>2. UTT/26/0012/CLP Demolition of existing single story rear extension and conservatory to build a full width, single story, flat roof, rear extension on the same footprint not exceeding the total length of the existing structures on site. 19 Chestnut Way <b>Withdrawn</b></p> <p>3. <b>UTT/25/2235/FUL</b> Retrospective application for change of use of Indian restaurant and takeaway to fish and chip shop takeaway with proposed extraction system Red Chilli, Dunmow Road <b>Approved</b></p>
25/109	<p><b>Conservation Areas</b> Consideration of progression on works towards establishing a new conservation area at either Babers Green or The Street.</p> <p>a) To consider the merits of progressing works to establish new conservation areas in the locations recommended in the heritage report for the neighbourhood plan.</p> <p>b) To agree on a recommendation to Full Council regarding expenditure for works towards a new conservation area</p>



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25/110	<p><b>Liaison with Stansted Airport</b> To consider arrangements for a site visit to the airport and to have another meeting with planning and surface access managers.</p>
25/111	<p><b>Major Planning and Local Plan Updates and Actions</b> The following major applications are monitored for updates and actions:</p> <p><b>UTT/25/2027/OP</b> - Water Circle Green Street Elsenham – industrial development – unknown – awaiting committee date</p> <p><b>UTT/25/2045/CC</b> - Crumps Farm Stortford Road Little Canfield – industrial development – unknown</p> <p><b>UTT/25/2786/OP</b> - Land North Of Taylors Farm, The Street – industrial development – unknown – awaiting updated landscape and highways information and a committee date</p> <p><b>UTT/24/2242/OP</b> - Land West Of Station Road - 100 homes – approved, Reserved matters approved, s106 triggers to be observed for financial contributions at 75% occupation, funds to be held by UDC. Details pending on the installation of play equipment on the development or at Takeley Sports Field.</p> <p><b>UTT/21/3311/OP</b> - UTT/25/1391/DFO - Land West of Garnetts - 155 homes – approved, s106 triggers to be observed for land transfers and financial contributions at 75% occupation, funds to be held by UDC. Play equipment contribution details pending.</p> <p><b>UTT/21/2488/OP</b> - UTT/25/2991/DFO - Land East of Parsonage Road – 88 homes – reserved matters unknown – the two developments are to be brought forward in a revised masterplan by the same developer.</p> <p><b>UTT/25/2992/FUL</b> – Land East of Parsonage Rd - 20 homes – unknown – committee meeting date pending.</p>
25/112	<p><b>Items for information and Next Agenda</b> Items to note.</p>
25/113	<p><b>Date of Next Meeting</b> The next meeting is scheduled for Wednesday 11th March 2026 at 10am in the Old School.</p>