



Takeley Parish Council Planning Committee

Minutes of the Meeting held on Wednesday 11th February at 10am in The Old School Community Centre

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

In attendance: Jackie Deane (Parish Clerk)

25/103	Apologies for absence None.
25/104	Declarations of interest Cllr Boyle declared a non-pecuniary interest in the conservation area 109 at The Street, close to his home address.
25/105	Public Representations None.
25/106	Minutes of the Meeting The minutes of the meeting held on 14th January 2026 were approved as a true record (proposed by Cllr Samantha Moore and seconded by Cllr Barber. <i>Cllr Moore left the meeting at 10.20am</i>
25/107	New applications for comment <ol style="list-style-type: none">UTT/26/0102/AV 5 no. flags and 2 no. externally illuminated totem signs. Land At Warish Hall Farm North Of Jacks Lane Smiths Green Lane Comment made prior to the meeting.UTT/26/0064/HHF Demolition of existing single story rear extension and conservatory to build a full width, single story, flat roof, rear extension, and the removal of the existing red wall tile cladding and render the external face of all the external walls with additional insulation. 19 Chestnut Way No objection.UTT/26/0073/FUL Change of use from Use Class C3 (dwellinghouse) to Use Class C2 (residential institution) Lyddon, Molehill Green No objections.



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	<p><i>Cllr Moore rejoined the meeting at 11.15</i></p> <p>4. UTT/26/0202/CLP Loft conversion to create a flat roof dormer and a single storey rear extension. 8 Copper Beech Avenue No comment.</p> <p>5. UTT/26/0232/NMA 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 No comment.</p> <p>6. UTT/26/0245/FUL Change of use and remodelling to provide a 7 bed House in Multiple Occupation (HMO) Station House, Station Road. Objection regarding parking arrangements.</p>
25/108	<p>Decisions to Note</p> <p>1. UTT/25/3307/HHF Installation of brick piers and timber gate Swift Cottage Refused</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 Withdrawn</p> <p>3. UTT/25/2235/FUL 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 Approved</p> <p>4. UTT/25/3162/AV</p>



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	<p>Temporary siting of 1no. non-illuminated 'V' sign- Land Opposite Site Known As North Of Jacks Lane Smiths Green Lane Takeley</p> <p style="text-align: center;">Approved</p>
25/109	<p>Conservation Areas</p> <p>Members discussed options for progression on works towards establishing a new conservation area at either Bambers Green or The Street.</p> <p>a) Works to establish new conservation areas in either Bambers Green or The Street would require a new heritage assessment, following the recommendations in the Council’s heritage report for the neighbourhood plan.</p> <p>Members agreed that The Street should be the first of the two areas to be explored for its potential because it has the largest concentration of listed buildings in the parish.</p> <p>b) It was RESOLVED TO RECOMMEND that the Council funds work towards establishing a new Conservation Area at The Street, an area identified in the neighbourhood plan heritage assessment, (proposed by Cllr Backus and seconded by Cllr Moore).</p>
25/110	<p>Liaison with Stansted Airport</p> <p>Members discussed the outcome of a previous meeting with the airport’s planning manager and surface access strategy manager.</p> <p>Action: Members agreed to request a site visit to the airport to view how the terminal has expanded recently.</p> <p>Action: The Clerk was asked to request another meeting with the airport’s planning and surface access managers regarding bus services, potential for a new minibus service for airport workers and continued liaison regarding airport parking.</p>
25/111	<p>Major Planning and Local Plan Updates and Actions</p> <p>The following major applications are monitored for updates and actions:</p> <p>UTT/25/2027/OP - Water Circle Green Street Elsenham – industrial development – unknown – awaiting committee date</p> <p>UTT/25/2045/CC - Crumps Farm Stortford Road Little Canfield – industrial development – unknown</p> <p>UTT/25/2786/OP - Land North of Taylors Farm, The Street – industrial development – unknown – awaiting updated landscape and highways information and a committee date</p> <p>UTT/24/2242/OP - Land West of Station Road - 100 homes – approved,</p>



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	<p>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>UTT/21/3311/OP - 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>UTT/21/2488/OP - 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>UTT/25/2992/FUL – Land East of Parsonage Rd - 20 homes – unknown – committee meeting date pending.</p>
25/112	<p>Items for information and Next Agenda Members discussed arrangements for a response to a consultation of housing estate management. Action: Members agreed to send comments to the Clerk by midday on Monday, 16th February for a parish council response to the consultation with views on housing estate management of public open spaces as opposed to these areas being managed by local parish councils.</p>
25/113	<p>Date of Next Meeting The next meeting is scheduled for Wednesday 11th March 2026 at 10am in the Old School.</p>

Meeting closed at 12.28pm

Signed by the Chairman

Date