



Planning Committee

Minutes of the Meeting of the PLANNING COMMITTEE

Held on Wednesday 12th April 2023 at 10:00am in
The Old School Community Centre

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

In attendance: Jackie Deane (Parish Clerk)

Agenda	The meeting was chaired by Cllr Cheetham.
1.	Apologies for Absence Apologies were received from Cllr Good and accepted by members. His comments on new applications were conveyed to the Clerk ahead of the meeting.
2.	Declarations of interest Cllrs Cheetham and Barber are Smiths Green residents and have non-pecuniary interests in item 6 for the application UTT/23/0784/OP - Outline application, with all matters reserved except for access, for the erection of up to three detached dwellings and associated work - The Limes Smiths Green.
3.	Minutes of the last Meeting The minutes of 11 th January meeting were agreed as a true record and meeting notes for February and March were noted. (Proposed by Cllr Backus and seconded by Cllr Cheetham)
4.	Public representations There were no members of the public present at the meeting.
5.	Training Members agreed that training should be a standing item for members' training needs and queries to be covered on agenda items. Action: The Clerk agreed to circulate details on available training for members from EALC and UDC, when available. Action: Members would benefit from a site visit at Land West of Garnetts to inform comments on the reserved matters application, soon to be submitted to UDC. Dates to be circulated for the site visit.
6.	Planning Applications for Comment 1. UTT/23/0468/HHF - Section 73A Retrospective application for the erection of a wooden shed next to detached garage. 9 St Valery. No comment. 2. UTT/23/0117/HHF – side and rear extensions and porch - 18 Elm Close No comment.



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	<p>3. UTT/23/0732/FUL - Demolition of garage and sheds and erection of 1 no. detached dwelling with associated hard and soft landscaping and alterations Rodings Rise Molehill Green. Object to the conflict with the CPZ Policy S8, conflict with Policy H4 back-land development, inappropriate pattern of development and overdevelopment of the plot.</p> <p>4. UTT/23/0784/OP - Outline application, with all matters reserved except for access, for the erection of up to three detached dwellings and associated work. The Limes Smiths Green Object on sustainability and conflicts with policies.</p> <p>5. UTT/23/0810/FUL - Proposed conversion and extension of existing garage to C3 use. 1 no. residential property (alternative scheme to that approved under planning permission UTT/18/0652/FUL) The Fox Bambers Green Road. Object on conflicts with policies.</p>
7.	<p>Planning Decisions The following decisions were noted:</p> <p>1. UTT/23/0148/HHF - Single storey side extension The Willows, The Street. Approve with Conditions</p> <p>2. UTT/23/0183/HHF - Proposed garage conversion, first floor extension over garage and alterations. 32 The Croft. Refuse.</p> <p>3. UTT/18/1974/HHF - Extension to existing garage for indoor swimming pool and single storey rear extension to house. Cranwellian. Approve with Conditions.</p> <p>4. UTT/23/0123/FUL - Erection of 1 no. Dwelling. Tyrells Molehill Green. Approve with Conditions.</p> <p>5. UTT/23/0296/CLP - Add railings at the front of the property. 19 Roding Drive. Approve Cert Lawfulness.</p> <p>6. UTT/23/0158/FUL - Proposed installation of 4 no. rapid electric vehicle charging stations within existing car park, including converting 5 no. existing parking spaces into EV charging bays, along with associated equipment. Priors Green Community Hall Bennet Canfield Little Canfield Essex. Approve with Conditions</p> <p>7. UTT/23/0349/HHF - Proposed single storey extension. 33 Longcroft. Approve with Conditions</p>



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	<p>8. UTT/23/0361/HHF - First floor side extension 20 Garnetts. Approve with Conditions.</p> <p>9. UTT/23/0274/HHF - Single storey front extension, part single and part double storey rear extension, loft conversion and refurbishment. 4 Bury Villas. Approve with Conditions.</p> <p>10. UTT/23/0398/HHF - Demolition of single-story rear, side extensions and porch. part single storey and part single storey extensions. Internal and external alterations. Erection of car port. Lanmor The Street Approve with Conditions.</p> <p>11. UTT/23/0510/HHF - Single storey rear extension - 47 Russell Francis Way. Approve with Conditions.</p>
8.	<p>Planning Appeal & Enforcement Notifications</p> <p>Appeal Ref: APP/C1570/W/22/3304535 Countryside, Bambers Green Road. Erection of an annex UTT/22/0550/HHF 23/02/22. Appeal Allowed.</p>
9.	<p>Neighbourhood Plan</p> <p>1) At the Steering Group Meeting held on 11th April, it was agreed to launch the resident survey at the Annual Parish Assembly, to be held on 17th May. Members agreed to be present at that meeting to explain the survey to residents and encourage public participation for completing the survey online. Drop-in dates will be agreed during café opening times plus additional Saturday mornings. The closing date for the survey should be 22nd July 2023. Publicity and a press release will be arranged by the Steering Group members.</p> <p>Action: The Clerk was asked to contact the Priors Green Village Hall to enquire if a drop-in session could be arranged in conjunction with the new farmers' market.</p> <p>Action: Cllr Burnett has kindly offered to open and run the community café for Saturday drop-in sessions.</p> <p>2) The Clerk advised that the Smiths Green Conservation Area Appraisal draft report is anticipated shortly.</p>
10.	<p>Uttlesford District Community Involvement Protocol</p> <p>This protocol sets out a series of commitments for Developers, Uttlesford District Council and Parish and Town Councils within Uttlesford District. Members agreed to read the draft protocol and send comments to the Clerk by midday on Monday 17th April.</p>



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11.	<p>Night-time noise abatement objectives for the UK's designated airports</p> <p>Government consultation seeking views and evidence on what a night-time noise abatement objective should be for the noise-designated airports (Heathrow, Gatwick, and Stansted) from October 2025. Deadline for comments is 9th May 2023.</p> <p>Action: Cllr Cheetham agreed to circulate the document to members and it was agreed that the Clerk will liaise with Stansted Airport Watch and respond on behalf of TPC ahead of the deadline.</p>
12.	<p>Major Planning Applications</p> <p>Updates and new comments to be agreed:</p> <ol style="list-style-type: none">1) Weston Homes industrial buildings East of Parsonage Rd - It was resolved by UDC to approve the application. The Clerk has contacted Nigel Brown to request direct contact with NHS and alternative clinic arrangements. Updates were discussed on Land North of Jacks Lane, the Care Home East of Parsonage Road and Land West of Garnetts.2) Essex County Council land was discussed for ideas on alternative uses by the Parish Council. <p>Action: The Clerk was asked to send an update to the ECC cabinet member to say that the Parish Council is interested in liaison to obtain ownership of land within Takeley which is believed to be unsuitable for housing development.</p> <p>Action: Cllr Cheetham agreed to put Clerk in touch with a representative at Hatfield Forest. The Clerk was asked to request a meeting with Woodland Trust and National Trust to get their support to protect the amenity of Priors Wood and Hatfield Forest by creating a new community woodland.</p>
13.	<p>Items for information/Next agenda</p> <p>Membership and election of Chairman and Vice Chairman, to review of Terms of Reference for the committee and to receive information on EALC online training for members.</p>
14.	<p>Date of next meeting</p> <p>Wednesday, 10th May 2023 at 10am.</p>

The meeting closed at 12.20pm.

Signed by the Chairman

Date