



Takeley Parish Council Planning Committee

Minutes of the Meeting held on Wednesday 14th January 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). There were no members of the public.

Due to member availability, the meeting commenced at 10.45am

Agenda	
25/93	Apologies for absence Apologies were received and accepted from Cllrs Boyle and Cheetham.
25/94	Declarations of interest Cllr Moore declared a pecuniary interest in the new application item 97 as an adjacent neighbour of the applications UTT/25/3229/LB and UTT/25/2673/HHF.
25/95	Public Representations Members of the public are invited to speak.
25/96	Minutes of the Meeting The minutes of the meeting held on 11th December 2025 were approved as a true record (proposed by Cllr Backus and seconded by Cllr Barber.
25/97	New applications for comment <ol style="list-style-type: none">UTT/25/3196/HHF Two storey side and rear extension Tuscons Brewers End No objection.UTT/25/3229/LB & UTT/25/2673/HHF Demolition of existing stables, with erection of single storey annex and creation of new vehicular access Bury Cottage Bambers Green Road <i>Cllr Moore left the meeting for consideration of the application.</i> No objection on heritage grounds. Concerns for highways safety and objection to loss of hedgerow.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.



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	<p>19 Chestnut Way Takeley Noted.</p>
25/98	<p>Decisions to Note UTT/25/3140/PDE Proposed single storey rear extension - extending 6m from rear wall, maximum height 3.5m and height to eaves 2.7m 3 Coopers Villas Coopers End Road Approved</p> <p>1. UTT/25/2798/FUL - Dalforth House Bambers Green Road Application for the change of use of a (3a) dwelling as a children's home for up to five children, with a manager and up to five carers, two of whom would stay overnight working on a rota basis(C2) Refused - regarding site access arrangements, ownership boundaries, and operational layout and contrary to S7, GEN1, GEN2, GEN3, GEN4, GEN7, GEN8, ENV3 and Uttlesford and Essex Parking Guidance.</p> <p>2. UTT/25/2738/DOC & UTT/25/2738/DOC Land West of Garnetts Application to discharge condition 6 (Site Wide Phasing Plan) attached to UTT/21/3311/OP. Application to discharge condition 8 (offsite flooding) attached to UTT/21/3311/OP. Both applications discharge conditions in full.</p> <p>3. UTT/25/3132/HHF & UTT/25/3133/LB Single storey rear extension Millers Brewers End Dunmow Road Takeley Refused - due to its inappropriate size and scale would detract from the legibility of the historic plan form of the listed building and result in the loss of historical fabric.</p> <p>4. UTT/25/2541/FUL & UTT/25/2561/LB Demolition of existing extensions to the Public House (PH) to be replaced by new side extension; erection of single storey buildings to provide short stay accommodation associated with the PH; and erection of 7 dwellings (C3 Use Class) together with integrated landscaping and car parking proposals including the provision of public open space and new walkway link to connect with existing Public Right of Way (PROW) – Approved</p>
25/99	<p>Major Planning and Local Plan Updates and Actions The following major applications are monitored for updates and actions: UTT/25/1542/FUL - London Stansted Airport Bassingbourn Road – expansion to 51mppa – approved.</p>



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	<p>UTT/25/1750/FUL - Land Known As 7 Acres - industrial development - approved</p> <p>UTT/25/2027/OP - Water Circle Green Street Elsenham – industrial development - unknown</p> <p>UTT/23/1583/PINS Land Known as Bull Field, Smiths Green – 96 homes - approved</p> <p>UTT/25/2045/CC - Crumps Farm Stortford Road Little Canfield – industrial development - unknown</p> <p>UTT/25/2541/FUL - Three Horseshoes Molehill Green – renovations and 7 homes - unknown</p> <p>UTT/25/2786/OP - Land North Of Taylors Farm, The Street – industrial development - unknown</p> <p>UTT/24/2242/OP - Land West Of Station Road - 100 homes – approved, Reserved matters unknown</p> <p>UTT/21/3311/OP - UTT/25/1391/DFO - Land West of Garnetts - 155 homes - approved</p> <p>UTT/21/2488/OP - UTT/25/2991/DFO - Land East of Parsonage Road – 88 homes – reserved matters unknown</p> <p>UTT/25/2992/FUL – Land East of Parsonage Rd - 20 homes – unknown</p> <p>The airport application was approved. No other updates.</p>
25/100	<p>New Development - Land Known as Bull Field Warish Hall Farm, Smiths Green Lane,</p> <ol style="list-style-type: none"> 1. Plot 11, 12 - Balwen Road Takeley Bishops Stortford CM22 6EX 2. Plot 31 - 35 - Jacob Road Takeley Bishops Stortford CM22 6GL 3. Plot 38 - 47, 52 - 56 - White Park Drive 4. Plot 48 – 51 - Hardwick Road Takeley 5. Plot 67 - 78 - Romney Lane Takeley 6. Plot 91, 92, 95, 96 - Tamworth Lane Takeley 7. Plot 1 -10, 13-30, 36, 37, 57-66, 79-90, 93, 94 - Hatfield Way
25/101	<p>Items for information and Next Agenda</p> <p>None.</p>
25/102	<p>Date of Next Meeting</p> <p>The next meeting is scheduled for Wednesday 11th February 2026 at 10am in the Old School.</p>

The meeting closed at 11.55am

Signed by the Chairman.....

Date