



## Takeley Parish Council Planning Committee

**Minutes of the meeting of the Planning Committee held on Wednesday 6<sup>th</sup> September 2023 at 10.30am in The Old School Community Centre**

**Members:** Cllrs Jackie Cheetham (Chairman), Jim Backus (Vice Chairman), Patricia Barber, Pat Burnett, Terry Good and Anila Banerjee.

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

23/37	<b>Apologies for absence</b> The Parish Council has received notice of resignation from Mr Terry Good.
23/38	<b>Declarations of interest</b> In line with the new UDC Code of Conduct, Cllr Cheetham declared a pecuniary interest for comments on the application for Bulls Field and Cllr Barber declared a non-pecuniary interest for comments on the same application.
23/39	<b>Minutes of Previous Committee Meeting</b> There was no meeting in August. Members approved the minutes for the meeting held on 4 <sup>th</sup> July 2023 as a true record (proposed by Cllr Barber and seconded by Cllr Backus).
23/40	<b>Public Representations</b> There were no members of the public present at the meeting.
23/41	<ol style="list-style-type: none"><li><b>UTT/23/1583/PINS</b> - Land Known as Bull Field, Warish Hall Farm Smiths Green. Access to/from Parsonage Road between Weston Group Business Centre and Innovation Centre buildings leading to 96 dwellings on Bulls Field, south of Prior's Wood, including associated parking, landscaping, public open space, land for the expansion of Roseacres Primary School, pedestrian, and cycle routes to Smiths Green Lane together with associated infrastructure. <b>Comments</b> - The District Council made comments to PINS as stated in the minutes of their planning committee meeting.</li><li><b>S62A/2023/0019</b> - Land Known as Bull Field, Warish Hall Farm Smiths Green (details as above). <b>Comments</b> - Cllrs Backus, Banerjee and Backus voted to fully endorse the communication sent by the Clerk to the Planning Inspectorate on behalf of the Parish Council, ahead of the meeting. Cllrs Cheetham and Barber abstained from the vote due to interests declared on their properties.</li></ol>



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	<p><b>3. S62A/2023/0022 (UTT/23/1970/PINS)</b> – Partial demolition of the existing Track Transit System and full demolition of 2 no. skylink walkways and the bus-gate building. Construction of a 3-bay extension to the existing passenger building, baggage handling building, plant enclosure and 3 no. skylink walkways and associated hardstanding. <b>Land at London Stansted Airport Bassingbourn Road Stansted.</b> <b>Comments – No objection in principle.</b> Comments to be made regarding the construction management plan, to prohibit construction traffic through Takeley Four Ashes junction, improved accessibility, improved drop-off facilities and use of solar panels on car ports and terminal buildings.</p> <p><b>4. UTT/23/2021/HHF</b> – Side extension to first floor partially over existing ground floor extension. <b>2 Bury Villas, Bambers Green.</b> <b>No comment.</b></p> <p><b>5. UTT/23/1568/HHF</b> – Conversion of cart lodge to residential annexe. <b>Windmill Cottage Cooks Hill Dunmow Road.</b> <b>No Comment.</b></p> <p><b>6. UTT/23/0062/DFO</b> – Details following outline application <b>UTT/19/0394/OP</b> for a 66-bed care home – details of appearance, landscaping, layout, and scale. <b>Land East of Parsonage Road.</b> <b>Comments</b> – No objections to the design changes in response to TPC’s previous comments. On-site parking arrangements are inadequate.</p> <p><b>7. UTT/23/2004/FUL</b> – Demolition of existing terrace houses, Village Stores, Meadow View, and The Cottage, merging their plots to enable the erection of 6 no. Terrace houses with associated parking and landscaping including new access road. <b>Village Stores Molehill Green.</b> <b>No objections.</b></p>
23/42	<p><b>Planning Decisions</b></p> <p><b>1. UTT/23/1438/HHF</b> - Side first floor and loft extension with double pitch roof dormer to rear roof. 2 Bury Villas Bambers Green. <b>Refuse.</b></p> <p><b>2. UTT/23/1407/HHF</b> - Section 73a application for the retention of works: installation of wooden gates in the middle of the front boundary, with a wall each side of the gates up to each adjoining property within 6 inches of each property. Rayleigh Cottage The Street. <b>Refuse.</b></p>



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	<p>3. <b>UTT/23/0902/PINS - S62A/2023/0016</b>- Full planning application for Erection of 40 no. dwellings, including open space landscaping and associated infrastructure. <b>Land At Warish Hall Farm North of Jacks Lane</b> Smiths Green Lane. <b>Refuse.</b></p> <p>4. <b>UTT/23/0810/FUL</b> - Change of use of existing garage from light industry to dwellinghouse (C3) including addition of first floor and ground floor extension to form a new dwellinghouse (alternative scheme to that approved under planning permission <b>UTT/18/0652/FUL</b>) <b>The Fox Bambers Green Road.</b> <b>Approve with Conditions.</b></p> <p>5. <b>UTT/23/1629/HHF</b> - Replacement roof and wall frames to existing rear conservatory. <b>La Taleve Jacks Lane.</b> <b>Approve with Conditions.</b></p> <p>6. <b>UTT/23/1635/CLP</b> - Proposed siting of a mobile home for use ancillary to the main dwelling. <b>2 Bury Villas Bambers Green.</b> <b>Proposed - Approve Cert Lawfulness.</b></p> <p>7. <b>UTT/23/2065/NMA</b> - Non-Material Amendment application to drawings approved under planning permission <b>UTT/21/3202/FUL</b> dated 16th December 2021 relating to the installation of weather protection tunnels to the import and export buildings at the existing FedEx Cargo Warehouse FedEx Cargo Terminal Pincey Road. <b>Approve.</b></p>
23/43	<p><b>Planning Appeals</b> <b>APP/C1570/D/23/3320531</b> Garage conversion, first floor extension over garage and alterations 32 The Croft. <b>Appeal allowed.</b></p>
23/44	<p><b>Neighbourhood Plan</b> An update to be given at the Full Council meeting.</p>
23/45	<p><b>Terms of Reference for Planning Committee</b> It was agreed to recommend to Full Council the terms of reference for 2023-24 with additional wording in point 1.16 to state that the Planning Committee should have authority to agree expenditure up to £5,000 of available funds in the budget allocation, as set on an annual basis. (Proposed by Cllr Burnett and seconded by Cllr Backus, the decision was unanimous).</p>



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23/46	<b>Items for information and Next agenda</b> Members were reminded of a Local Parish Forum to be held at UDC Saffron Walden offices on Tuesday 12 <sup>th</sup> September. Parish Council representatives at the meeting will be Cllr Cheetham and the Clerk.
23/47	<b>Date of next meeting</b> The next meeting is scheduled to take place on Wednesday, 4 <sup>th</sup> October at 10am in the Old School Community Centre.

Being no further business, the meeting closed 1.35pm

Signed by the Chairman .....

Date .....