



Takeley Parish Council Planning Committee

Minutes of the Meeting held on 9th April 2025 at 9:45am in The Old School Community Centre

Members present: Cllrs Jackie Cheetham (Chairman), Patricia Barber and Samatha Moore.

In attendance: Jackie Deane (Parish Clerk)

Agenda	
24/134	Apologies for absence Apologies received and accepted from Cllrs D'Alton and Backus.
24/135	Declarations of interest None.
24/136	Minutes of the Meeting The minutes for the meeting held on 12 th March were approved as a true record of the meeting (proposed by Cllr Barber and seconded by Cllr Cheetham).
24/137	Public Representations None.
24/138	New Applications for Comment <ol style="list-style-type: none">1. Noted - UTT/25/0755/AIR Notification of use of airport permitted development rights - Construction of new security and office/welfare buildings for construction personnel Stansted Airport.2. UTT/25/0791/DFO - Details following outline application UTT/22/0313/OP for demolition of cattery and construction of 1no. dwelling- details of appearance, layout and scale-alternative scheme to UTT/23/1895/DFO to add single storey garden room to rear. Dalforth House, Bambers Green Road. Comments made.3. UTT/25/0926/HHF Erection of single storey granny annex. 1 Easton View, Bambers Green Road No comment.4. UTT/25/0925/HHF - Demolition of existing rear single storey area. Erection of two storey side extension, one and two storey rear extension and single storey front extension - 1 Easton View Bambers



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	<p>Green Road No comment.</p>
24/139	<p>Decisions noted:</p> <ol style="list-style-type: none"> 1. UTT/25/0228/HHF Erection of a detached single storey garage and home office at the front of the existing property 12B Broadfield Road Approved 2. UTT/24/3199/FUL - Proposed warehouse extension. Unit 1 Waltham Hall Bambers Green Road Withdrawn 3. Land West of Station Road – 100 homes Approved subject to conditions 4. The Croft, Smiths Green – Planning in Principle for 4 dwellings to the rear of the property. Refused
24/141	<p>Major Planning Updates Updates and actions:</p> <ol style="list-style-type: none"> 1) Land West of Garnetts – Bellway is willing to apply for a variation to the s106 agreement to require a financial contribution to the Parish Council to install the LEAP on the Parish Council Recreation Ground and to amend trigger points for previously agreed community gains to be paid to the Parish Council on commencement of the development. It was RESOLVED to support an application from Bellway to vary the s106 agreement to provide a suitable financial contribution to the Parish Council to purchase and install play equipment in lieu of an on-site LEAP and to vary the trigger-point of Bellway’s financial contributions to be paid on commencement of the development (proposed by Cllr Barber and seconded by Cllr Moore). 2) Registered Village Green – an additional comment was submitted. 3) The Local Plan update on consultant timetable is advertised on a dedicated website. Matters to raise with our consultants and changes since Regulation 19: <ul style="list-style-type: none"> • Change to the local plan open space is required due to the consented application for Bull Field. • Advice required from the Council’s consultants on any reduction to the housing numbers for Takeley that can be requested for consented applications, for sites at Bull Field



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	<p>and Land West of Station Road.</p> <p>Action: The Clerk was asked to work with the Council's planning consultant to submit plan to show the required additional SANG open space required to match the acreage of that lost to Bull Field.</p> <ul style="list-style-type: none"> • Stansted Airport lack of support for the walking and cycling routes to the airport and a parish council objection to the new road through Smiths green for a separate bus service to the airport. • The industrial employment site proposals – air quality issues and a need for UDC to carry out a feasibility study on an access to be created to have direct access from the A120. • Essex County Council education comments should be addressed. <p style="text-align: center;"><i>Cllr Barber left the meeting at 11.20am</i></p>
<p>24/142</p>	<p>Neighbourhood Plan</p> <p>It was agreed that it would be helpful for a representative from RCCE to make a presentation to residents and local groups, explaining the benefits to the parish. Members would like to include the questionnaire targeted for The Street, which would include all the aspects of community gains on-site and off-site bus service improvements. For Molehill Green, this would include a deficiency of a play equipment and any walking route or bus service deficiency.</p>
<p>24/143</p>	<p>Tree Preservation Orders</p> <p>Should the Parish Council consider submitting a TPO application to protect mature oaks along Warish Hall Road to have protection. Members are supportive of making an additional application in due course.</p> <p>Action: The Clerk was asked to liaise with UDC over the existing application and to seek the tree officer's advice for a further application.</p>
<p>24/144</p>	<p>Items for information and Next Agenda</p> <p>Members discussed the requirement for play equipment decisions to be made in liaison with developers for approved planning applications.</p> <p>Action: Agenda item for the Annual Meeting of the Parish Council to amend terms of reference for the Planning Committee, to give an additional responsibility for agreement on these matters.</p>



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	Action: At the Full Council meeting, to request an additional member of the planning committee.
24/145	Date of Next Meeting The next meeting is scheduled to take place on Wednesday 14 th May 2025 at 9.45am in the Old School Community Centre.

Meeting closed 12.09pm.

Signed by the Chairman

Date