



Takeley Parish Council Planning Committee

Minutes of the meeting held on Monday 8th December 2025 at 2pm in The Old School Community Centre

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

In attendance: Jackie Deane (Parish Clerk) and 3 members of the public

Agenda	
25/93	Apologies for absence None
25/94	Declarations of interest Members to declare interests on agenda items. Cllr Boyle declared a pecuniary interest in Land north of Taylor's Farm item 97, for impacts on his home address. Cllrs Cheetham and Barber declared non-pecuniary interests as Smiths Green residents, for UTT/25/3162/AV.
25/95	Public Representations Members of the public were invited to observe and add their comments during consideration of comments on the Land North of Taylor's Farm application item 97.
25/96	Minutes of the Meeting The minutes of the meeting held on 12th November 2025 were agreed as a true record (proposed by Cllr Backus and seconded by Cllr Moore).
25/97	New applications for comment 1. UTT/25/2786/OP - major industrial development proposal. Land North of Taylors Farm, The Street Noted - UDC has allowed the Parish Council an extended deadline for comments to 18th December 2025 and a public deadline of 15 th December. a) There was a general discussion over the brief for transport and landscape consultants. It was RESOLVED to accept a fee quote from Stone and Meadow Landscape Consultants to the Sum of £2,475 + Vat + Expenses (proposed by Cllr Moore and seconded by Cllr Backus). b) It was noted that the Clerk will send a submission to UDC with initial comments, summarising key objections and to state that detailed comments on landscape and transport aspects will be submitted from specialist consultants, on behalf of the Parish



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	<p>Council.</p> <p>Action: The Clerk was asked to enquire if Place Services will be providing a comment and, if not, if UDC's officer is intending to elaborate on her advice note.</p> <p>c) Members have received a copy of the draft transport objection and agreed to send any observations to the Clerk by the end of Thursday, 11th December.</p> <p>Action: It was agreed that the Clerk will submit the final report, subject to any required changes.</p> <p>d) Members will receive a draft report from the landscape consultant.</p> <p>Action: It was agreed that that the Clerk will submit the final report, subject to any required changes.</p> <p>2. UTT/25/2984/FUL Demolition of existing building, retention of existing garage and erection of 4no. new residential dwellings with associated access, parking and landscaping. Burbank 37 Clarendon Road Object – to echo objections and reasons stated by Little Canfield Parish Council.</p> <p>3. UTT/25/3133/LB & UTT/25/3132/HHF Single storey rear extension. Millers Brewers End No objection.</p> <p>4. UTT/25/3162/AV 2no. flags and 1no. externally illuminated 'V' sign. Land Opposite Site Know As North Of Jacks Lane Smiths Green</p> <p>5. UTT/25/3174/FUL Erection of a commercial unit with a covered lean-to extension, together with associated areas of hardstanding, external storage, vehicle parking, a surface water attenuation basin and all other associated groundworks. Adjacent Old House Parsonage Road No objections</p> <p><i>Cllr Barber left the meeting at 13.50</i></p> <p>6. Appeal Notification Dalforth House Bammers Green Road Change of use of residential annexe to one-bedroom dwelling.</p>
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	<p>Appeal on the refused application UTT/25/2081/FUL Appeal reference: APP/C1570/W/25/3376494 The appeal will be determined on the basis of written representations with a deadline of 12th January 2026. No comments.</p>
25/98	<p>Decisions to Note</p> <ol style="list-style-type: none"> 1. UTT/25/2745/DOC Application to discharge conditions 13 (biodiversity net gain) and 14 (biodiversity enhancement) attached to UTT/23/1970/PINS - (S62A/2003/0022). Passenger Terminal Stansted Airport Conditions discharged in part – BNG management plan pending consideration. 2. UTT/25/2617/HHF Replacement of garage and workshop with garage and workshop Walnut Tree Cottage Bampers Green Road Approved 3. UTT/23/1583/PINS (S62A/2023/0019) Application to discharge condition 22 (materials) Land Known as Bull Field Warish Hall Farm Smiths Green Lane Discharge Conditions in Full 4. UTT/23/1583/PINS - S62A/2023/0019 S73 application to vary condition 2 (approved plans) for Access to 96no. dwellings and 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. Land Known As Bull Field, Warish Hall Farm Smiths Green Approved 5. UTT/22/2744/FUL S73 application to vary condition 2 (approved plans) (Erection of 4 no. industrial/flexible employment (Use Class E) buildings with associated landscaping and parking) - amend the approved plan relating to the Class E building Land Known As 7 Acres Warish Hall Farm Parsonage Road Approved
25/99	<p>Major Planning and Local Plan – updates and actions The following major applications are monitored for updates and actions:</p>



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	<p>UTT/25/1542/FUL - London Stansted Airport Bassingbourn Road – expansion to 51mppa - unknown.</p> <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>An update was received on objections received from the Environment Agency for the application UTT/25/2045/CC on Crumps Farm.</p>
25/100	<p>Items for information and Next Agenda</p> <p>None.</p>
25/101	<p>Date of Next Meeting</p> <p>The next meeting is scheduled to take place on Wednesday 14th January 2026 at 10.000am in the Old School Community Centre.</p> <p>Cllr Backus agreed to chair the meeting in Cllr Cheetham’s absence.</p>

Meeting closed at 3.56pm

Signed by the Chairman

Date