Takeley Parish Council
Planning Committee

Meeting Notice
Notice is hereby given that a meeting of the **PLANNING COMMITTEE** will be held on **Monday,8th December 2025 at 2pm in The Old School Community Centre** to which members of the Committee are summoned for the transaction of the business as set out below. The meeting is open to press and public.

Jackie Deane
Clerk to the Council
Date: 2nd December 2025

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

In attendance: Jackie Deane (Parish Clerk)

Agenda	
25/93	**Apologies for absence** To consider apologies received by the Clerk.
25/94	**Declarations of interest** Members to declare interests on agenda items.
25/95	**Public Representations** Members of the public are invited to speak.
25/96	**Minutes of the Meeting** Members to agree the minutes of the meeting held on 12th November 2025.
25/97	**New applications for comment** 1. UTT/25/2786/OP - major industrial development proposal. Land North of Taylors Farm, The Street To note that UDC has allowed an extended deadline for comments to 18th December 2025. a) To ratify landscape consultant appointment, to resolve acceptance of fee quote from Stone and Meadow Landscape Consultants to the Sum of £2475 + Vat + Expenses b) To note initial comments c) To consider comments from the transport report draft objection. 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 **3. UTT/25/3132/HHF** 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** **4. UTT/25/3133/LB & UTT/25/3132/HHF** Single storey rear extension. **Millers Brewers End** **5. UTT/25/3162/AV** 2no. flags and 1no. externally illuminated 'V' sign. **Land Known As Bull Field Warish Hall Farm Smiths Green Lane** Note: The housing development site is Land North of Jacks Lane.
25/98	**Decisions to Note** **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** – BMG management plan pending consideration. **2. UTT/25/2617/HHF** Replacement of garage and workshop with garage and workshop **Walnut Tree Cottage Bambers 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 Conditons 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	**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 - unknown. **UTT/25/1750/FUL** - Land Known As 7 Acres - industrial development - approved **UTT/25/2027/OP** - Water Circle Green Street Elsenham – industrial development - unknown **UTT/23/1583/PINS** Land Known as Bull Field, Smiths Green – 96 homes - approved **UTT/25/2045/CC** - Crumps Farm Stortford Road Little Canfield – industrial development - unknown **UTT/25/2541/FUL** - Three Horseshoes Molehill Green – renovations and 7 homes - unknown **UTT/25/2786/OP** - Land North Of Taylors Farm, The Street – industrial development - unknown **UTT/24/2242/OP** - Land West Of Station Road - 100 homes – approved, Reserved matters unknown **UTT/21/3311/OP** - UTT/25/1391/DFO - Land West of Garnetts - 155 homes - approved **UTT/21/2488/OP** - UTT/25/2991/DFO - Land East of Parsonage Road – 88 homes – reserved matters unknown **UTT/25/2992/FUL** – Land East of Parsonage Rd - 20 homes - unknown
25/100	**Items for information and Next Agenda** Items to note.
25/101	**Date of Next Meeting** The next meeting is scheduled to take place on Wednesday 14th January 2026 at 10.000am in the Old School Community Centre.