



Takeley Parish Council Planning Committee

Meeting Notice

Notice is hereby given that a meeting of the PLANNING COMMITTEE will be held on Monday 13th April at midday, 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: 7th April 2026

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

In attendance: Jackie Deane (Parish Clerk)

Agenda	
25/125	Apologies for absence To consider apologies received by the Clerk.
25/126	Declarations of interest Members to declare interests on agenda items.
25/127	Public Representations Members of the public are invited to speak.
25/128	Minutes of the Meeting Members to consider the minutes of the meeting held on 11th March 2026.
25/129	New applications for comment <ol style="list-style-type: none">UTT/26/0576/HHF Side and rear extension and roof alterations 3 Roseacres CM22 6QYUTT/26/0605/DOC Application to discharge conditions 12 (LEMP), 14 (landscaping) , 20 (pedestrian/cycle access) & 21 (PROW) attached to UTT/23/1583/PINS/S62A/2023/0019 Land Known As Bull Field Warish Hall Farm Smiths Green LaneUTT/26/0646/OHL Notice under Electricity Act 1989 Overhead Line (Exemption) (England & Wales) Regulations 2009 - Install pole and stay Land At Smiths Green Smiths Green Lane Takeley



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	<p>4. UTT/26/0660/FUL Demolition of 8 no. outbuildings and the erection of 1 no. detached self-build dwelling with associated hard and soft landscaping and alterations (alternative scheme to that approved under planning permission UTT/23/1534/FUL) Land At Carters Farm, School Lane Takeley</p> <p>5. UTT/26/0651/AG General-purpose agricultural and forestry storage building Hatfield Park Farm Hatfield Forest Road Bush End Takeley</p> <p>6. UTT/26/0690/FUL Section 73A retrospective application for the retention of the creation of an earth mound along the northern boundary of the site constructed as part of the landscaping scheme under planning permission UTT/17/1852/FUL. Land adj. to Coppice Close, Dunmow Road</p> <p>7. UTT/26/0732/CLP Single storey rear extension to replace existing extension with a maximum of height not exceeding 4.0m and a maximum depth not exceeding 3.0m with a maximum eave's height of 3.0m. materials are similar to that of the existing dwelling. 19 Elm Close</p>
25/130	<p>Decisions to Note</p> <p>1. UTT/26/0045/DOC Discharge Conditions in Part Application to discharge conditions 3 (construction environment), 4 (noise management), 6 (materials), 9 (construction management) and 11 (biodiversity enhancement) attached to UTT/25/1174/FUL Taylors Farm, The Street The information submitted pursuant to condition 4 (noise management) attached to UTT/25/1174/FUL has been assessed by the Local Planning Authority and is considered unacceptable.</p> <p>2. UTT/26/0073/FUL Approve with Conditions Change of use from Use Class C3 (dwellinghouse) to Use Class C2 (residential institution) Lyddon, Molehill Green</p> <p>3. UTT/26/0102/AV Approve with Conditions 5 no. flags and 2 no. externally illuminated totem signs Land At Warish Hall Farm North of Jacks Lane, Smiths Green Lane</p>



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	<p>4. UTT/26/0122/DOC Discharged in Full Application to discharge condition 25 (Safeguarding CEMP) attached to S62A/2023/0022 (UTT/23/1970/PINS) Passenger Terminal, Stansted Airport</p> <p>5. UTT/26/0245/FUL Approve with Conditions Change of use and remodelling to provide a 7 bed House in Multiple Occupation (HMO) Station House, Station Road</p> <p>6. UTT/26/0486/CLE - Approve Cert of Lawfulness Certificate of Lawfulness to confirm the existing lawful use of room 32 of the third floor of Endeavour House (as indicated) to be an office as defined by Use Class E(g)(i) of The Town and Country Planning (Use Classes) Order 1987 (as amended) Office 32 3RD FLR Endeavour House, Coopers End Road</p> <p>7. UTT/25/1305/DOV – s106 variation – Approved Request for Deed of Variation of 106 agreement dated 7th November 2022 relating to UTT/21/3311/OP - to secure off-site provision of the play area and relocation of the dog walking area Land West of Garnetts</p> <p>8. UTT/25/1854/FUL - Approved with Conditions Removal of all existing structures, foundations, internal fences, poles and manage materials, drainage pipes, chambers and tanks, adaption of the existing site access and the erection of 6 residential dwellings with associated infrastructure. Cranwellian The Street CM22 6NB</p> <p>9. UTT/25/3174/FUL - Refused 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 Barn Parsonage Road Takeley Refusal reasons - insufficient ecological information on European protected species (Great Crested Newts and Bats).</p>
25/131	<p>Pre-application Consultation To consider comments for the public consultation on Stortford Road, Little Canfield, Local Plan allocation for major warehousing complex.</p>



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25/132	<p>Major Planning and Local Plan Updates and Actions</p> <p>The following major applications are monitored for updates and actions:</p> <p>UTT/25/2027/OP - Water Circle Green Street Elsenham – industrial development – deferred at Planning Committee 8th April 2026.</p> <p>Action: Members to consider a new fee quote from Railton, to provide an update on the developer’s submitted addendum and associated assessments. To request a comment from our consultant on the NH and ECC Highways update below:</p> <p>Highways update – The proposed development has a greater impact on the local highway network than the extant permission, specifically at the Four Ashes junction in Takeley, as heavy goods vehicles are not permitted to use the Stansted Airport highway network to access the strategic road network. Following [NH] recommendation for refusal dated 26th September 2025, the applicant’s transport consultant has addressed the issues raised and submitted an addendum to their Transport Assessment including updated modelling of the Four Ashes junction which indicates that the impact on the road network would not be severe.</p> <p>UTT/25/2045/CC - Crumps Farm Stortford Road Little Canfield – industrial development – unknown</p> <p>UTT/25/2786/OP - Land North of Taylors Farm, The Street – industrial development – unknown – awaiting updated landscape and highways information and a committee date</p> <p>UTT/24/2242/OP - Land West of Station Road 100 homes approved, Reserved matters approved, s106 triggers to be observed for financial contributions at 75% occupation, funds to be held by UDC. Details pending on the installation of play equipment on the development or at Takeley Sports Field.</p> <p>UTT/21/3311/OP - UTT/25/1391/DFO - Land West of Garnetts 155 homes approved, s106 triggers to be observed for land transfers and financial contributions at 75% occupation, funds to be held by UDC. Play equipment contribution details pending.</p> <p>UTT/21/2488/OP - UTT/25/2991/DFO - Land East of Parsonage Road – 88 homes – reserved matters APPROVED</p>
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	And UTT/25/2992/FUL – Land East of Parsonage Rd - 20 homes – Comments sent for the UDC Planning Committee meeting on 11 th March APPROVED
25/133	Appeals UTT/25/3307/HHF - Installation of brick piers and timber gates Swift Cottage, Dunmow Road Note - As this appeal is proceeding under the Householder Appeals Service, there is no opportunity for you to submit comments.
25/134	Training - New Local Plan Policies To note the list of policies circulated to members and receive an update from the Clerk.
25/135	Items for information and Next Agenda Items to note.
25/136	Date of Next Meeting To consider an alternative schedule for committee meetings, to leave UDC Planning Committee dates free for attendance, when required. The next meeting is scheduled for Wednesday 13 th May 2026 at 10am in the Old School.