



Takeley Parish Council Planning Committee

Meeting Notice

Notice is hereby given that a meeting of the PLANNING COMMITTEE will be held on Wednesday 11th March at 10am 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: 5th March 2026

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

In attendance: Jackie Deane (Parish Clerk)

Agenda	
25/114	Apologies for absence To consider apologies received by the Clerk.
25/115	Declarations of interest Members to declare interests on agenda items.
25/116	Public Representations Members of the public are invited to speak.
25/117	Minutes of the Meeting Members to consider the minutes of the meeting held on 11th February 2026.
25/118	New applications for comment 1. UTT/26/0491/LB & UTT/26/0490/FUL Conversion of barn to 1 no. dwelling and reinstatement of destroyed brickwork/framing to the gabled front elevation of barn facing Takeley Street following vehicle accident damage Ashwells The Street 2. UTT/26/0295/HHF Demolition of conservatory, erection of part single, part two storey rear and side extension, erection of single storey front extension, insertion of pitched rooflight. 38 Hawthorn Close



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	<p>3. UTT/26/0439/AIR Notification of use of airport permitted development rights – Removal of portion of central reservation landscaping and extension of carriageway to facilitate contraflow system. Installation of 14 retractable bollards along the central reservation Terminal Road South, Stansted Airport</p>
25/119	<p>Decisions to Note</p> <ol style="list-style-type: none"> 1. UTT/25/1999/DOC - Withdrawn Application to discharge conditions 12 (Landscape and Ecological Management Plan), 14 (tree protection measures), 20 (pedestrian and cycle access)) and 21 (Public Rights of Way and Active Travel) attached to UTT/23/1583/PINS (S62A/2023/0019) Warish Hall Farm, Smiths Green Lane 2. UTT/25/2204/DOC – Approved Application to discharge condition 4 (Glint and Glare Assessment) attached to UTT/23/2682/PINS - S62A/2023/0027 Land At Warish Hall, Farm North Of Jacks Lane, Smiths Green Lane 3. UTT/26/0158/OHL - No Objections Notification under the Electricity Act 1989 Overhead Line (Exemption)(England & Wales) Regulations 2009 Statutory Instrument 2009 No.640 Electricity, Paragraph 3 (1) - install poles, stays, LV overhead lineand LV underground cables Land At Smiths Green 4. UTT/25/3196/HHF – Approved Proposed two storey side and rear extension Tuscons, Brewers End, Dunmow Road 5. UTT/26/0055/DISBGP – Discharge Biodiversity Gain Plan Application to discharge 12 (biodiversity gain plan) attached to UTT/25/1174/FUL Taylors Farm, The Street 6. UTT/25/3248/AIR - PDE-Application Not Required Notification of use of airport permitted development rights - Construction of security validation point Stansted Airport 7. UTT/25/2825/DOC – Discharge conditions in full Application to discharge condition 5 (waste recycling measures) attached to UTT/23/1970/PINS - S62A/2023/0022 Passenger Terminal, Stansted Airport



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	<p>8. UTT/25/3319/DOC - Discharge Conditions in Full Application to discharge condition 3 (water efficiency measures) attached to UTT/23/1970/PINS - S62A/2023/0022 Passenger Terminal, Stansted Airport</p> <p>9. UTT/26/0232/NMA - Approve Non-material amendment to UTT/21/3311/OP - to alter the wording of conditions 13 (external lighting), 26 (lighting for biodiversity), 28 (noise mitigation scheme), and 29 (sustainability and energy strategy) Land West Of Garnetts, Dunmow Road, Takeley</p> <p>10. UTT/26/0202/CLP - Proposed - Approve Cert Lawfulness Loft conversion to create a flat roof dormer and a single storey rear Extension. 8 Copper Beech Avenue, Takeley</p>
25/120	<p>Major Planning and Local Plan Updates and Actions The following major applications are monitored for updates and actions:</p> <p>UTT/25/2027/OP - Water Circle Green Street Elsenham – industrial development – unknown – awaiting committee date</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</p> <p>And UTT/25/2992/FUL – Land East of Parsonage Rd - 20 homes – Comments sent for the UDC Planning Committee meeting on 11th March</p>



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25/121	<p>Developer Contributions Supplementary Planning Document (SPD) Public Consultation</p> <p>The draft SPD sets out how the council intends to secure developer contributions, including Section 106 agreements and other planning obligations to support the policies in the emerging Uttlesford Local Plan 2021–2041. The consultation deadline is 25 March.</p> <p><u>Respond to the consultation</u></p>
25/122	<p>Potential Future Allotments</p> <p>The Little Canfield allotments will be managed by Little Canfield Parish Council and are no longer available to Takeley residents.</p> <p>Members to consider the demand for allotments in Takeley and if it is appropriate to request new allotments in future developments, including Land North of Taylor’s Farm.</p>
25/123	<p>Items for information and Next Agenda</p> <p>Items to note.</p>
25/124	<p>Date of Next Meeting</p> <p>The next meeting is scheduled for Wednesday 8th April 2026 at 10am in the Old School.</p>