



## Takeley Parish Council Planning Committee

### Meeting Notice

Notice is hereby given that a meeting of the PLANNING COMMITTEE will be held on **Monday 20<sup>th</sup> May at 1pm**, 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: 12<sup>th</sup> May 2026

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

**In attendance:** Jackie Deane (Parish Clerk)

Agenda	
26/1	<b>Election of Chairman</b> Members to consider election of a Chairman for the civic year 2026-27
26/2	<b>Election of Vice Chairman</b> Members to consider election of a Vice Chairman for the civic year 2026-27.
26/3	<b>Apologies for absence</b> To consider apologies received by the Clerk.
26/4	<b>Declarations of interest</b> Members to declare interests on agenda items.
26/5	<b>Public Representations</b> Members of the public are invited to speak.
26/6	<b>Minutes of the Meeting</b> Members to consider the minutes of the meeting held on 11th March 2026.
26/7	<b>New Applications for Comment</b>  <b>1. UTT/26/0644/FUL</b> 2no. self-build/custom build Eco dwellings Land To The Rear Of Joyners The Street Takeley  <b>2. UTT/26/1048/NMA</b>



## Takeley Parish Council Planning Committee

	<p>Nonmaterial amendment to UTT/25/2046/FUL - addition of an emergency access to serve Apartment Block 1 plus associated amendment Land Known As Bull Field, Warish Hall Farm Smiths Green Takeley</p> <p><b>3. UTT/26/1025/FUL</b> 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</p>
26/8	<p><b>Decisions to Note</b></p> <p>1. <b>UTT/26/0838/TPO</b> Works to 2 no. trees as per description of works 25 Longcroft Takeley Essex CM22 6RT <b>TPO Granted</b></p> <p>2. <b>UTT/26/0295/HHF</b> 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 Takeley Essex CM22 6SD <b>Approved With Conditions</b></p> <p>3. <b>UTT/25/2635/DOC REFUSE TO DISCHARGE this condition</b> Application to discharge condition 14 (Glint and Glare Assessment) attached to UTT/21/3311/OP Land West Of Garnetts Dunmow Road Takeley</p> <p>4. <b>UTT/25/2636/DOC REFUSE TO DISCHARGE this condition</b> Application to discharge condition 33 (walking and cycling links) attached to UTT/21/3311/OP Land West Of Garnetts Dunmow Road Takeley</p> <p>5. <b>UTT/26/0490/FUL Refuses Permission</b> <b>UTT/26/0491/LB Refuses Listed Building Consent</b> 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 Takeley Essex CM22 6QT</p> <p>4. <b>UTT/25/2673/HHF Refuses Permission</b> Demolition of existing stables, with erection of single storey annexe and creation of new vehicular access Bury Cottage Bambers Green Road Takeley Essex CM22 6PD</p>



## Takeley Parish Council Planning Committee

	<p><b>5. UTT/25/3229/LB Refuses Listed Building Consent</b> Demolition of existing stables, with erection of singles storey annexe and creation of new vehicular access Bury Cottage Bambers Green Road Takeley Essex CM22 6PD</p> <p><b>6. UTT/26/0529/ACV Asset of Community Value Refused</b> Nomination of as an Asset of Former Takeley Community Centre / Day Centre Community Value Day Centre Priors Wood Road Takeley</p> <p><b>7. UTT/26/0549/FUL Refused Permission</b> Section 73A Retrospective application for the siting of two static caravans to provide living space and a site office to facilitate the erection of self-build property 6 Coopers Villas Coopers End Road Takeley Essex CM22 6PT</p> <p><b>8. UTT/25/2756/DOV Approved</b> Request to vary 106 Unilateral Undertaking, dated 24 January 2025 - To amend the Mortgagee in Possession clause to ensure it is sufficient for charging purposes. To include a clause excluding liability from the RP or RP mortgagee, and individual owners occupiers and tenants of affordable housing units, in respect of the non-affordable housing obligations. To include a clause expressly permitting the rent on affordable rented units to be increased by CPI + 1% per annum. To make express reference to tenants who have exercised a preserved right to buy in clause 8.4 Land Known As Bull Field Warish Hall Farm Smiths Green Lane Takeley</p> <p><b>9. UTT/26/0576/HHF Approved with Conditions</b> Side and rear extension and roof alterations 3 Roseacres Takeley Essex CM22 6QY</p> <p><b>10. UTT/26/0646/OHL Opinion Given</b> Notice under Electricity Act 1989 Overhead Line (Exemption) (England &amp; Wales) Regulations 2009 - Install pole and stay Land At Smiths Green Smiths Green Lane Takeley</p>
26/9	<p><b>Major Planning and Local Plan Updates, Actions and Resolutions</b> The following major applications are monitored for updates and actions:</p> <p><b>UTT/25/2027/OP</b> - Water Circle Green Street Elsenham – industrial development – awaiting the outcome at UDC Planning Committee 13<sup>th</sup></p>



## Takeley Parish Council Planning Committee

	<p>May 2026.</p> <p><b>UTT/25/2045/CC</b> - Crumps Farm Stortford Road Little Canfield – industrial development – unknown.</p> <p><b>UTT/25/2786/OP - Land North of Taylors Farm, The Street</b> Industrial development awaiting determination at Planning Committee. <b>To consider a fee estimate to the sum of £330 + VAT</b> from the Stone and Meadow Landscape Consultant for a rebuttal to new landscape evidence provided by the developer.</p> <p><b>UTT/24/2242/OP - Land West of Station Road</b> 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><b>UTT/21/3311/OP - UTT/25/1391/DFO - Land West of Garnetts</b> 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><b>UTT/21/2488/OP - UTT/25/2991/DFO - Land East of Parsonage Road</b> 88 homes – reserved matters APPROVED <b>And UTT/25/2992/FUL – Land East of Parsonage Rd</b> 20 homes – APPROVED</p>
26/10	<p><b>Items for information and Next Agenda</b> Items to note.</p>
26/11	<p><b>Date of Next Meeting</b> To consider an alternative schedule for committee meetings, to leave UDC Planning Committee dates free for attendance, when required. The next meeting is currently scheduled for Wednesday 10<sup>th</sup> June 2026 at 10am in the Old School.</p>