



Takeley Parish Council Planning Committee

Minutes of the meeting of the **PLANNING COMMITTEE** held on **Wednesday, 12th November 2025 at 10.00** 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)

Agenda	
25/83	Apologies for absence None.
25/84	Declarations of interest Cllr Boyle declared a pecuniary interest in Land North of Taylor's Farm item UTT/25/2786/OP as he lives opposite the proposed site.
25/85	Public Representations None.
25/86	Minutes of the Meeting The minutes of the meeting held on 9th October 2025 were approved as a true record (proposed by Cllr Moore and seconded by Cllr Backus).
25/87	New applications for comment <ol style="list-style-type: none">UTT/25/2786/OP - Outline application with all matters reserved except access for commercial development of mixed employment including offices and/or industrial processes and/or general industrial and/or storage and distribution (Use Classes E(g)(i) and/or E(g)(iii) and/or B2 and/or B8 with any ancillary office floorspace) and/or a Mobility and Amenity Hub comprising retail food/beverage use (Use Class E(b)) and/or office (Use Class E(g)(i)) and/or a public transport interchange (Sui Generis), and access works, strategic landscaping, infrastructure and other associated works. Land North of Taylors Farm, The Street <p>Cllr Boyle gave his observations before leaving the room, having declared a pecuniary interest:</p> <ul style="list-style-type: none">The deadline is too tight considering the number of documents the public would need to read and comment onEmployment is important but he questions that this proposal is incongruous, ugly and vastHe would support employing consultants and would ask the Council to strongly object to the application.



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Cllr Boyle left the room

Concerns were raised about transport and access, landscape harm, loss of agricultural land, heritage harm, air quality, water source contamination and the negative impact on Hatfield Forest. Should the public benefits be considered greater, on balance, it would be very important for the parameter plan and design to mitigate harms, where possible. The need for professional reports was discussed and additional financial contributions should be sought.

It was **RESOLVED** to accept a fee proposal for a transport report from Railton, to the sum of £1,950 plus expenses (proposed by Cllr Moore and seconded by Cllr Cheetham).

It was further **RESOLVED** to approve a budget of £3,000 for a landscape consultant and for the Clerk to source an appropriate specialist (proposed by Cllr Moore and seconded by Cllr Backus).

2. **UTT/25/2773/NMA** - Non-Material Amendment to UTT/23/2682/PINS (S62A/2023/0027) - amendments to approved elevations.

Land at Warish Hall Farm, North of Jacks Lane - No comment.

Cllr Barber declared a non-pecuniary interest on a question to the Clerk and the Clerk advised that Cllr Barber contact the appropriate officer at UDC.

3. **UTT/25/2798/FUL** - Application for the change of use of a (3a) dwelling as a children's home for up to five children, with a manager and up to five carers, two of whom would stay overnight working on a rota basis(C2)

Dalforth House, Bambers Green Road - Object to car parking and access arrangements.

4. **UTT/25/2743/FUL** – Application for a Single storey front extension.
Takeley Football Club Station Road - No objection

5. **UTT/25/2991/DFO**

Reserved Matters pursuant to outline approval **UTT/21/2488/OP** application for the erection of 88 dwellings - **Support**

Action – The Clerk was asked to check with the developer regarding the siting of ASHPs on the housing plots.

6. **UTT/25/2976/DOC | Application** to discharge condition 6 (bird hazard management) attached to UTT/23/1970/PINS - S62A/2023/0022



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	<p style="text-align: center;">Noted</p> <p>7. UTT/25/2979/DOC Application to discharge condition 9 (vehicular parking) attached to UTT/23/1583/PINS - S62A/2023/0019 Cllr Cheetham declared a non-pecuniary interest due to her living close to the development - Noted</p> <p>8. UTT/25/2992/FUL - Proposed erection of 20 no. dwellings with associated auxiliary buildings, garages, access, parking, landscaping, drainage and infrastructure. Land To The East Of Parsonage Road - Support</p> <p>Action: The Clerk was asked to enquire with the developer the exact location of reinforced grass.</p>
	<p>At midday members agreed to suspend standing orders for matters on the remainder of the agenda to be considered (proposed by Cllr Cheetham and seconded by Cllr Moore).</p>
<p>25/88</p>	<p>Decisions to Note</p> <p>1. UTT/25/2114/NMA - Non-Material Amendment to UTT/23/1970/PINS (S62A/2023/0022) - removal of the external skylink corridor running along the full width of the terminal extension, repositioning of the alignment of each of the skylinks from the terminal extension to satellites 1/2 and to satellite 3, re-positioned locations where the new skylinks join from the terminal extension facade. Baggage handling building reduced in size (approximately 50% reduction in footprint), the Staff Security Search and Domestic Baggage Reclaim uses are omitted. Mechanical plant enclosure reduced in size by 50% and provisional energy centre reduced from two buildings to one. Passenger Terminal Stansted Airport - Approved.</p> <p>9. UTT/25/1873/CLP - Certificate of Lawful Development to establish that work can continue as approved under UTT/18/0655/FUL (Conversion of existing barn to a single dwelling, demolition of existing bungalow and garage, formation of new access to barn and Joseph's Drive) and UTT/18/0656/LB (Conversion of existing barn to a single dwelling, including the addition of doors, windows and roof lights. Created of 1st floor, insertion of internal partitions addition of flue and rainwater goods. Change of roof from corrugated metal sheeting to plain clay tiles. Demolition of existing bungalow and garage) as demolition of the existing bungalow was carried out within the specified time period.</p>



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	<p>Ashwells, The Street Refused</p> <p>10. UTT/25/2081/FUL - Change of use of residential annexe to one-bedroom dwelling. Dalforth House, Bambers Green Road Refused</p> <p>11. UTT/25/1750/FUL S73 - application to vary condition 2 (approved plans) of UTT/22/2744/FUL (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</p> <p>12. UTT/25/0579/PIP - Appeal Ref: APP/C1570/W/25/3370397 Land Adjoining The Croft, Smiths Green – Dismissed The appeal site includes a parcel of land to the rear of The Croft with access from Smith’s Green. There would be conflict with saved Policies S7 and S8 of the LP.</p>
25/89	<p>Major Planning and Local Plan – updates and actions The following major applications are monitored for updates and actions:</p> <p>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</p>



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	<p>UTT/25/2992/FUL – Land East of Parsonage Rd - 20 homes - unknown</p> <ol style="list-style-type: none">1. Members considered a request for naming and numbering of the Bulls Field development – comments to be sent to the Clerk by 5pm on 17th November.2. Stansted Airport expansion application – arrangements were agreed for Cllr Moore to speak at the UDC committee meeting, with Cllr Backus in reserve.3. Meeting with Stansted Airport representatives – actions were noted following the recent meeting.
25/90	<p>Budget for 2025-26 Members considered the required budget and earmarked reserve for professional fees.</p> <p>It was RESOLVED TO RECOMMEND an increased budget from £15,000 to £17,500 (proposed by Cllr Cheetham and seconded by Cllr Barber, the decision was unanimous).</p>
25/91	<p>Items for information and Next Agenda None.</p>
25/92	<p>Date of Next Meeting The next meeting is scheduled to take place on Monday 8th December 2025 at 2pm in the Old School Community Centre. It was agreed to change from the scheduled date to accommodate Cllr Cheetham’s request.</p>

Meeting closed at 12.38pm.

Signed by the Chairman

Date