



Takeley Parish Council Planning Committee

Minutes of the meeting held on Monday 13th April at midday, in the Old School Community Centre

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

In attendance: Jackie Deane (Parish Clerk)

Agenda	
25/125	Apologies for absence Cllr Boyle's apologies were received and accepted.
25/126	Declarations of interests Cllr Barber declared a non-pecuniary interest in new application on agenda item 129 UTT/26/0646/OHL which is located close to her home.
25/127	Public Representations None.
25/128	Minutes of the Meeting The minutes of the meeting held on 11th March 2026 was approved as a true record of the meeting (proposed by Cllr Barber and seconded by Cllr Moore).
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 6QY Comment made at previous meeting.UTT/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 ss Bull Field Warish Hall Farm, Smiths Green Lane Noted.UTT/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 Comment made regarding Village Green verge.UTT/26/0660/FUL Demolition of 8 no. outbuildings and the erection of 1 no. detached self-build dwelling with associated hard and soft



Takeley Parish Council Planning Committee

	<p>landscaping and alterations (alternative scheme to that approved under planning permission UTT/23/1534/FUL) Land At Carters Farm, School Lane No objections.</p> <p>5. UTT/26/0651/AG General-purpose agricultural and forestry storage building Hatfield Park Farm Hatfield Forest Road Bush End Takeley Outside the parish boundary – no comment.</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 No objection to retention of the bund. Comments made.</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 No objections.</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>



Takeley Parish Council Planning Committee

	<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>Public Consultations</p> <p>a) Pre-application Consultation</p>



Takeley Parish Council Planning Committee

	<p>Comments were agreed to submit to the public consultation on Stortford Road, Little Canfield, Local Plan allocation for major warehousing complex.</p> <p>List of concerns to include access, footpath connections, design and scale, impact on listed buildings and external appearance.</p> <p>b) Safer Speeds Strategy</p> <p>No comments were proposed on the Safer Speeds Strategy consultation.</p>
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 from the meeting held on 8th April.</p> <p>A fee quote was sought from our transport consultant, to update comments on the highways impacts.</p> <p>It was RESOLVED to approve a fee proposal from Railton, to the sum of £1,200 plus expenses for an updated Highways report and mitigation should the development be approved (proposed by Cllr Moore and seconded by Cllr Barber, the decision was unanimous).</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.</p> <p>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>A feasibility study has been commissioned by UDC for an alternative access from the A120 to the rear of the development.</p> <p>It was RESOLVED to approve a fee proposal from Railton to the sum of £850 plus expenses to review and comment on the new feasibility study</p>



Takeley Parish Council Planning Committee

	<p>document (proposed by Cllr Moore and seconded by Cllr Cheetham, the decision was unanimous).</p> <p>Action: A fee quote is being sought for an update on landscape comments.</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 And UTT/25/2992/FUL – Land East of Parsonage Rd - 20 homes. Comments sent for the UDC Planning Committee meeting on 11th March APPROVED</p>
25/133	<p>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.</p>
25/134	<p>Training - New Local Plan Policies Noted – A list of policies has been circulated to members and an information folder provided to each member.</p>
25/135	<p>Items for information and Next Agenda A change to the monthly schedule of meetings, to avoid clashes with UDC Planning Committee meetings.</p>
25/136	<p>Date of Next Meeting. The next meeting is scheduled for Wednesday 13th May 2026 at 10am in the Old School.</p>

Signed by the Chairman

Date