



Takeley Parish Council Planning Committee

Minutes of the meeting held on Monday 20th May at 1pm, in the Old School Community Centre

Members: Cllrs Jackie Cheetham, Jim Backus, Patricia Barber and John Boyle.

In attendance: Jackie Deane (Parish Clerk) and one member of the public.

26/1	Election of Chairman Cllr Jackie Cheetham was nominated by Cllr Backus, seconded by Cllr Barber and duly elected as Chairman for the civic year 2026-27.
26/2	Appointment of Vice Chairman Cllr Backus was nominated by Cllr Cheetham, seconded by Cllr Barber and duly appointed as Vice Chairman for the civic year 2026-27.
26/3	Apologies for absence Cllr Moore's apologies were received and accepted.
26/4	Declarations of interest Members to declare interests on agenda items. Cllr Cheetham declared a non-pecuniary interest on items relating to Smiths Green and Cllr Boyle declared a pecuniary interest in items for decision, relating to Land North of Taylor's Farm.
26/5	Public Representations A member of the public raised concerns about a new application reference UTT/26/1025/FUL . His objections included a conflict with the CPZ, 24-hour working and the size of size and scale of proposals, harm to the setting of heritage buildings and routeing of HGVs.
26/6	Minutes of the Meeting The minutes of the meeting held on 14 th April 2026 were approved as a true record of the meeting (proposed by Cllr Cheetham and seconded by Cllr Backus).
26/7	New Applications for Comment 1. UTT/26/0644/FUL 2no. self-build/custom build Eco dwellings Land To The Rear Of Joyners The Street Takeley This application has been refused.



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	<p>2. UTT/26/1048/NMA 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 This application has been refused.</p> <p>3. UTT/26/1025/FUL - 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 It was RESOLVED to object, with appropriate policies noted by the Clerk on CPZ, landscape, employment and heritage policies. Action: The Clerk was asked to contact a ward councillor to call the application in, should the officer recommend approval of the application.</p>
26/8	<p>Decisions to Note</p> <p>1. UTT/26/0838/TPO Works to 2 no. trees as per description of works 25 Longcroft Takeley Essex TPO Granted</p> <p>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 Takeley Approved With Conditions</p> <p>3. UTT/25/2635/DOC REFUSE TO DISCHARGE this condition 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. UTT/25/2636/DOC REFUSE TO DISCHARGE this condition 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. UTT/26/0490/FUL Refuses Permission UTT/26/0491/LB Refuses Listed Building Consent</p>



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	<p>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</p> <p>6. UTT/25/3229/LB Refuses Listed Building Consent Demolition of existing stables, with erection of singles storey annexe and creation of new vehicular access Bury Cottage Bambers Green Road</p> <p>7. UTT/26/0529/ACV Asset of Community Value Refused Nomination of as an Asset of Former Takeley Community Centre / Day Centre Community Value Day Centre Priors Wood Road</p> <p>8. UTT/26/0549/FUL Refused Permission 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</p> <p>9. UTT/25/2756/DOV Approved 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</p> <p>10. UTT/26/0576/HHF Approved with Conditions Side and rear extension and roof alterations 3 Roseacres Takeley Essex CM22 6QY</p> <p>11. UTT/26/0646/OHL Opinion Given Notice under Electricity Act 1989 Overhead Line (Exemption) (England & Wales) Regulations 2009 - Install pole and stay Land At Smiths Green Smiths Green Lane Takeley</p> <p>12. UTT/25/2469/DOC Discharge Conditions in Full Application to part discharge condition 15 parts 3 and 4 (remediation)</p>
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	<p>strategy), and 17 (monitoring and maintenance plan) attached to UTT/23/1970/PINS (S62A/2023/0022) Passenger Terminal Stansted Airport</p> <p>13. UTT/25/2784/DOC Discharge Conditions in Full Application to discharge condition 3 (hard/soft landscaping), 5 (materials), 7 (noise) and 9 (additional drawings) attached to UTT/24/0003/FUL. Yew Tree Cottage School Lane Takeley</p>
26/9	<p>Major Planning and Local Plan Updates, Actions and Resolutions The following major applications are monitored for updates and actions:</p> <p>UTT/25/2027/OP - Water Circle Green Street Elsenham – industrial development – REFUSED at UDC Planning Committee 13th May 2026.</p> <p>It was RESOLVED to approve the payment of £1,200 to Railton TPC Ltd on invoice 2620 for their report on the Water Circle (proposed by Cllr Cheetham and seconded by Cllr Backus).</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 awaiting determination at Planning Committee. It was RESOLVED to approve payment of £330 + VAT to Stone and Meadow Landscape Consultants for a rebuttal report on new landscape evidence provided by the developer (proposed by Cllr Barber and seconded by Cllr Backus).</p> <p>Cllr John Boyle abstained from the vote, having declared a pecuniary interest in the application.</p> <p>It was RESOLVED to approve a payment of £853.35 to Railton TPC for an updated transport report (proposed by Cllr Cheetham and seconded by Cllr Barber). Cllr John Boyle abstained from the vote. Action: Clerk to submit the report to UDC.</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>



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	<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>New Postal Addresses – Land West of Garnetts No’s: 38 - 93 Mill Race Drive, Takeley, CM22 6YS No’s: 2 – 29 Norman Way, Takeley, CM22 6GZ No’s: 1 – 14 Barley Walk, Takeley, CM22 6JY No’s: 1 – 18 Wheatfield, Takeley, CM22 6WH No’s: 1 - 32 Green Lane, Takeley, CM22 6WB No’s: 1 – 13 Meadow View, Takeley, CM22 6WW No’s: 1 – 8 Trinity View, Takeley, CM22 6WF</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 – APPROVED</p>
26/10	<p>Items for information and Next Agenda None.</p>
26/11	<p>Date of Next Meeting The meeting schedule has moved to the third Wednesday of the month at 10am. The next meeting will be held on 17th June 2026 at 10am in the Old School.</p>

Meeting closed at 2.45pm.

Signed by the Chairman

Date