



Takeley Parish Council Planning Committee

Minutes of the meeting of the Planning Committee held on Wednesday 11th March at 10am 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)

25/114	Apologies for absence None.
25/115	Declarations of interest None.
25/116	Public Representations None.
25/117	Minutes of the Meeting The minutes of the meeting held on 11th February 2026 were agreed as a true record (proposed by Cllr Moore and seconded by Cllr Backus).
25/118	New applications for comment <ol style="list-style-type: none">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 Support the full application and no objection to listed buildings application.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 No objections.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



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	<p>Noted.</p> <p>4. UTT/26/0549/FUL 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 Comments made.</p> <p>5. UTT/26/0490/FUL - UTT/26/0491/LB 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 No comment.</p> <p>6. UTT/26/0486/CLE Certificate of Lawfulness to seek permission for use class E(g)(i) Office 32 3RD FLR Endeavour House Coopers End Road Comments made.</p> <p>7. UTT/26/0529/ACV Nomination of as an Asset of Former Takeley Community Centre / Day Centre Community Value Day Centre Priors Wood Road Object.</p> <p>8. UTT/26/0576/HHF Side and rear extension and roof alterations 3 Roseacres CM22 6QY No objections.</p>
	<p><i>At midday, members agreed to suspend standing orders to continue with the meeting beyond 2 hours for the business on the agenda.</i></p>
<p>25/119</p>	<p>Decisions to Note</p> <p>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</p> <p>2. UTT/25/2204/DOC – Approved</p>



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	<p>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</p> <p>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 line and LV underground cables Land At Smiths Green</p> <p>4. UTT/25/3196/HHF – Approved Proposed two storey side and rear extension Tuscons, Brewers End, Dunmow Road</p> <p>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</p> <p>6. UTT/25/3248/AIR - PDE-Application Not Required Notification of use of airport permitted development rights - Construction of security validation point Stansted Airport</p> <p>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</p> <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>
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	<p>11. UTT/26/0064/HHF APPROVED Demolition of existing single story rear extension and conservatory to build a full width, single story, flat roof, rear extension, and the removal of the existing red wall tile cladding and render the external face of all the external walls with additional insulation.</p>
<p>25/120</p>	<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 And UTT/25/2992/FUL – Land East of Parsonage Rd - 20 homes – Comments sent for the UDC Planning Committee meeting on 11th March</p>
<p>25/121</p>	<p>Developer Contributions Supplementary Planning Document (SPD) Public Consultation 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. See the link for details: Respond to the consultation</p>



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	Action: No comments recommended, unless requested by committee members by Wednesday 18th March.
25/122	Potential Future Allotments The Little Canfield allotments will be managed by Little Canfield Parish Council in the future and they will not be available for new applicants from Takeley. Members considered 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. It was RESOLVED to request allotments on future developments as a community benefit, including the current application for Land North of Taylor's Farm (proposed by Cllr Moore and seconded by Cllr Backus. Cllr Boyle abstained).
25/123	Items for information and Next Agenda The Clerk requested consideration of an opportunity to receive planning-related training. It was RESOLVED for the Clerk to attend training on Permitted Development Rights (proposed by Cllr Cheetham and seconded by Cllr Moore).
25/124	Date of Next Meeting The next meeting is scheduled for Wednesday 8 th April 2026 at 10am in the Old School.

Meeting closed at 12.22pm

Signed by the Chairman

Date