



Takeley Parish Council Planning Committee

Minutes of the meeting held on Wednesday, 11th September 2024 at 9:45am in the Old School Community Centre

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

In attendance: Jackie Deane (Parish Clerk)

Agenda	
24/51	Apologies for absence Apologies were received and accepted from Cllrs James Banks and Hugh D'Alton.
24/52	Declarations of interest None.
24/53	Minutes of the Meeting The minutes for the meeting held on 14 th August 2024 were agreed as a true record (proposed by Cllr Barber and seconded by Cllr Moore).
24/54	Public Representations None.
24/55	Planning Applications for Comment <ol style="list-style-type: none">UTT/24/2056/FUL - Demolition of existing bungalow; construction of 4 no. two storey detached dwellings with associated garages, amenity space and new access to the public highway. Croft End Molehill Green. No objections – comments made.UTT/24/2086/FUL - Proposed store extension The Hoppit Bambers Green Road. No objection.UTT/24/2093/FUL - Section 73A Retrospective application for the change of use to sui generis (car wash). The Cottage Takeley Business Centre. Object.UTT/24/2223/SCO (to note) - Request for a Screening Opinion for a proposed development of up to 100 dwelling, early years childcare facility, on-site open space and strategic landscaping, improvements to Station Road Land West Of Station Road Takeley Dunmow Road. Noted.UTT/24/2087/FUL - Change of use of dwelling house (C3) to Bed & Breakfast (C1) Taphall Dunmow Road. No objections.



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	<p>6. UTT/24/2181/FUL - S73 application to vary the approved plans condition (added under UTT/24/0809/NMA) of UTT/21/3095/FUL (Demolition of existing pair of semi-detached dwellings and the construction of six new residential dwellings and associated access, parking and landscaping.) – retain the dwellings approved for demolition, in addition to altering the facade materials and location of private access. Falaise And Montjoy, The Street Takeley. No objections.</p> <p>7. UTT/24/2294/DOV - Request for Deed of Variation of 106 agreement dated 29th February 2024 made between (1) Uttlesford District Council (2)Essex County Council (3) Weston Homes plc (4) Euan Stewart Kennedy, Shuna Mackinnon Dickson, Mark Kennedy Williams, Andrew Mackinnon Morris and Maxwell Stewart Kennedy (5) Euan Stewart Kennedy and Shuna Mackinnon Dickson and (6) HSBC Corporate Trustee Company (UK) Limited retaining to planning application S62A/2023/0027 (UTT/23/2682/PINS) - Affordable housing clauses. Land At Warish Hall Farm North of Jacks Lane Smiths Green Noted.</p> <p>8. UTT/24/2242/OP - Hybrid Planning Application - Outline application (with all matters reserved) for up to 68 no. dwellings, including 40% Affordable Housing, a new Early Years and Childcare Facility, on-site open space and strategic landscaping, improvements to Station Road and other associated infrastructure. Full details (with no matters reserved) for the approval of 32 no. dwellings on Station Road and Bonnington's Farm site frontages and for perimeter landscaping Land West of Station Road Takeley Dunmow Road Initial comments - Objection on conflict with S7 and Gen1. Comments as follow-up from pre-application concerns and mitigation.</p>
24/56	<p>Planning Decisions Noted:</p> <p>1. UTT/24/1274/HHF - Demolition of existing garage, to proposed double garage with annex. Southcote Dunmow Road. Refuse.</p> <p>2. UTT/24/1765/NMA - Non-Material Amendment to UTT/1383/06/FUL - Change the original Halide light fittings to LED light fittings. The original poles position and height remain the same and the number of fittings is the same, just modern low energy fittings with better spill</p>



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	<p>control to reduce light pollution to neighbouring properties. Takeley Football Club Station Road.</p> <p>Approve.</p> <p>3. UTT/24/0741/FUL - S73 application to vary condition 28 (use class restriction) of UTT/22/2744/FUL (erection of 4 no. industrial/flexible employment (Use Class E) buildings with associated landscaping and parking) - vary permitted uses of approved commercial units to cover use class B8 (storage and distribution) for units 11 and 12. Land Known As 7 Acres Warish Hall Farm Parsonage Road</p> <p>Refuse.</p> <p>4. UTT/24/1700/HHF - Erection of garage 8 School Villas Molehill Green. Approve with Conditions.</p> <p>5. UTT/24/1181/DOC - Application to discharge condition 23 (Noise survey) attached to UTT/22/2744/FUL. Land Known As 7 Acres Warish Hall Farm Parsonage Road</p> <p>Discharge Conditions in Part.</p>
24/57	<p>Naming and Numbering of New Developments Noted: New address - The Cottage, Molehill Green, Takeley CM22 6PQ</p>
24/58	<p>Neighbourhood Plan Update deferred to the Full Council meeting.</p>
24/59	<p>Essex County Council Consultation It was agreed that any bullet points for a response to the Essex Transport Strategy - Essex County Council - Citizen Space should be sent to the Clerk by Monday 16th September for the Clerk to submit a response by the 22nd September deadline.</p> <p>Action: The Clerk was asked to submit a response to the current NPPF consultation, to include concerns over changes regarding highways sustainability and reversal of previous changes to wording on design made by the last government.</p> <p><i>Cllr Barber left the meeting.</i></p>
24/60	<p>Village Green Exchange Land Comments were agreed for an informal consultation.</p>
24/61	<p>Major Planning. The Clerk gave an update on correspondence with the developer of the future use of the medical facility UTT/22/2744/FUL - Land Known As 7 Acres Warish Hall Farm Parsonage Road.</p>



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24/62	Local Plan 1) There was a general discussion on matters being assessed by consultants, and alternative sites. 2) It was RESOLVED to approve a fee quote from Cerda Planning for their representation submission for the Regulation 19 consultation to the sum of £2,500 (proposed by Cllr Cheetham and seconded by Cllr Moore).
24/63	Items for information and Next Agenda Next agenda - Essex Local Nature Recovery Strategy (LNRS) Public Consultation - Essex County Council - Citizen Space
24/64	Date of Next Meeting The next meeting is scheduled to take place on Wednesday 9 th October 2024 at 9.45am in the Old School Community Centre.

Meeting closed at 12.23pm

Signed by the Chairman

Date