



Takeley Parish Council Planning Committee

Minutes of the PLANNING COMMITTEE meeting held on
Wednesday, 10th April 2024 at 9:30am in The Old School Community Centre

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

In attendance: Jackie Deane (Parish Clerk)

Agenda	
23/120	Apologies for absence Apologies from Cllr Banks were received and accepted.
23/121	Declarations of interest There were no declarations of interests on agenda items.
23/122	Minutes of the Meeting The minutes for the meeting held on 6 th March 2024 were approved as a true record of the meeting (proposed by Cllr Cheetham and seconded by Cllr Burnett).
23/123	Public Representations None
23/124	Planning Applications for Comment a) <u>Planning applications</u> 1) UTT/24/0632/HHF - Proposed raising of roof, erection of front extensions, demolition of existing rear extensions and associated works (alternative scheme to that approved under planning permission UTT/18/1102/HHF) 44 Garnetts Takeley. No objection. 2) UTT/24/0689/CLP - Single storey flat roof rear extension. Conversion of existing attached garage into habitable accommodation. Binfield Brewers End, Dunmow Road. No objection 3) UTT/24/0686/HHF - Two storey side extension and single storey rear extension 1 Bury Villas Bambers Green Road. No objection. 4) UTT/24/0661/FUL - New access road to serve development approved under UTT/23/0810/FUL. The Fox Bambers Green Road. No objection. 5) UTT/24/0772/HHF - Single storey rear extension. 1 Marshalls Way. No comment.



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- 6) **UTT/24/0558/FUL | Proposed change of use of land to create car park to serve airport and erection of associated office and works. | Land West Of Garrols Farm Woodgates End Object.** Prior to the meeting, an objection was submitted to lend support to Broxton Parish Council for the proposal which is in conflict with policies S7, S8 and T3.

b) Planning conditions and change of use

1. Applications to discharge planning conditions for **S62A/2023/0027** - Land At Warish Hall Farm North Of Jacks Lane Smiths Green Lane.
 - **Weston Homes - UTT/24/0697/DOC - Application to discharge condition 5** (CEMP: Construction) attached to UTT/23/2682/PINS
Comments made:
 - all works must be restricted to 8.00am – 5.30pm Mon-Fri and 8am-1pm on Saturday. No work on Sundays and Bank Holidays.
 - All deliveries to be within operating hours 8-5.30.
 - All construction and delivery vehicles to be parked on site and for a plan to be provided for approval
 - No vehicles to be parked on protected village green verges or on Smiths Green Lane
 - Request for consultation on all documents provided by Weston Homes in response to ECC Highways request for further information.
 - Request for clarification on works to provide water, foul drainage and other services to be accessed from the roadside. Request for clarification on if piling will be required for construction of the new dwellings.
2. **Weston Homes - UTT/24/0733/DOC - Application to discharge condition 8** (proposed footway/cycle link) attached to UTT/23/2682/PINS S62A/2023/0027 Land At Warish Hall Farm North Of Jacks Lane.
Comments made in objection.

Action:
To contact ECC Highways regarding the height of lighting poles required at the Bonningtons Yard site being only 4m high when Jacks Lane are to be 6m high.



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	<p>3. UTT/24/0698/DOC - Application to discharge condition 12 (contamination) attached to UTT/23/2682/PINS - S62A/2023/0027 Land At Warish Hall Farm North Of Jacks Lane Smiths Green Lane. The Parish Council supports environmental health comments that this condition cannot be discharged at this time.</p> <p>4. Application for Change of Permitted Use – Weston Homes 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. Object</p> <p>5. UTT/24/0907/DOC – discharge condition 7 Defer to the May meeting.</p> <p>6. UTT/24/0801/FUL - : S73 application to remove conditions 7 (bat mitigation licence) and 15 (sustainable transport improvements) and vary condition 2 (approved plans) of UTT/20/0223/FUL (Demolition of existing terrace houses, Village Stores, Meadow View and The Cottage, merging their plots to enable the erection of 6 no. Terrace houses with associated parking and landscaping including new access road.) - revised rear elevation to include solar panels. The Cottage, Molehill Green. Comments made.</p> <p>7. UTT/24/0804/DOC - Application to discharge condition 18 (lighting) attached to UTT/23/2617/FUL Location - Bonningtons Yard Station Road Takeley. No comment.</p>
23/125	<p>Planning Decisions</p> <p>1. UTT/23/2682/PINS - S62A/2023/0027- Full planning application for Erection of 40 no. dwellings, including open space landscaping and associated infrastructure. Land At Warish Hall Farm North Of Jacks Lane Smiths Green. Approve with Conditions</p> <p>2. UTT/24/0386/CLP - Replacement of garage doors with windows and door and new rooflights. 4 Pincey Brook Cottages The Street Proposed - Approve Cert Lawfulness.</p> <p>3. UTT/23/2393/HHF - Proposed single storey side and rear extension, second floor loft conversion and internal alterations</p>



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	<p>throughout for additional bedroom, bathroom, kitchen, dining and general living space and creation of a basement Tuscons Brewers End Dunmow Road.</p> <p>Approve with Conditions.</p> <p>4. UTT/24/0429/DOC - Application to discharge condition 24 (landscape bird strike) attached to UTT/22/2744/FUL. Land Known As 7 Acres Warish Hall Farm Parsonage Road.</p> <p>Discharge Conditions in Full.</p> <p>5. UTT/24/0445/DOC - Application to discharge condition 20 (Lighting Design Scheme) attached to UTT/22/2744/FUL Warish Hall Cottage Smiths Green.</p> <p>Discharge Conditions in Full.</p> <p>6. UTT/24/0463/DOC - Application to discharge conditions 12 (completion of archaeological evaluation programme), 13 (mitigation strategy), 14 (completion of fieldwork) and 15 (post excavation assessment) attached to UTT/23/2617/FUL. Bonningtons Yard Station Road Takeley.</p> <p>Discharge Conditions in Full</p>
23/126	<p>Night flight restrictions consultation: Heathrow, Gatwick, and Stansted Airports from October 2025</p> <p>To agree main points for comment and respond ahead of the deadline on 22nd May 2024.</p> <p>SSE/Saw has provided guidance on the comments. Clerk to respond in liaison with Chairman – send draft including points:</p> <ol style="list-style-type: none"> 1) Object to handing over responsibility for the scheme to local authorities and for the Government to retain control of Stansted Airport night flights scheme. 2) MAG planning condition on the planning approval for 42mppa that there will be no increase in night flights. The public inquiry inspector lengthened the night flight time period for a full 8 hours therefore the Parish Council objects to any alternation and increase in night flights during the period 11pm and 7am. 3) Part of the consultation is on exceptions and these are already higher at Stansted than at other areas. There needs to be strict supervision of those flights given exception to the night flights restrictions.
23/127	<p>Water Supply and New Developments</p> <p>To consider Cllr Daykin’s suggestion of liaison with neighbouring parishes and Kemi Badenoch MP regarding the impact on the water supply for major housing development in the area.</p> <p>Defer to a future meeting.</p>
23/128	<p>MAJOR PLANNING APPLICATIONS</p>



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	<p>1) Noted - An update has been received from Bellway Homes on their recent public consultation on pre-application details for land in Station Road – noted.</p> <p>2) Planning approval of 40 homes North of Jacks Lane RESOLVED for the Clerk to seek a legal opinion (details to be discussed in closed session) (proposed by Cllr Pat Burnett and seconded by Cllr Moore, the decision was unanimous). RESOLVED to obtain legal advice for an opinion on future legal action to the sum of £3,000 (Proposed by Cllr Backus and seconded by Cllr Moore, the decision was unanimous).</p>
23/129	Appeals None.
	<i>Mr Peter Hewett joined the meeting.</i>
23/130	Local Plan Councillor Cheetham agreed to speak in the public forum at the UDC Saffron Walden chamber at the next Local Plan Panel meeting on Wednesday 10 th April at 7pm.
23/131	Neighbourhood Plan Cllr Cheetham gave an update.
23/132	Items for information and Next Agenda It was agreed that there would be traffic survey with the assistance of Peter Hewett for Monday, 29 th April. Starting at 6am and finishing at 6pm. Action: Members agreed to find volunteers to help with the traffic survey. Cllr Cheetham recorded thanks to Peter Hewett for all his work on the traffic surveys.
23/133	Date of Next Meeting The next meeting is scheduled to take place on Wednesday, 1 st May at 9.30am in the Old School Community Centre.

Meeting closed at 1pm.

Signed by the Chairman

Date