



Takeley Parish Council Planning Committee

Minutes of the meeting held on Wednesday, 14th August 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) and Cllr John Boyle.

| Agenda | |
|--------|--|
| 24/39 | Apologies for absence Apologies were received and accepted from Cllrs D'Alton and Banks. |
| 24/40 | Declarations of interest Samantha Moore declared a non-pecuniary interest in item 6 Sheering Hall application for comment. Cllrs Cheetham and Barber declared non-pecuniary interests in and new comments that might be necessary for the Major applications concerning Land at Warish Hall Farm, item 47. |
| 24/41 | Minutes of the Meeting The minutes for the meeting held on 3 rd July 2024 were approved as a true record (proposed by Cllr Backus and seconded by Cllr Moore). |
| 24/42 | Public Representations Cllr Boyle attended the meeting to raise his concerns and ask questions regarding the transport impacts on the Local Plan and specifically on the Taylor's Farm employment site. The Clerk gave a detailed briefing on the main aspects of concern over the plan and shared initial information passed to the Parish Council's transport consultant. The Clerk explained how the consultant's report will be submitted on behalf of the Parish Council in its entirety, however implications are likely to come to light which will impact other comments the Parish Council could make. There was an open discussion during the public forum part of the meeting, to allow Cllr Boyle to ask questions and for those questions to be answered. |
| 24/43 | Planning Applications for Comment <ol style="list-style-type: none">UTT/24/1611/FUL - Erection of 2 self-contained detached dwellings with associated landscaping, access and parking. Land Adjacent to Swan Farm School Lane. Object. |



Takeley Parish Council Planning Committee

2. **UTT/24/1700/HHF** - Erection of garage.
8 School Villas Molehill Green.
No objection.
3. **UTT/24/1726/CLP** - Certificate of lawful development for the placement of a caravan with the curtilage of Kirkstone for use incidental to the enjoyment of the dwelling house.
Kirkstone Brewers End Dunmow Road.
No comment.
4. **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 are the same, just modern low energy fittings with better spill control to reduce light pollution to neighbouring properties.
Takeley Football Club Station Road.
No comment.
5. **UTT/24/1157/FUL** - Refurbish and remodel the existing station, providing a one bed one person house and a two bed three-person house.
Station House, Station Road.
Comment: No objection but request for a planning condition to retain the historic station platform.
6. **UTT/24/1861/FUL** – Proposed erection of 1 no. dwelling and 2 no. car ports (variation of approved scheme under UTT/22/2297/FUL)
Sheering Hall Bambers Green Road.

Cllr Moore gave her comments before leaving the meeting for the remainder of the item, due to her declared interests.

Councillor Moore explained the application's potential impact on the amenity to her property.

Members found the application details to be contradictory in various aspects. The Clerk submitted comments on the portal and followed up by an email to request a new application or changes in the submitted documentation due to discrepancy in the information and application description.

There are concerns regarding the impact on neighbouring properties from the change to a 2-storey dwelling and removal of



Takeley Parish Council Planning Committee

an approved dedicated access.

Note: The Clerk has requested a ward councillor call-in and will look to make an additional comment once details have been clarified.

7. **UTT/24/1971/HHF** - Proposed demolition of rear two storey extension, conservatory and porch. Extension to 1.5 storey rear elevation. New pitched roof to annex, new porch extension to side and new detached cart lodge (amendments to previously approved application UTT/23/0398/HHF).
Lanmor The Street.
Support.

8. **UTT/24/1883/FUL** - S73 application to remove condition 18 (the approved dwellings shall be constructed and occupied as such at all times as self-build or custom housebuilding dwellings) of UTT/24/1350/OP (Erection of 2 no. self-build dwellings) Tyrells Molehill Green.
No comment.

Applications for discharge of conditions or to vary conditions were noted:

1. **UTT/24/1672/DOC** - Application to discharge condition 12 (Skylark Mitigation Strategy), condition 14 (Construction Traffic Management Plan), and condition 15 (Temporary Construction Access and Road Safety Audit) of UTT/22/1474/PINS - S62A/22/0000004
Land East Of Parsonage Road, And South Of Hall Road.
2. **UTT/24/1768/NMA** - Nonmaterial amendment to planning inspectorate application S62A/2023/0027 (UTT/23/2682/PINS) - amendments to approved elevations to ensure all windows are compliant. Land At Warish Hall Farm North Of Jacks Lane Smiths Green.
3. **UTT/24/1787/DOC** - Application to discharge condition 17 (Wildlife Sensitive Lighting) and condition 18 (Surface Water Maintenance) of UTT/20/0223/FUL. The Cottage Molehill Green.
4. **UTT/24/0980/DOC** - Application to discharge condition 12 (north/south path details), 21 (extended footpath details) and 30 (extended footpath details) of UTT/22/2744/FUL.
Land Known As 7 Acres Warish Hall Farm Parsonage Road.
5. **UTT/24/1831/DOC** - Application to partially discharge condition 23 (archaeology) attached to UTT/23/2682/PINS S62A/2023/0027
Land At Warish Hall Farm North Of Jacks Lane Smiths Green.



Takeley Parish Council Planning Committee

| | |
|-------|--|
| 24/44 | <p>Planning Decisions</p> <p>To note:</p> <ol style="list-style-type: none">UTT/24/1510/DOC - Application to discharge condition 3 (materials) of UTT/22/3457/LB. The Grange Bambers Green Road. Discharge Conditions in Full.UTT/24/1343/FUL - Proposed subdivision of single unit approved under UTT/23/2617/FUL into 2 no. dwellings. Bonningtons Yard Station Road. Approve with ConditionsUTT/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 Smiths Green Lane. Discharge Conditions in FullUTT/24/0809/NMA - Non-Material Amendment to TT/21/3095/FUL - add a condition to list approved plan numbers 5718 03 (rev C), 5718 05, 5718 06, 5718 07, 5718 08. Falaise And Montjoy The Street. ApproveUTT/24/1019/DOC - Application to discharge conditions 3 (landscape details), 5 (material details), 6 (roof details), 7 (noise assessment), 8 (construction management plan), 9 (window and door details), and 20 (Biodiversity Enhancement Strategy) of UTT/24/0003/FUL Yew Tree Cottage School Lane. Discharge Conditions in PartUTT/24/1350/OP - Outline planning application with all matters reserved for the erection of 2 no. self-build dwellings. Tyrells Molehill Green Takeley. Approve with Conditions.UTT/24/1538/DOC - Application to discharge condition 11 (materials) of Planning Inspectorate application S62A/2023/0027 (UTT/23/2682/PINS). Land At Warish Hall Farm North Of Jacks Lane Smiths. Discharge Conditions in Full.UTT/23/2021/HHF - Side extension to first floor partially over existing ground floor extension. 2 Bury Villas Bambers Green Road Approve with Conditions.UTT/24/1377/FUL - S73 application to vary condition 2 (approved plans) of UTT/23/0810/FUL (Change of use of existing garage from light industry to dwellinghouse (C3) including addition of first floor and ground floor extension to form a new dwellinghouse (alternative scheme to that approved under planning permission UTT/18/0652/FUL)) - amend the site red line boundary. The Fox Bambers Green Road. Approve with Conditions. |
|-------|--|



Takeley Parish Council Planning Committee

| | |
|-------|---|
| | <p>10. UTT/24/1831/DOC - Application to partially discharge condition 23 (archaeology) attached to UTT/23/2682/PINS S62A/2023/0027 Land At Warish Hall Farm North Of Jacks Lane Smiths Green. Discharge Conditions in Part</p> <p>11. UTT/24/0539/FUL - Subdivision of the existing site and construction of a detached chalet style bungalow house with associated alterations to the site for garden space and shared access. The Rockies School Lane. Approve with Conditions.</p> <p>12. 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. Approve with Conditions.</p> <p>13. UTT/24/1862/DOC - Application to discharge condition 3 (signage) and condition 4 (landscaping) of UTT/24/0494/FUL Priors Green Community Hall Bennet Canfield Little Canfield. Discharge Conditions in Full.</p> |
| 24/45 | <p>Appeals and Decisions No new appeals have been advised. To note: An approved application for Land at Warish Hall Farm known as Bull Field was subject to a Judicial Review and the refusal decision has been quashed.</p> |
| 24/46 | <p>Neighbourhood Plan Cllr Cheetham requested an update on an ecology report which was commissioned for the Neighbourhood Plan and if any work could be done regarding any potential impact from the local plan and other planning applications on Priors Wood and open spaces in the parish. Action: Clerk to contact the ecology consultant to discuss changes to the brief and any documentation that could be produced. There was a general update that each member of the steering group has been asked to produce wording on topics which will be discussed at the September meeting, to form a vision statement and objectives.</p> |
| 24/47 | <p>Major Planning The Land Known as Seven Acres has an application for change of use at the next UDC planning Committee meeting to be held on 21st August.</p> |



Takeley Parish Council Planning Committee

| | |
|--|--|
| | <p>Cllr Cheetham has agreed to speak on behalf of TPC and will liaise with the clerk on appropriate wording based on previous submissions and any feedback received from UDC.</p> |
| <p style="text-align: center;">24/48</p> | <p>Local Plan</p> <p>1) The Full Council has approved a budget in principle which covers consultant fees of which a fee proposal has been received for the brief provided by the Clerk. Members RESOLVED to approved the appointment of Rialton TPC Ltd, to undertake a site visit and produce a draft and final Regulation 19 consultation report on transport matters affecting the parish, to the sum of £2,450 plus expenses in the region of £150 (proposed by Cllr Cheetham and seconded by Cllr Backus).</p> <p>2) To consider points for planning consultant and legal advice – It was RESOLVED to agree outline topics for comments as follows: All points on the brief to the transport consultant were discussed at this meeting in detail, covering all relevant evidence which would impact on the parish. The committee supports the brief and ongoing liaison between the Clerk and the consultant. The brief to the solicitor has been previously agreed by members of the Planning Committee. There will be an additional brief for a planning consultant, both for advice on matters to include in the Regulation 19 submission and in preparation for the Examination in Public (EiP). In addition to the points made in regulation 18, members requested inclusion of the following points:</p> <ul style="list-style-type: none"> • Gypsy and Traveller policy in relation to Takeley Park • Policy conflict and heritage harm for the section of the allocated housing close to Parker’s Farm • Advice to be sought on any implications on the allocated housing from a new Bull Field planning application • Advice to be sought on the merits of the new settlement having at least 1500 homes • Consider new to the comments on the education facility • Consider new comments to retain CPZ protection for any land no longer required for allocations in the Plan. • Consider new comments on the nature of employment land and jobs created both within the airport and in new allocations • Consideration of amenities and infrastructure that will need to serve the entire existing community in Takeley rather than specifically for new 1500 homes allocation. |



Takeley Parish Council Planning Committee

| | |
|-------|--|
| | <p>(proposed by Cllr Cheetham and seconded by Cllr Barber).</p> <p>3) Arrangements for agreement on main points of submission at Regulation 19: RECOMMENDATION to Full Council: All members of the committee will email the Clerk individually with their priorities on points of concern. The Clerk will liaise with the Chair of the Planning Committee on any additional points for inclusion in the submission (proposed by Cllr Backus and seconded by Cllr Moore).</p> |
| 24/49 | <p>Items for information and Next Agenda Follow-up required for comments on UTT/24/1861/FUL – Proposed erection of 1 no. dwelling and 2 no. car ports (variation of approved scheme under UTT/22/2297/FUL) Sheering Hall Bambers Green Road.</p> |
| 24/50 | <p>Date of Next Meeting The next meeting is scheduled to take place on Wednesday, 11th September 2024 at 9.45am in the Old School Community Centre.</p> |

Meeting closed at 13.17

Signed by the Chairman

Date