



Takeley Parish Council Planning Committee

Minutes of the Planning Committee Meeting held on Wednesday, 3rd July 2024 at 9.30am
in the Old School Community Centre

Members Present: Cllrs Jackie Cheetham (Chairman), Jim Backus (Vice Chairman), Patricia Barber, Samatha Moore and Hugh D'Alton

In attendance: Jackie Deane (Parish Clerk)

Agenda	
24/26	Apologies for absence Apologies from Cllr Banks were received and accepted. Cllr Boyle would be joining the finance committee and is no longer a planning committee member. <i>Cllr D'Alton was expected to arrive at the meeting at 10am.</i>
24/27	Declarations of interest Cllr Barber declared a pecuniary interest for any new comments on Land North of Jacks Lane and would not be included in any vote, due to her living close to the development site.
24/28	Minutes of the Meeting Members agreed the minutes of the meeting held on 5 th June 2024 as a true record of the meeting (proposed by Backus and seconded by Cllr Barber. <i>Cllr D'Alton arrived at 10am</i>
24/29	Public Representations None.
24/30	Clerk's Briefing The Clerk advised on the ways to access UDC's Local Plan information on their website. Action: The Clerk agreed to circulate the Parish Council's most recent speech at the Local Plan Panel meeting on 15 th July, as background information for the Full Council meeting.
24/31	Planning Applications for Comment 1. UTT/24/1274/HHF - Demolition of existing garage, to proposed double garage with annex. Southcote Dunmow Road Takeley – Object. Applications for discharge of conditions or to vary conditions. 1. UTT/24/1448/DOC - Application to discharge condition 9 (surface water drainage) 10 (offsite flooding) 15 (surface water maintenance plan) 16 (maintenance plan) attached to UTT/23/2682/PINS



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	<p>S62A/2023/0027 Warish Hall Farm Smiths Green. Members agreed key points of concern, to be followed up by the Clerk. The County Council's comments were noted. There are issues with ditch clearance, as was stated by the landowner saying that clearance would require large scale. The properties to the north of the development discharge into the ditch.</p> <p>2. UTT/24/1473/DOC - Application to discharge condition 14 (hard and soft landscaping) 19 (access) attached to UTT/23/2682/PINS S62A/2023/0027 Warish Hall Farm Smiths Green. Object to discharge of the conditions and query access arrangements as shown on the plans.</p> <p>3. 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 Green. No comment.</p>
24/32	<p>Planning Decisions to note</p> <p>1. UTT/23/0290/DOV (relating to the provision of affordable housing) - Request for variation of 106 agreement made pursuant to section 106 of the 1990 Act dated 9 December 2019 and made between (1) Uttlesford District Council (2) Essex County Council (3) James Anthony Trafford, Claire Flora Ash-Wheeler, Marion Beatrice Ash and Cosmo Caddy and (4) Endurance Estates Land Promotion Limited relating to UTT/19/0393/OP Land West Of Parsonage Road. §106 Deed of Variation has been approved.</p> <p>2. UTT/24/0977/HHF - Single storey rear extension. Conversion of existing attached garage. Binfield Brewers End Dunmow Road Approve with Conditions.</p> <p>3. UTT/24/0494/FUL - Section 73 application to remove condition 3 (hours of operation) of UTT/23/3078/FUL (Section 73A retrospective application for the installation of 2 no. rapid electric vehicle charging stations within the car park) - chargers can't be 'turned off' and therefore this condition fails the NPPF tests of being enforceable and reasonable. Priors Green Community Hall. Approve with Conditions.</p> <p>4. UTT/24/1199/HHF - Single storey rear extension, with part side extension. Aptons The Street Takeley.</p>



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	<p style="text-align: center;">Approve with Conditions.</p> <p>5. UTT/24/1307/NMA - Non-Material Amendment to UTT/23/2682/PINS - S62A/2023/0027 - amend the wording of condition 2 to include revised versions of the approved plans, which incorporate changes to the internal layout. Land At Warish Hall Farm North of Jacks Lane.</p> <p style="text-align: center;">Approve.</p>
24/33	<p>Appeals None advised.</p>
24/34	<p>Neighbourhood Plan The next meeting is scheduled for Monday, 12th August at 7pm to consider the responses from the Steering Group.</p>
24/35	<p>Major Planning</p> <p>a) On the minutes of the previous meeting the Clerk agreed to follow up requesting further information to comment on UTT/24/1307/NMA changes to plans on the internal layout and access. The Clerk was awaiting a response from the planning case officer and/or the Planning Manager. This has now been approved.</p> <p>Action: The Clerk will chase the precise changes and object to the plan that reduces the width of the internal footpath at the junction with Warish Hall Lane.</p> <p>It was RESOLVED that, if UDC has agreed to material changes to the approved planning conditions, the Clerk is requested to liaise with the Chairman of the Committee over wording for a formal letter to PINS and UDC CEO (proposed by Cllr Cheetham and seconded by Cllr Backus, the decision was unanimous).</p> <p>b) A pre-application meeting is scheduled for Thursday, 18th July at 2.30pm at the Old School Community Centre to discuss an industrial proposal in Takeley.</p> <p>c) The updates on the portal for the 7 Acres industrial units proposal for change of use were discussed.</p> <p>Action: The Clerk was asked to enquire with UDC for an update.</p>
24/36	<p>Local Plan To note the updated timetable with background papers on Monday 15th July Local Plan Panel meeting, followed by Cabinet consideration of the Regulation 19 document on 18th July and then by UDC Full Council on 30th July.</p>



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	Cllr Cheetham is available for the LPP meeting to be held on 15 th July, Cllr Barber is available for the Cabinet meeting on 18 th July and both Cllrs Barber and Backus will be available for the Full Council Extraordinary meeting, should the Parish Council for statements prior to the release of the Regulation 19 Consultation.
24/37	Items for information and Next Agenda Members agree that the current wording of the Terms of Reference of the Planning Committee should be approved at the next Full Council meeting.
24/38	Date of Next Meeting The next meeting is scheduled to take place on Wednesday, 14 th August 2024 at 9.45am in the Old School Community Centre.

Meeting closed at 11.58am

Signed by the Chairman

Date