



## Takeley Parish Council Planning Committee

**Minutes of the Meeting held on Wednesday, 5<sup>th</sup> June 2024 at 9:30am in the  
Old School Community Centre**

**Members:** Cllrs Jim Backus (Vice Chairman), Patricia Barber, John Boyle and Hugh D'Alton.

**In attendance:** Jackie Deane (Parish Clerk).

*The meeting commenced 9.47am and Cllr Barber chaired the meeting until Cllr Backus arrived at 9.56am*

Agenda	
24/13	<b>Apologies for absence</b> Apologies were received and accepted from Cllrs Cheetham, Moore and Banks.
24/14	<b>Declarations of interest</b> None.
24/15	<b>Minutes of the Meeting</b> The minutes of the meeting held on 1 <sup>st</sup> May were approved as a true record (proposed by Cllr Backus and seconded by Cllr Barber). The Neighbourhood Plan meeting minutes were approved, for the meeting held on 4 <sup>th</sup> June and signed by Cllr Barber.
24/16	<b>Public Representations</b> There were no members of the public present.
24/17	<b>Clerk's Briefing</b> Members were given the opportunity to ask questions on training information that was distributed to all committee members, regarding abbreviations for types of planning applications, material considerations for commenting on applications and the key documents for consideration in major applications and planning policies.
24/18	<b>Planning Applications for Comment</b>  <ol style="list-style-type: none"><li><b>UTT/24/1199/HHF</b> - Single storey rear extension, with part side extension. Aptons, The Street. No comment.</li><li><b>UTT/24/1198/OP</b> - Outline planning permission with all matters reserved except access for up to 15 no. dwellings. Land To the South of Smiths Green. Strongly object – S7, S8, ENV2, GEN1 and impact on the character</li></ol>



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	<p>and appearance of the countryside, the setting of the Smiths Green Conservation Area, Flitch Way, concerns over potential ecological harm to protected species and foot and cycling access arrangements. Also concerns regarding the provision of solely affordable homes on this scheme.</p> <p><b>3. UTT/24/1377/FUL</b> - 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. <b>No comment</b></p> <p><b>4. UTT/24/1350/OP</b> - Outline planning application with all matters reserved for the erection of 2 no. self-build dwellings. Tyrells Molehill Green. <b>No objection.</b></p> <p><b>5. UTT/24/1307/NMA - Non-Material Amendment to UTT/23/2682/PINS - S62A/2023/0027</b> - 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 Smiths Green Lane. <b>ACTION: Request for information on which plans have been superseded and why.</b></p> <p><b>6. 24/0697/DOC HAS A REVISED CEPM</b> Members to send comments to the Clerk for an update comment.</p> <p><b>7. Stansted Airport Applications to Note:</b></p> <ol style="list-style-type: none"><li><b>1. UTT/24/1254/AIR</b> - Notification of use of airport permitted development rights - Demolition and replacement of VP1, construction of new access road and associated works, Construction of a new VP11 (combining the current VP5 and 6) alongside construction of an access road and associated work. Stansted Airport.</li><li><b>2. UTT/24/1165/AV</b> - The repositioning of existing white McDonalds letterset on elevation B (internally illuminated). McDonalds Southgate Thremhall Avenue Stansted.</li><li><b>3. UTT/24/1164/FUL</b> - Refurbishment of restaurant with alterations to elevations including extensions totalling 36.9 sqm. Formation of an additional drive thru booth for fast forward ordering, with existing booths updated to match. Replacement sections of shopfront with new glazing, cladding,</li></ol>
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	<p>doors and vertical slats. Minor reconfiguration of kerb lines and parking bays and relocation of existing cycle racks. New remote corral constructed within the car park and the installation of a 1.8m high acoustic fence to southern boundary, with associated works to the site. Relocation of a fascia sign. McDonalds Southgate Thremhall Avenue Stansted.</p> <p>4. <b>UTT/24/1175/AIR</b> - Notification of use of airport permitted development rights – proposed domestic reclaim facility Adj Passenger Terminal Stansted Airport.</p>
<p>24/19</p>	<p><b>Planning Decisions</b></p> <p><b>To note:</b></p> <ol style="list-style-type: none"> <li>1. <b>UTT/24/0597/DOC</b> - Application to discharge conditions 9 (noise assessment) and 19 (biodiversity enhancement layout) of UTT/21/3095/FUL. Falaise And Montjoy The Street. <b>Discharge Conditions in Full</b></li> <li>2. <b>UTT/24/0907/DOC</b> - condition 6 (CEMP) attached to UTT/23/2682/PINS S62A/2023/0027. Land At Warish Hall Farm North Of Jacks Lane Smiths Green Lane. <b>Discharge Conditions in Full.</b></li> <li>3. <b>UTT/24/0908/DOC</b> - Application to discharge condition 7 (reptile mitigation) attached to UTT/23/2682/PINS S62A/2023/0027 Land At Warish Hall Farm North Of Jacks Lane Smiths Green. <b>Discharge Conditions in Full</b></li> <li>4. <b>UTT/24/1035/NMA</b> - Non-Material Amendment to UTT/20/3376/HHF - reduce the size of the proposed extensions to a single storey rear and side extension. Aptons The Street. <b>Refuse.</b></li> <li>5. <b>UTT/24/0172/FUL</b> - 3 no. detached dwellings and associated work. Land To the South Of The Street. <b>Approve with Conditions.</b></li> <li>6. <b>UTT/24/0632/HHF</b> - 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. <b>Approve with Conditions.</b></li> <li>7. <b>UTT/24/0686/HHF</b> - Two storey side and rear extension and single storey rear extension. 1 Bury Villas Bambers Green Road. <b>Approve with Conditions.</b></li> <li>8. <b>UTT/24/0772/HHF</b> - Single storey rear extension LOCATION: 1 Marshalls Way. <b>Approve with Conditions.</b></li> </ol>



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	<p><b>9. UTT/24/0804/DOC</b> - Application to discharge condition 18 (Lighting) and condition 19 (Lighting Design Strategy) attached to UTT/23/2617/FUL. Bonningtons Yard Station Road. <b>Discharge Conditions in Full.</b></p> <p><b>10. UTT/24/1077/DOC</b> - Application to discharge condition 13 (external noise) attached to UTT/23/2682/PINS S62A/2023/0027 Warish Hall Farm Smiths Green Lane. <b>Discharge Conditions in Full.</b></p> <p><b>11. UTT/24/0661/FUL</b> - New access road to serve development approved under UTT/23/0810/FUL. The Fox Bambers Green Road. <b>Approve with Conditions</b></p>
24/20	<p><b>Appeals</b> <b>APP/C1570/W/24/3340022</b> – to be decided on written representations on appeal of UTT/23/2644/FUL - Erection of 1 no. chalet style dwelling. Millers Brewers End. Deadline for comments is 11<sup>th</sup> June 2024.</p>
24/21	<p><b>Neighbourhood Plan</b> A report will be given at the Full Council meeting.</p>
24/22	<p><b>Major Planning</b> The Clerk has requested updates from UDC on the following:</p> <ul style="list-style-type: none"> <li>a) Land at Warish Hall Farm north of Jacks Lane – discharge of conditions</li> <li>b) Seven Acres footpath – CHASE WITH UDC</li> <li>c) Seven Acres change of use of 2 industrial units CHASE WITH UDC AND HIGHWAYS</li> <li>d) Station Road 100 homes pre-application information – AWAITING INFORMATION FROM THE DEVELOPER.</li> </ul>
24/23	<p><b>Local Plan – DEFER TO FC MEETING</b> A member will liaise with the Clerk to speak at the next Local Plan Panel meeting to be held on 20<sup>th</sup> June at 7pm.</p>
24/24	<p><b>Items for information and Next Agenda</b> None.</p>
24/25	<p><b>Date of Next Meeting</b> The next meeting is scheduled to take place on Wednesday, 3rd July 2024 at 9.30am in the Old School Community Centre. Note that meetings will be held on the second Wednesday of the month from August onwards.</p>



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	<p>It was <b>RESOLVED</b> to enter part 2 of the meeting (proposed by Cllr Backus and seconded by Cllr Barber).</p> <p><b>Part 2 – Exclusion of the Press and Public</b></p> <p>Under the Public Bodies (Admission to Meetings) Act 1960 (as extended by s.100 of the Local Government Act 1972), the public and accredited representatives of newspapers be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Local Government Act 1972.</p>
	<p><b>1. Major Planning</b></p> <p>The Clerk gave an update on legal enquiries on a planning matter. The committee previously approved expenditure of a sum of up to £3,000 for a legal opinion on a planning matter. Acting on feedback from the solicitor, the Clerk requested a widening of the scope for this expenditure.</p> <p>It was <b>RESOLVED</b> to update the previous resolution for expenditure on legal advice, for the Clerk to commission legal advice, enquiries and correspondence relating to a planning matter up to the sum of £3,000 (proposed by Cllr Backus and seconded by Cllr Barber).</p> <p><b>2. Local Plan</b></p> <p>The committee considered the merits of obtaining professional advice for the next stage of the local plan.</p> <p>It was agreed for the Clerk to make enquiries with professional consultants when information has been received to indicate requirements for representation on the Local Plan.</p> <p>It was <b>RESOLVED</b> to recommend to Full Council for the Clerk to have delegated authority for expenditure up to the sum of £8,000 to instruct professional advice and reports as required (proposed by Cllr Backus and seconded by Cllr Boyle).</p>

Meeting closed 12.08pm

Signed by the Chairman .....

Date .....