



Takeley Parish Council Planning Committee

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY, 1ST MAY 2024 AT 9:30AM IN THE OLD SCHOOL COMMUNITY CENTRE

Members present: Cllrs Jackie Cheetham, Jim Backus, Patricia Barber, Pat Burnett and Samatha Moore.

In attendance: Jackie Deane (Parish Clerk)

Agenda	
24/1	Election of Chairman for Civic Year 2024-25 Cllr Jackie Cheetham was nominated by Cllr Pat Burnett, seconded by Cllr Barber and duly elected as Chairman.
24/2	Appointment of Vice Chairman for the Civic Year 2024-25 Cllr Jim Backus was proposed by Cllr Cheetham, seconded by Cllr Burnett and duly nominated as Vice Chairman.
24/3	Apologies for absence Apologies were received and accepted from Cllr James Banks. Note: Cllr Cheetham gave her apologies for the next meeting.
24/4	Declarations of interest None.
24/5	Minutes of the Meeting The minutes of the meeting held on 10 th April 2024 were agreed as a true record (proposed by Cllr Cheetham and seconded by Cllr Moore). Cllr Backus expressed his concerns over the applications to discharge conditions and how important it is to monitor those conditions. Cllr Cheetham has said that Weston Homes vehicles are already parking on the village green. The Clerk advised that all reports must be sent directly to Planning Enforcement team on the UDC website link.
24/6	Public Representations None.
24/7	Planning Applications for Comment Action: Clerk to list all UDC planning type abbreviations to include on the training briefing sheet. Clerk to circulate to all councillors. 1. UTT/24/0539/FUL - Subdivision of the existing site and construction of a detached chalet style bungalow house with



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	<p>associated alterations to the site for garden space and shared access. The Rockies School Lane. No objection.</p> <p>2. UTT/24/0836/FUL - Proposed 1 no. end of terrace dwelling. 6 Coopers Villas Coopers End Road. No objection.</p> <p>3. UTT/24/0961/AIR - Notification of use of airport permitted development rights – Provision for staff parking at the EV Charging Facility off Thremhall Avenue, Stansted Airport Thremhall Avenue. Noted.</p> <p>4. UTT/24/1035/NMA - 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. No comment.</p> <p>Applications for discharge of conditions or to vary conditions.</p> <p>1. Weston Homes - UTT/24/0907/DOC to discharge condition 6 (TPC note – deferred from the last meeting, awaiting comments from Essex Place Services Ecology). Noted - conditions discharged.</p> <p>2. Weston Homes - UTT/24/0908/DOC – 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 Lane Takeley. Noted - conditions discharged.</p> <p>3. UTT/24/1077/DOC - Application to discharge condition 13 (external noise) attached to UTT/23/2682/PINS S62A/2023/0027 Warish Hall Farm Smiths Green Lane. Noted.</p> <p>4. UTT/24/0980/DOC – Application to discharge condition 12 (north/south path details) and 30 extended footpath details of UTT/22/2744/FUL Land known as Warish Hall Farm, Parsonage Road Email sent to UDC on 1st May – Strong objection to a lit path in the 15m buffer to the Priors Wood ancient woodland and to note comments made by the Woodland Trust in their correspondence</p>
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	dated 25 th April.
24/8	<p>Planning Decisions</p> <ol style="list-style-type: none"> 1. UTT/24/0088/DOC - Application to discharge condition 3 (hard and soft landscaping) 5 (materials) 6 (roof details) 7(additional drawings) 8 (noise mitigation) 9 (casement windows) 13 (no unbound materials) 19 (electric charging points) 20 (rainwater goods) 23 (lighting design) 24 (exterior lighting) attached to UTT/23/1215/FUL Yew Tree Cottage School Lane. Discharge Conditions in Full 2. UTT/24/0246/FUL - Subdivision of plot 3 (approved under UTT/23/2617/FUL) into 2 no. dwellings. Bonningtons Yard Station Road. Approve with Conditions 3. UTT/24/0435/DOC - Application to discharge condition 17 (biodiversity) attached to UTT/23/2617/FUL. Bonningtons Yard Station Road. Discharge Conditions. 4. 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. Refuse to Discharge Conditions. 5. UTT/24/0871/AG - Agricultural hardstanding for storage of pumpkin crop and straw storage. Hatfield Park Farm Hatfield Forest Road Bush End Takeley Bishops. Deemed Approved.
24/9	<p>Water Supply and New Developments</p> <p>Members agreed to defer this item to a future meeting, when information is received from Cllr Daykin on his suggestion to canvas support of the neighbouring parish councils and to contact Kemi Badenoch MP regarding the water supply and lack of resources for more major housing development in the area.</p>
24/10	<p>Major Planning</p> <ol style="list-style-type: none"> a) There was a general discussion for further liaison with Essex Highways regarding our comments on the Weston Homes application UTT/24/0741/FUL to vary conditions on its approved development for a change of use on two of the units as warehousing and use of HGVs. b) Comments were noted for a parish visit from Nigel Brown, UDC Planning Manager, on 8th May, to include Church Lane, Parsonage



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	<p>Rd, Station Rd, Smiths Green, Priors Green northern and eastern boundaries, and the rear of Weston homes former service station/Fritch Way.</p> <p>c) It was agreed that when the Clerk meets with Sarah Tomalin (Essex Highways) and Cllr Susan Barker on 9th May, the main area for discussion should be the HGV route through Parsonage Rd and the pavement at the front of shops in Dunmow Rd.</p>
<p>24/11</p>	<p>Local Plan</p> <p>The Clerk gave an update on papers for the agenda of the forthcoming LPP meeting on 8th May.</p> <p>Cllr Barber agreed to speak on behalf of the Parish Council, with points to include support of the report recommendation for CPZ policy wording:</p> <ul style="list-style-type: none"> -To protect the open characteristics of the CPZ - To restrict prevent the spread of development from the airport - To protect the rural character of the countryside around the airport - To prevent changes to the rural settlement pattern of the area by restricting coalescence. - to prevent any airport-related business within the CPZ. <p>It was also agreed to reiterate comments made at Reg 18 as appropriate and to request a replacement policy for T3.</p> <p>It was agreed for Cllr Barber and the Clerk to meet with Dean Hermitage on 20th May with points to include:</p> <ul style="list-style-type: none"> • to discuss the local implications on the location of Reg 18 housing and employment sites, • airport-related employment, • the proposed sustainable transport routes and • the proposal to upgrade the leisure route in the Fritch Way Country Park for commuting and other sustainable transport purposes. • To include a new country park around Smiths Green and encompass the exchanged area of Village Green (from the A120 route).
<p>24/12</p>	<p>Neighbourhood Plan</p> <p>No report.</p>
<p>24/13</p>	<p>Items for information and Next Agenda</p> <p>Correspondence was received from a Pallet family member, asking for their name to be considered for a future road name.</p>



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	<p>Action: It was agreed for the Clerk to contact the street name and numbering officers at UDC to support using the family name 'Pallet'.</p> <p>Action: Members agreed to send information to the Clerk to support using the family name 'Allen', in memory of former councillor Trevor Allen.</p>
24/14	<p>Date of Next Meeting</p> <p>The next meeting is scheduled to take place on Wednesday, 5th June 2024 at 9.30am in the Old School Community Centre.</p>

The meeting closed at 11.40am.

Signed by the Chairman

Date