



## Takeley Parish Council Planning Committee

Minutes of the committee meeting held on Wednesday, 14<sup>th</sup> February 2024 at 10.30am in The Old School Community Centre

**Members:** Cllrs Jackie Cheetham (Chairman), Jim Backus (Vice Chairman), Patricia Barber, Pat Burnett, Samatha Moore and James Banks

**In attendance:** Jackie Deane (Parish Clerk). There were no members of the public present.

The Chairman welcomed the two members of the committee.

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| 23/95 | <b>Apologies for absence</b><br>Apologies were received and accepted from Cllr Pat Burnett.  |
| 23/96 | <b>Declarations of interest</b><br>There were no declarations of interest from members on agenda items.  |
| 23/97 | <b>Minutes of the Meeting</b><br>Members to agree the minutes for the meeting held on 10 <sup>th</sup> January 2024<br>Jim/Tricia.   |
| 23/98 | <b>Public Representations</b><br>None.   |
| 23/99 | <b>Planning Applications</b> <ol style="list-style-type: none"><li><b>UTT/24/0012/NMA</b> - Non-Material Amendment to <b>UTT/23/1215/FUL</b> - Rendered sections of elevations to be changed to brickwork. Yew Tree Cottage School Lane.<br/><b>No comment</b></li><li><b>UTT/24/0003/FUL</b> - Erection of 1 no. three bedroom dwelling and associated landscaping (amendment to that approved under (UTT/23/1215/FUL). Yew Tree Cottage School Lane.<br/><b>No objection</b></li><li><b>UTT/24/0172/FUL</b> - 3 no. detached dwellings and associated work. Land to the South Of The Street.<br/><b>Objection</b> to conflict with S7, properties being too close together, inadequate visitor parking and potential surface water drainage issues. Request that no development rights are allowed which would further impact on car parking provision.</li><li><b>UTT/23/3078/FUL</b> - Section 73A Retrospective application for the installation of 2 no. rapid electric vehicle charging stations within the car park. Priors Green Community Hall.<br/><b>Comment</b> - Concerns over location of lighting and its impact on neighbouring properties.</li></ol> |



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| 23/100 | <p><b>Planning Decisions</b></p> <ol style="list-style-type: none"> <li>1. <b>UTT/23/2950/HHF</b> - Single storey rear extension to the dining room space to create an extended living area. 23 Parsonage Road.<br/><b>Approve with Conditions.</b></li> <li>2. <b>UTT/23/2644/FUL</b> - Erection of 1 no. chalet style dwelling Millers Brewers End.<br/><b>Refuse.</b></li> <li>3. <b>UTT/23/3082/FUL</b> - 1 no. end terrace dwelling<br/>LOCATION: 6 Coopers Villas Coopers End Road.<br/><b>Withdrawn.</b></li> <li>4. <b>UTT/23/2974/HHF</b> - Proposed porch extension.<br/>3 Copper Beech Avenue.<br/><b>Approve with Conditions.</b></li> <li>5. <b>UTT/24/0095/DEM</b> - Prior Notification of proposed demolition of residential dwelling house. Cranwellian The Street.<br/><b>DEM - No Objections.</b></li> </ol> |
| 23/101 | <p><b>UPDATE ON MAJOR PLANNING</b></p> <ol style="list-style-type: none"> <li>1) <b>UTT/22/3126/FUL</b> - Erection of 40 no. dwellings, including open space landscaping and associated infrastructure - Land at Warish Hall Farm North of Jacks Lane Smiths Green Lane Takeley - <b>Refused.</b></li> <li>2) <b>PINS Hearing - 40 Homes at Warish Hall Farm</b> at 10.00am on <b>Tuesday 13<sup>th</sup> February 2024</b> at the Council Chamber, Uttlesford District Council, London Road, Saffron Walden, CB11 4ER.<br/><b>S62A/2023/0027</b> (UDC ref UTT/23/2682/PINS). A decision is expected in Mid-March 2024.</li> </ol>   |
| 23/102 | <p><b>Appeals</b></p> <ol style="list-style-type: none"> <li>a) <b>Current appeals</b><br/><b>APP/C1570/W/23/3333221</b> – Cranwellian, The Street. Rebuild dwelling following total loss due to fire and the erection of single storey rear and garage extensions as approved previously under reference UTT/18/1974/HHF – deadline for representations is 6<sup>th</sup> March 2024.</li> <li>b) <b>Decisions</b> -Appeal Ref: <b>APP/C1570/D/23/3328738</b> - Two storey rear extension and relocation of garage. 35 Roseacres - <b>Appeal Allowed.</b></li> </ol>  |
| 23/103 | <p><b>Local Plan</b></p> <p>The update to Full Council was noted.</p> <p><b>Action:</b> The Clerk was asked to contact UDC to request that the public and consultee responses to the Reg 18 consultation be visible online.</p>  |



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| 23/104 | <b>Neighbourhood Plan</b><br>The update to Full Council was noted.   |
| 23/105 | <b>Items for information and Next Agenda</b> <ul style="list-style-type: none"><li>• It was noted that there was a public consultation - <u>Street vote development orders - GOV.UK (www.gov.uk)</u></li><li>• Noted - 2024 Government Directive on ancient woodland applications.</li><li>• Noted - New legislation on biodiversity net gain.</li><li>• Noted – Members requested a link to the new NPPF.</li></ul> |
| 23/106 | <b>Date of Next Meeting</b><br>The next meeting is scheduled to take place on Wednesday, 6 <sup>th</sup> March at 9.30am in the Old School Community Centre.   |

The meeting closed at 12.18pm

Signed by the Chairman .....

Date .....