



# Takeley Parish Council Planning Committee

## Meeting Notice

Notice is hereby given that a meeting of the **PLANNING COMMITTEE** will be held on **Wednesday, 11<sup>th</sup> December 2024 at 9:45am** in **The Old School Community Centre** to which members of the Committee are summoned for the transaction of the business as set out below. The meeting is open to press and public.

*Jackie Deane*

Clerk to the Council

Date: 5<sup>th</sup> December 2024

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

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

Agenda	
24/89	<b>Apologies for absence</b> To consider apologies received by the Clerk.
24/90	<b>Declarations of interest</b> Members to declare interests on agenda items.
24/91	<b>Minutes of the Meeting</b> Members to agree the minutes for the meeting held on 12 <sup>th</sup> November 2024.
24/92	<b>Public Representations</b> Members of the public are invited to speak.
24/93	<b>Planning Applications for Comment</b> <ol style="list-style-type: none"><li><b>UTT/24/2545/HHF</b> - In-fill rear extension with 2 flat roof lights The Rockies School Lane.</li><li><b>UTT/24/2927/HHF</b> - Garage conversion with a new dormer and raising of ridge height by 200mm, front garden to be changed to hard standing for a new parking bay. 11 Harris Road.</li><li><b>S62A/2023/0019 - Land to the north of Roseacres, between Parsonage Road and Smiths Green Lane,</b> Access to/from Parsonage Road between Weston Group Business Centre and Innovation Centre buildings leading to: 96 dwellings on Bulls Field, south of Prior's Wood, including associated parking, landscaping, public open space, land for the expansion of Roseacres Primary School, pedestrian and cycle routes to Smiths</li></ol>



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	<p>Green Lane together with associated infrastructure.</p> <p><b>Following a High Court challenge to the decision on this application dated 15 December 2023 the Court has ordered that the application be re-determined. This does not necessarily mean that the Planning Inspectorate will reach a different overall decision.</b></p>
<p>24/94</p>	<p><b>Planning Decisions</b></p> <p><b>To note:</b></p> <ol style="list-style-type: none"> <li><b>1. UTT/24/2056/FUL</b> - Demolition of existing bungalow; construction of 4 no. two storey detached dwellings with associated garages, amenity space and new access to the public highway. Croft End Molehill Green. <b>Withdrawn.</b></li> <li><b>2. UTT/24/2181/FUL</b> - S73 application to vary the approved plans condition (added under UTT/24/0809/NMA) of UTT/21/3095/FUL (Demolition of existing pair of semi-detached dwellings and the construction of six new residential dwellings and associated access, parking and landscaping.) – retain the dwellings approved for demolition, insertion of four front rooflights with two rear rooflights in addition to altering the facade materials and location of private access. Falaise And Montjoy The Street. <b>Approve with Conditions.</b></li> <li><b>3. UTT/24/2327/HHF</b> - Retrospective application for the erection of 3 bay car port. Park View Bambers Green Road Takeley <b>Unconditional Approval.</b></li> <li><b>4. UTT/24/2471/HHF</b> - Alterations, extensions and erection of cart lodge (amendments to UTT/24/1971/HHF) Lanmor The Street. <b>Refuse.</b></li> <li><b>5. UTT/24/2682/SCO</b> - Request for Screening Opinion - for proposed employment development comprising of light industrial, strategic warehousing and distribution uses (use classes B2, B8 and E(g)(i) and associated infrastructure. Land To The North Of Taylors Farm The Street. <b>Opinion Given.</b></li> </ol>
<p>24/95</p>	<p><b>Local Nature Recovery Strategy</b></p> <p>To receive an update from the Clerk and to discuss potential work in</p>



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	liaison with Essex County Council within this strategy.
24/96	<p><b>Land North of Jacks Lane</b> The approved 40 dwelling development on Smiths Green requires Parish Council suggestions for the road name.</p>
24/97	<p><b>Major Planning</b></p> <ul style="list-style-type: none"> <li>a) UTT/24/1198/OP - Land To The South Of Smiths Green Dunmow Road Takeley - Outline planning permission with all matters reserved except access for for up to 15 no. dwellings - recommended for refusal at UDC Planning Committee on 11<sup>th</sup> December.</li> <li>b) To consider a recommendation to approve payment of a transport consultant's fees for a report which has been submitted to UDC and advised to ECC Highways.</li> <li>c) To note: Land at Garnetts, following the approval of the Outline Planning Permission UTT/21/3311/OPP for 155 new homes, pre-application arrangements for Reserved Matters will progress in the New Year.</li> <li>d) <u>Appeal reference: APP/C1570/W/24/3354288 - for determination by written representations:</u> UTT/24/0741/FUL - Land Known As 7 Acres Warish Hall Farm Parsonage Road - S73 application to vary condition 28 (use class restriction) of UTT/22/2744/FUL (erection of 4 no. industrial/flexible employment (Use Class E) buildings with associated landscaping and parking)- vary permitted uses of approved commercial units to cover use class B8 (storage and distribution) for units 11 and 12.</li> </ul> <p style="text-align: center;">Appeal start date: 08.11.2024. Deadline for comments: 13<sup>th</sup> December.</p>
24/98	<p><b>Local Plan</b> Feedback for the Council submission, and an opportunity for questions on the details which have been circulated by email.</p>
24/99	<p><b>Neighbourhood Plan</b> To receive and update on a forthcoming training and briefing session to be held in Thaxted on 12<sup>th</sup> December.</p>
24/100	<p><b>Items for information and Next Agenda</b> Items to note.</p>



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24/101	<b>Date of Next Meeting</b> The next meeting is scheduled to take place on Wednesday 15 <sup>th</sup> January 2025 at 9.45am in the Old School Community Centre.
24/102	<b>Part 2 – Confidential items - Exclusion of the Public and Press</b> To resolve that 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. a) Planning Enforcement cases and correspondence from neighbouring parish councils.