



Takeley Parish Council Planning Committee

Meeting Notice

Notice is hereby given that a meeting of the **PLANNING COMMITTEE** will be held on **Wednesday, 5th June 2024 at 9:30am 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: 30th May 2024

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

In attendance: Jackie Deane (Parish Clerk)

Agenda	
24/13	Apologies for absence To accept apologies received by the Clerk.
24/14	Declarations of interest Members to declare interests on agenda items.
24/15	Minutes of the Meeting Members to agree the minutes for the meeting held on 1 st May 2024.
24/16	Public Representations Members of the public are invited to speak.
24/17	Clerk's Briefing Summary of types of planning applications, material decisions, main documents for consideration in major applications and planning policies.
24/18	Planning Applications for Comment <ol style="list-style-type: none">UTT/24/1199/HHF - Single storey rear extension, with part side extension. Aptons, The Street.UTT/24/1198/OP - Outline planning permission with all matters reserved except access for up to 15 no. dwellings. Land To the South of Smiths Green.UTT/24/1377/FUL - S73 application to vary condition 2 (approved plans) of UTT/23/0810/FUL (Change of use of existing garage from



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	<p>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.</p> <p>4. UTT/24/1350/OP - Outline planning application with all matters reserved for the erection of 2 no. self-build dwellings. Tyrells Molehill Green.</p> <p>5. Stansted Airport Applications to Note:</p> <ol style="list-style-type: none"> 1. UTT/24/1254/AIR - 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. 2. UTT/24/1165/AV - The repositioning of existing white McDonalds letterset on elevation B (internally illuminated). McDonalds Southgate Thremhall Avenue Stansted. 3. UTT/24/1164/FUL - 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, 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. 4. UTT/24/1175/AIR - Notification of use of airport permitted development rights – proposed domestic reclaim facility Adj Passenger Terminal Stansted Airport.
24/19	<p>Planning Decisions</p> <p>To note:</p> <ol style="list-style-type: none"> 1. UTT/24/0597/DOC - Application to discharge conditions 9 (noise assessment) and 19 (biodiversity enhancement layout) of UTT/21/3095/FUL. Falaise And Montjoy The Street. Discharge Conditions in Full 2. UTT/24/0907/DOC - condition 6 (CEMP) attached to UTT/23/2682/PINS S62A/2023/0027. Land At Warish Hall Farm North Of Jacks Lane Smiths Green Lane. Discharge Conditions in Full.



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	<p>3. UTT/24/0908/DOC - 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. Discharge Conditions in Full</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. Refuse.</p> <p>5. UTT/24/0172/FUL - 3 no. detached dwellings and associated work. Land To the South Of The Street. Approve with Conditions.</p> <p>6. UTT/24/0632/HHF - 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. Approve with Conditions.</p> <p>7. UTT/24/0686/HHF - Two storey side and rear extension and single storey rear extension. 1 Bury Villas Bambers Green Road. Approve with Conditions.</p> <p>8. UTT/24/0772/HHF - Single storey rear extension LOCATION: 1 Marshalls Way. Approve with Conditions.</p> <p>9. UTT/24/0804/DOC - Application to discharge condition 18 (Lighting) and condition 19 (Lighting Design Strategy) attached to UTT/23/2617/FUL. Bonningtons Yard Station Road. Discharge Conditions in Full.</p> <p>10. 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. Discharge Conditions in Full.</p>
24/20	<p>Appeals APP/C1570/W/24/3340022 – 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 11th June 2024.</p>
24/21	<p>Neighbourhood Plan A report will be given at the Full Council meeting.</p>
24/22	<p>Major Planning</p> <ul style="list-style-type: none"> a) Land at Warish Hall Farm north of Jacks Lane – discharge of conditions b) Seven Acres footpath c) Seven Acres change of use of 2 industrial units



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	d) Station Road 100 homes pre-application information
24/23	<p>Local Plan</p> <p>To discuss possible changes to the Countryside Protection Zone (and information slides from the last Local Plan Panel presentation).</p> <p>To receive any available updates and to consider agreement for a representative to speak at the next Local Plan Panel meeting to be held on 20th June at 7pm.</p>
24/24	<p>Items for information and Next Agenda</p> <p>Items to note.</p>
24/25	<p>Date of Next Meeting</p> <p>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>
	<p>Part 2 Confidential Items Exclusion of the Public and Press</p> <p>Part 2 – Exclusion of the Press and Public</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>1. Major Planning</p> <p>To discuss any available updates and sourcing information for further professional advice.</p> <p>2. Local Plan</p> <p>To consider the merits of obtaining professional advice for the next stage and making a recommendation to Full Council.</p>