



Takeley Parish Council Planning Committee

Minutes of the PLANNING COMMITTEE meeting held on Wednesday 10th June 2025 at 9:45am in The Old School Community Centre

Members Present: Cllrs Jackie Cheetham (Chairman), Patricia Barber, Samatha Moore and John Boyle.

In attendance: Jackie Deane (Parish Clerk), Amanda Collins-Klimcke (Assistant Clerk)

Note: The meeting started slightly later at 10:00am.

Agenda	
25/15	Apologies for absence Apologies were received and accepted from Cllr Backus.
25/16	Declarations of interest Cllr John Boyle declared a non-pecuniary interest in new applications item 7, UTT/25/1260/FUL as Cllr Boyle lives nearby.
25/17	Minutes of the Meeting The minutes for the meeting held on 14 th May 2025 were approved as a true record (proposed by Cllr Moore and seconded by Cllr Cheetham).
25/18	Public Representations None.
25/19	Consultant Fees for the Local Plan Examination a) Planning consultant fees in preparation for local plan hearings It was RESOLVED to approve a fee estimate from Cerda Planning, for the hearing statements preparation including background reading/review, online meetings and general management to the sum of £3,000. (Proposed by Cllr Moore and seconded by Cllr Cheetham). b) It was RESOLVED to recommend to Full Council to approve the estimate from Cerda Planning to approximately £7,500 plus VAT (Proposed by Cllr Moore and seconded by Cllr Cheetham). <i>Parish Clerk Jackie Deane left the meeting at 10:12am to attend the Local Plan hearing.</i>
25/20	New Applications for Comment 1) ESS/29/25/UTT Application to extend the working of the quarry from 2026 to 2029, with slight changes to the agreed restorative plan for 2030.



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	<p>Highwood Quarry. No objections and comment submitted previously.</p> <p>2) UTT/25/1391/DFO Details following outline application UTT/21/3311/OP - details of access, appearance, landscaping, layout and scale for 155 dwellings Land West Of Garnetts Dunmow Road. It was RESOLVED to Support the proposed application. Action: Clerk to receive comments from members on any details they wish to raise.</p> <p>3) UTT/25/1542/FUL Airfield works comprising two new taxiway links to the existing runway (Rapid Access Taxiway and Rapid Exit Taxiway) to enable continued airfield operations of 274,000 aircraft movements and an increase in passenger throughput from 43 million terminal passengers to up to 51 million terminal passengers, in a twelve-month calendar period - London Stansted Airport Bassingbourn Road. It was RESOLVED to defer to August meeting, deadline for comment is 25th September. Action: Clerk to receive comments from members on any details they wish to raise.</p> <p>4) UTT/25/1305/DOV Request for Deed of Variation of s106 agreement dated 7th November 2022 relating to UTT/21/3311/OP to secure off-site provision of the play area and relocation of the dog walking area Land West Of Garnetts, Dunmow Road. It was RESOLVED to support the variation. Action: Clerk to receive comments from members on any details they wish to raise.</p> <p>5) UTT/25/1325/HHF Proposed two storey side and single storey rear extension 21 Hawthorn Close. Support.</p> <p>6) UTT/25/1400/HHF Side and rear extension and roof alterations 3 Roseacres Support.</p> <p>7) UTT/25/1260/FUL</p>
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	<p>S73 application to vary condition 2 (approved plans) of UTT/24/0172/FUL (3 no. detached dwellings and associated works - revised drawings to improve accessibility to the front entrance, reconfiguration to private drive, loft conversions for use as home office, alterations to the fenestrations. Land to the South of The Street. Object and comments made.</p> <p>8) UTT/25/1366/NMA Non-Material Amendment to UTT/22/2744/FUL - amend the approved plan relating to the Class E building Land Known As 7 Acres Warish Hall Farm Parsonage Road. Action: Clerk to enquire with UDC if this can be dealt with as NMA.</p> <p>9) UTT/25/1376/HHF and UTT/25/1377/LB Proposed installation of new wood burning stove within existing inglenook, raising of existing chimney and addition of new chimney pots. Rayleigh Cottage, The Street. Support.</p>
25/21	<p>Decisions <u>Noted:</u> 1)UTT/24/2480/FUL Demolition of existing offices and storage buildings and erection of nine dwellings United House, The Street Takeley Approved</p> <p>2)UTT/25/0925/HHF Demolition of existing rear single storey area. Erection of two storey side extension, one and two storey rear extension and single storey front extension. 1 Easton View Bambers Green Road Approved</p> <p>3)UTT/25/0926/HHF Erection of single storey granny annex 1 Easton View Bambers Green Road Approved</p>
25/22	<p>Naming and numbering Noted - The new given name and number of Plot 1, Bambers Green.</p>
25/23	<p>Major Planning Updates</p>



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	<ol style="list-style-type: none"> 1) Updates on the Local Plan Examination in Public sessions and UDC's updated housing supply were circulated to members ahead of the meeting. The Clerk was in attendance, Tuesday, Wednesday and Thursday of this week and will update at the next meeting. 2) A pre-application briefing meeting took place on 10th June at 9am with Hill Residential for a reserved matters application. Councillors Barber, Cheetham and Moore were present alongside the Clerk, Jackie Deane. The meeting information will be circulated at the next planning committee meeting. 3) 7 Acres industrial estate and potential medical centre; information has been circulated on email regarding the NHS declining to take the option for a medical centre or clinic on the site due to poor access arrangements for staff and patients. The NHS will consider the new site available in the housing allocation for the local plan. 4) Land West of Garnetts -construction is due to start in December 2025. The Bellway construction manager has agreed to assist the Parish Council with necessary drainage ditch clearance at the Recreation Ground in June or July. 5) Water Circle Employment. Pre-application details were discussed at an online meeting including additional numbers of HGVs proposed and further information was requested on employment transport or bus links to the site from Takeley. Members wish to speak with the Clerk further about this proposal. They would like to support proposal and add a condition that the HGVs will come through the airport route rather than Takeley as the transport survey shows the Four Ashes at full capacity at present, not including further planned development. Members seek clarification as to how the HGV movements were calculated as the Water Circle are yet to determine who will be utilising the building. 6) Developer contributions for approved developments. The Clerk will give an update to Full Council on funds available for expenditure on the Priors Green Community Hall and general community and sports for Takeley.
25/24	<p>Takeley Parish Boundary Awaiting Hatfield Broad Oak parish councils' decision. Please note that this item was on the agenda for the Full Council meeting, 11th June.</p>
25/25	<p>Neighbourhood Plan No update.</p>



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25/26	Items for information and Next Agenda Local Plan update from the Clerk. Deferred Stansted airport application.
25/27	Date of Next Meeting To be confirmed. Action: Cllr Cheetham asked for members to email the Clerk with their availability in July as Cllr Backus cannot make the scheduled meeting of 9th July and has requested that the next planning meeting to precede the Full Council meeting of 9 th July.

Meeting closed at 11.43am

Signed by the Chairman

Date