



Takeley Parish Council Planning Committee

Minutes of the Meeting of the Planning Committee held on Wednesday, 11th December 2024 at 9:45am in The Old School Community Centre

Members Present: Cllrs Jackie Cheetham (Chairman), Jim Backus (Vice Chairman), Patricia Barber and Samatha Moore.

In attendance: Jackie Deane (Parish Clerk) and Cllr Mark Coletta (UDC), who left after the public forum item.

Agenda	
24/89	Apologies for absence Cllr D'Alton's apologies were received and accepted.
24/90	Declarations of interest Cllrs Barber and Cheetham declared non-pecuniary interests on item 24/93 for comments on the re-consideration of S62A/2023/0019 which is close to their home addresses in Smiths Green.
24/91	Minutes of the Meeting The minutes for the meeting held on 12 th November 2024 were agreed as a true record (proposed by Cllr Backus and seconded by Cllr Cheetham).
24/92	Public Representations Cllr Mark Coletta briefed members on a motion published in meeting papers for item 16 of the UDC Full Council Meeting. The motion relates to proposing a feasibility study on a potential link road to the Local Plan employment allocation for Land North of Taylor's Farm. The Leader of the UDC has asked Cllr Coletta to give her feedback on the views of parish councils in his ward. Cllr Coletta gave details of the motion and opinions expressed by himself, Cllrs Bagnall, Cllr Sutton and representatives from other parish councils. Members were informed that the main concerns that the motion should be withdrawn were regarding the timing and the funding of the feasibility study. Members discussed relevant comments made in the local plan consultations and that the Parish Council has already commented on the lack of evidence for safeguarded land. It was therefore recognised that the Parish Council supports UDC obtaining such evidence. Members agreed a comment for the Clerk to email to ward councillors as follows: The Parish Council would support such a study in principle, so long as we have an assurance that there would be a public consultation on the



Takeley Parish Council Planning Committee

	<p>findings of the study. We request the Chief Officer's opinion on whether or not the public would be consulted on the findings of the study and if there is no guarantee that the public would be consulted then, in our opinion, the motion should be withdrawn (proposed by Cllr Backus and seconded by Cllr Moore).</p>
24/93	<p>Planning Applications for Comment</p> <ol style="list-style-type: none">UTT/24/2545/HHF - In-fill rear extension with 2 flat roof lights The Rockies School Lane. Comment made.UTT/24/2927/HHF - 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. Object.S62A/2023/0019 - Land to the north of Roseacres, between Parsonage Road and Smiths Green Lane, 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 Green Lane together with associated infrastructure. <p>'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.'</p> <p>It was agreed for the Clerk to add points where circumstances have changed since the application was previously considered by the Planning Inspectorate, including:</p> <ul style="list-style-type: none">• Designation of the Smiths Green Conservation Area in November 2023• Legislation strengthening the protection of ancient woodland• The Regulation 19 Local Plan allocation for 1500 homes East of Takeley, where UDC has no housing in the vicinity of Smiths Green and Priors Wood and instead proposes SANG open space.• Now that warehousing has been constructed, it is more obvious how unsuitable the access to homes will be, via the industrial estate.



Takeley Parish Council Planning Committee

	<p>4. UTT/24/2989/HHF - Proposed single storey rear extension 1 Stile Close The Street. No objection.</p>
<p>24/94</p>	<p>Planning Decisions Noted:</p> <ol style="list-style-type: none"> 1. UTT/24/2056/FUL - 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. Withdrawn. 2. UTT/24/2181/FUL - 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. Approve with Conditions. 3. UTT/24/2327/HHF - Retrospective application for the erection of 3 bay car port. Park View Bambers Green Road Takeley Unconditional Approval. 4. UTT/24/2471/HHF - Alterations, extensions and erection of cart lodge (amendments to UTT/24/1971/HHF) Lanmor The Street. Refuse. 5. UTT/24/2682/SCO - 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. Opinion Given. 6. 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 Dunmow Road. Withdrawn.



Takeley Parish Council Planning Committee

	<p>7. UTT/24/2544/CLP - Certificate of Lawful Development to establish that work can continue as approved under UTT/18/3340/FUL (Demolition of existing bungalow and garage, new replacement 1 1/2 storey dwelling and formation of new access from Dunmow Road) as demolition of the existing bungalow was carried out within the specified time period Ashwells The Street. Refuse Certificate Lawfulness.</p>
24/95	<p>Local Nature Recovery Strategy There was a general discussion on comments made to the consultation and additional information requested. Members agreed points for the Clerk’s response, with the maps requested, to include:</p> <ul style="list-style-type: none"> • The open spaces for the new local plan allocation around Smiths Green and Priors Wood. • Green corridors between Fanns Wood, Smiths Green, Priors Wood and Parsonage Road, along the Harcamlow Way • Land West of Garnetts to the west of the church and connecting Priory Wood to Hatfield Forest • Flich Way
24/96	<p>Land North of Jacks Lane The approved 40 dwelling development on Smiths Green requires Parish Council suggestions for the road name. Members suggested the following:</p> <ul style="list-style-type: none"> • Warish Hall (Close) • Jacks (Field) • Do <u>not</u> use ‘Jacks Green’ because this name refers to a separate area of common land in Smiths Green • Priors Wood (view)
24/97	<p>Major Planning</p> <p>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 up to 15 no. dwellings – application withdrawn.</p> <p>b) Consultant fee invoices: It was RESOLVED to recommend approval transport consultant’s fees at the Full Council meeting (proposed by Cllr Moore and seconded by Cllr Cheetham).</p>



Takeley Parish Council Planning Committee

	<p>c) It was noted that Land at Garnetts has Outline Planning Permission UTT/21/3311/OPP for 155 new homes, and the developer will progress with a pre-application arrangements for Reserved Matters early in the New Year.</p> <p>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. Comments in line with TPC August 2024 representation to UDC Planning Committee. Appeal start date: 08.11.2024. Additional points for comment were agreed, for the Clerk to submit ahead of the deadline for comments on 13th December.</p>
24/98	<p>Local Plan An update from UDC was circulated to all members on email.</p>
24/99	<p>Neighbourhood Plan The Clerk and 3 members of the Steering Group have registered to attend a forthcoming training and briefing session to be held in Thaxted on 12th December.</p>
24/100	<p>Items for information and Next Agenda Items to note.</p>
24/101	<p>Date of Next Meeting The next meeting is scheduled to take place on Wednesday 15th January, 2025 at 9.45am in the Old School Community Centre.</p>
24/102	<p>Part 2 – Confidential items - Exclusion of the Public and Press</p> <p>It was RESOLVED 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. (proposed by Cllr Cheetham and seconded by Cllr Backus).</p>



Takeley Parish Council Planning Committee

	<p>a) Planning Enforcement cases and correspondence from neighbouring parish councils.</p> <p>It was agreed for the Clerk to correspond with neighbouring councils on their request, to support Cllr Bagnall's suggestion that a database or spreadsheet is available to access on the Council's website that shows all open cases by reference number only.</p> <p>The Parish Council would appreciate a separate monthly spreadsheet sent to parish clerks only, with only details of: The case reference, location and status of the case.</p> <p>The person making the complaint should be a reference number so that they can refer to the UDC website to check whether or not the case is still open, without having to phone UDC to request an update.</p>
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Meeting closed at 12.08pm

Signed by the Chairman

Date