



## Takeley Parish Council Planning Committee

Minutes of the PLANNING COMMITTEE meeting held on Wednesday 14<sup>th</sup> May 2025 at 9:45am in The Old School Community Centre

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

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

Agenda	
25/1	<b>Election of Chair for Civic Year 2025-2026</b> Cllr Cheetham was proposed by Cllr Moore, seconded by Cllr Backus and duly elected as Chair of the Planning Committee.
25/2	<b>Election of Chair for Civic Year 2025-2026</b> Cllr Backus was proposed by Cllr Cheetham, seconded by Cllr Moore and was duly appointed as Vice Chair of the Planning Committee.
25/3	<b>Apologies for absence</b> Apologies were received and accepted from Cllrs Barber and D'Alton.
25/4	<b>Declarations of interest</b> Cllr Moore declared a non-pecuniary interest in item 7.4, The Foxes in Bambers Green, as it is near to her home address.
25/5	<b>Minutes of the Meeting</b> The minutes for the meeting held on 16 <sup>th</sup> April 2025 were approved as a true record (proposed by Cllr Moore and seconded by Cllr Backus).
25/6	<b>Public Representations</b> None.
25/7	<b>New Applications for Comment</b> <ol style="list-style-type: none"><li><b>UTT/25/1025/HHF</b> - Erection of pitched roof over existing outbuilding <b>6 School Villas Molehill Green Takeley Essex CM22 6PH</b> No objection and comment made.</li><li><b>UTT/25/0925/HHF</b> - Demolition of existing rear single storey area. Erection of two storey side extension, one and two storey rear extension and single storey front extension. <b>1 Easton View, Bambers Green Road</b> No objection – submitted in April.</li></ol>



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	<p>3. <b>UTT/25/1045/DOD</b> - Application to discharge S106 Obligation Schedule 1 Part 2 Clause 1.7 (Healthcare) of agreement dated 27th June 2023 in respect of UTT/22/27/FUL  <b>Land Known As 7 Acres Warish Hall Farm, Parsonage Road</b>  <b>Action:</b> Comments to be made by the Clerk after liaison with the UDC s106 officer.</p> <p>4. <b>UTT/25/0934/FUL</b> - Demolition and replacement of current The Fox Bambers Green with new self-build dwelling house, existing garage demolition to create new detached garage to main dwelling.  <b>The Fox Bambers Green Road</b>  <b>Object</b></p> <p>5. <b>UTT/25/1174/FUL</b> - Demolition of existing builders yard storage building and old changing room shed and erection of replacement storage building and new material store building.  <b>Taylors Farm The Street</b>  <b>No objection</b></p>
25/8	<p><b>Decisions To Note:</b></p> <p>1. <b>UTT/24/3153/FUL</b> - Refurbishment of restaurant with alterations to elevations including extensions. Formation of an additional drive-thru booth, with existing booths updated to match. Reconfiguration of kerb lines and parking bays with new remote storage unit, and associated works to the site.  <b>McDonalds Southgate, Thremhall Avenue, Stansted Airport</b></p>
25/9	<p><b>Major Planning Updates</b></p> <p>1) Land West of Garnetts – information has been received on play equipment that would be required on the Takeley Recreation Ground, within the proposed budget. The new variation application is expected soon. The Chairman thanked Cllr Moore for information provided on the local play area provisions.</p> <p>2) Registered Village Green – no update.</p> <p>3) Local Plan update – the Clerk gave an update on the 3 dates where consultants will be representing Takeley at the Examination in Public.</p> <p>4) Water Circle Employment Pre-application - details of an online meeting have been circulated.</p>
25/10	<p><b>Takeley Parish Boundary</b></p> <p>There was a general discussion on the impact of the recently approved West of Station Road 100 homes development site and the opportunity</p>



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	<p>for a Community Governance Review on the parish boundary with Hatfield Broad Oak.</p> <p>It was <b>RESOLVED</b> to recommend to Full Council that the Council sets in motion a process to move the parish boundary to include the approved development West of Station Road in the Takeley parish (proposed by Cllr Cheetham and seconded by Cllr Moore).</p>
25/11	<p><b>Neighbourhood Plan</b></p> <p>No update.</p>
25/12	<p><b>Review of Terms of Reference</b></p> <p>Additional wording was circulated ahead of the meeting, detailing an additional responsibility for decisions and expenditure on play areas for new housing developments and payment authority for an expenditure limit of £5,000.</p> <p><b>It was RESOLVED</b> to adopt the amended wording for the terms of reference (proposed by Cllr Cheetham and seconded by Cllr Backus).</p> <p><i>Cllr Moore left the meeting at 12.30pm.</i></p>
25/13	<p><b>Items for information and Next Agenda</b></p> <p>None.</p>
25/14	<p><b>Date of Next Meeting</b></p> <p>The next meeting is scheduled to take place on Wednesday 11<sup>th</sup> June 2025 at 9.45am in the Old School Community Centre.</p>

Meeting closed at 12.32pm

Signed by the Chairman .....

Date .....