



Takeley Parish Council Planning Committee

Minutes of the meeting held on Wednesday, 9th October 2024 at 9:45am in The Old School Community Centre

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

In attendance: Jackie Deane (Parish Clerk)

Urgent matters led to a delayed start to the meeting, which commenced at 10.30am

Agenda	The meeting was Chaired by Cllr Bacus (Vice Chairman)
24/65	Apologies for absence Apologies were received and accepted from Cllrs Cheetham and Banks. Cllr Banks has resigned from the Planning Committee. Cllr D'Alton was absent.
24/66	Declarations of interest None.
24/67	Minutes of the Meeting The minutes of the meeting held on 11 th September 2024 were agreed as a true record (proposed by Cllr Moore and seconded by Cllr Barber).
24/68	Public Representations None.
24/69	Planning Applications for Comment <ol style="list-style-type: none">UTT/24/2171/HHF - Construction of new vehicular access. Renewal of planning permission UTT/21/3106/HHF Tyrells Molehill Green. No objection.UTT/24/2347/FUL- The proposal seeks to refurbish and remodel the existing Station House, providing a one bedroom one person house and a two-bedroom three-person house. Station House Station Road. No objection and comments.UTT/24/2327/HHF - Retrospective application for the erection of 3 bay car port. Park View Bambers Green Road. No objection.UTT/24/2456/AIR - Notification of use of airport permitted development rights -Pit and duct route for Stansted Solar PV Land West of Parsonage Road. Comments made regarding arrangements for a road closure.



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	<p>5. UTT/24/2462/DFO - Details following outline planning application UTT/24/1350/OP (erection of 2 no. self-build dwellings with all matters reserved) - details of access, appearance, layout and scale. Tyrells Molehill Green. No objections.</p> <p>6. UTT/24/2471/HHF - Alterations, extensions and erection of cart lodge (amendments to UTT/24/1971/HHF). Lanmor The Street. Comment: No objection to the alterations and cart- lodge but requests a site visit to inspect potential impacts on the neighbouring property and works already started.</p> <p>7. UTT/24/2480/FUL - Demolition of existing offices and storage buildings and erection of nine dwellings United House The Street. Comment: The Parish Council strongly objects to the change of use of this land from employment land and notes the airport's holding objection regarding the safety zone.</p> <p>8. UTT/24/2551/FUL - Erection of new self-build four bedroom detached dwelling house. 6 Coopers Villas Coopers End Road No objection and request hedgehog friendly fences.</p>
<p style="text-align: center;">24/70</p>	<p>Planning Decisions Noted:</p> <p>1. UTT/24/0836/FUL - Proposed 1 no. end of terrace dwelling 6 Coopers Villas Coopers End Road Takeley. Approve with Conditions.</p> <p>2. UTT/24/1157/FUL - Refurbish and remodel the existing station, providing a one bed one person house and a two bed three-person house. Station House Station Road Takeley Refuse.</p> <p>3. UTT/24/1611/FUL - Erection of 2 self-contained detached dwellings with associated landscaping, access and parking Land Adjacent To Swan Farm School Lane. Refuse.</p> <p>4. UTT/24/1883/FUL - S73 application to remove condition 18 (the approved dwellings shall be constructed and occupied as such at all times as self-build or custom housebuilding dwellings) of UTT/24/1350/OP (Erection of 2 no. self-build dwellings) Tyrells Molehill Green. Withdrawn.</p> <p>5. UTT/24/1971/HHF - Proposed demolition of rear two storey extension, conservatory and porch. Extension to 1.5 storey rear elevation. New pitched roof to annex, new porch extension to side and new detached cart lodge (amendments to previously approved application UTT/23/0398/HHF). Lanmor The Street. Approve with Conditions.</p>



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	<p>6. UTT/24/1768/NMA - Non material amendment to planning inspectorate application S62A/2023/0027 (UTT/23/2682/PINS) - amendments to approved elevations to ensure all windows are compliant. Land At Warish Hall Farm North Of Jacks Lane Smiths Green. Approve.</p> <p>7. UTT/24/2223/SCO - Request for a Screening Opinion for a proposed development of up to 100 dwelling, early years childcare facility, on-site open space and strategic landscaping, improvements to Station Road Land West Of Station Road Takeley Dunmow Road. Opinion Given.</p>
24/71	<p>Neighbourhood Plan Deferred to the full council meeting.</p>
24/72	<p>Public Consultation for Essex Local Nature Recovery Strategy Essex Local Nature Recovery Strategy (LNRS) Public Consultation - Essex County Council - Citizen Space Action: Comments to be sent to the Clerk by Monday 21st October - bullet points for the Clerk to respond to the public consultation which closes on 25th October 2024.</p>
24/73	<p>Major Planning Land West of Station Road – developer meeting offered. Further comments required on external appearance of the properties on the perimeter of the development, with reference to the Uttlesford Design Code (see UDC website).</p> <ol style="list-style-type: none"> 1) There was a general discussion on the significant transport concerns and it was RESOLVED for the Clerk to request a fee proposal from a transport consult and to have delegate authority in consultation with the Chair of the Planning Committee to accept a fee quote for a consultant comment on the highways and sustainable transport aspects of the proposal up to a sum of £3,000 (proposed by Cllr Barber and seconded by Cllr Backus). 2) The developer has offered a meeting to discuss their proposals. Members have queries on design and other matters which should be discussed with the developer at a meeting either in person or online. Members gave availability as: 22nd October am/pm and 23rd October at 10.30 or after 2pm.



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24/74	Local Plan There was a general discussion on the bullet points for inclusion in the submission, circulated ahead of the meeting. No additional points were requested.
24/75	Items for information and Next Agenda None.
24/76	Date of Next Meeting The next meeting is scheduled to take place on Wednesday 13 th November 2024 at 9.45am in the Old School Community Centre.

The meeting closed at 12.30pm

Signed by the Chairman

Date