



Takeley Parish Council Planning Committee

Meeting Notice

Notice is hereby given that a meeting of the **PLANNING COMMITTEE** will be held on **Wednesday, 10th September 2025 at 9:45am** 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: 4th September 2025

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

In attendance: Jackie Deane (Parish Clerk)

| Agenda | |
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| 25/53 | Apologies for absence To consider apologies received by the Clerk. |
| 25/54 | Declarations of interest Members to declare interests on agenda items. |
| 25/55 | Public Representations Members of the public are invited to speak. |
| 25/56 | Minutes of the Meeting Members to agree the minutes of the meeting held on 13th August 2025. |
| 25/57 | New applications for comment 1) UTT/25/1458/DOC Application to discharge condition 9 (parking) 13 (cycle parking attached to UTT/23/1583/PINS (S62A/2023/0019) Land Known As Bull Field, Warish Hall Farm Smiths Green 2) UTT/25/2204/DOC Application to discharge condition 4 (Glint and Glare Assessment) attached to UTT/23/2682/PINS - S62A/2023/0027 Land At Warish Hall Farm North Of Jacks Lane Smiths Green Lane 3) UTT/25/2114/NMA Non Material Amendment to UTT/23/1970/PINS (S62A/2023/0022) - removal of the external skylink corridor running along the full width of the terminal extension, repositioning of the alignment of each of the skylinks from the terminal extension to satellites 1/2 and to |



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| | <p>satellite 3, re-positioned locations where the new skylinks join from the terminal extension facade. Baggage handling building reduced in size (approximately 50% reduction in footprint), the Staff Security Search and Domestic Baggage Reclaim uses are omitted. Mechanical plant enclosure reduced in size by 50% and provisional energy centre reduced from two buildings to one.</p> <p>Passenger Terminal Stansted Airport</p> |
| 25/58 | <p>Decisions to Note</p> <p>1) UTT/25/1668/HHF - Tuscons Brewers End Dunmow Road Proposed two storey rear and side extension, second floor loft conversion and internal alterations. Refused</p> <p>2) UTT/25/1260/FUL – Land to the South of The Street S73 application to vary condition 2 (approved plans) of UTT/24/0172/FUL (3 no. detached dwellings and associated work.) - revised drawings to improve accessibility to the front entrance, reconfiguration to private drive, loft conversions for use as home office, alterations to the fenestrations Approved</p> |
| 25/59 | <p>Planning appeal UTT/25/0579/PIP - APP/C1570/W/25/3370397 Permission in Principle for up to four houses. Refused, now at appeal, consider adding additional comments. The Croft Smiths Green</p> |
| 25/60 | <p>Community Governance Review To consider approval of the new parish boundary line in the proposal for the boundary change to remove a new housing development from the Hatfield Broad Oak Parish and include the 100 homes site within the Takeley parish.</p> |
| 25/61 | <p>Major Planning and Local Plan – updates and actions</p> <p>1) UTT/25/1750/FUL - S73 application to vary condition 2 (approved plans) of UTT/22/2744/FUL (Erection of 4 no. industrial/flexible employment (Use Class E) buildings with associated landscaping and parking) - amend the approved plan relating to the Class E building, Land Known As 7 Acres Warish Hall Farm Parsonage Road Takeley An objection was submitted to request that the designs reflect the new developer’s design features.</p> <p>2) Land at Bull Field open space</p> <p style="padding-left: 40px;">a) To note details of the s106 for Bull Field and any further information regarding ongoing maintenance costs.</p> |



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| | <p>b) To consider taking ownership of and to ask UDC if there is a possibility to take ownership of the field to the east of the development, the ancient woodland and the woodland extension.</p> |
| 25/62 | <p>Public consultations</p> <p>a) Essex transport strategy To consider a response to the consultation on the new strategy: 'A Better-Connected Essex' with responses to be received by Wednesday 24th September. https://consultations.essex.gov.uk/essex-highways/better-connected-essex/</p> <p>b) Bus service Essex County Council (ECC) is reviewing its support for 41 local bus services and is asking residents to share their views. To consider a response to the consultation which runs from Monday 4 August 2025 to Monday 27 October 2025.</p> |
| 25/63 | <p>Items for information and Next Agenda Items to note.</p> |
| 25/64 | <p>Date of Next Meeting The next meeting is scheduled to take place on Wednesday 8th October 2025 at 9.45am in the Old School Community Centre.</p> |