



Takeley Parish Council Planning Committee

Meeting Notice

Notice is hereby given that a meeting of the **PLANNING COMMITTEE** will be held on **Wednesday, 12th March 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: 6th March 2025

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

In attendance: Jackie Deane (Parish Clerk)

Agenda	
24/127	Apologies for absence To consider apologies received by the Clerk.
24/128	Declarations of interest Members to declare interests on agenda items.
24/129	Minutes of the Meeting Members to agree the minutes for the meeting held on 12 th February 2025.
24/130	Public Representations Members of the public are invited to speak.
24/131	New Applications for Comment <ol style="list-style-type: none">Hatfield Broad Oak - UTT/25/0485/HHF Erection of pergola 1 Bonningtons Yard Station Road TakeleyUTT/24/3196/FUL Proposed warehouse extension Unit 1 Waltham Hall, Bambers Green RoadUTT/25/0312/FUL Demolition of temporary structure garage, and conversion of existing dwelling to 3 no. residential units addition of porch and roof lights Firs House Parsonage Road
24/132	Planning Decisions To note: <ol style="list-style-type: none">UTT/24/1861/FUL



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	<p>Proposed erection of 1 no. dwelling and 1 no. car port (variation of approved scheme under UTT/22/2297/FUL). Sheering Hall Bambers Green Road Refused</p> <p>2. UTT/24/3233/FUL S73 application to vary condition 2 (approved plans) of 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 cartlodge (amendments to previously approved application UTT/23/0398/HHF) - to make changes to the previously approved plan. Lanmor, The Street Approved with conditions</p> <p>3. UTT/23/1583/PINS S62A/2023/0019 - 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. Land Known As Bull Field, Warish Hall Farm Smiths Green Approved with conditions.</p> <p>4. UTT/24/2372/HHF - Two storey side extension & additional rear dormer 51 Roseacres Approved with conditions</p> <p>5. UTT/25/0243/AIR Notification of use of airport permitted development rights - Construction of a new operational building to extend the existing FedEx warehouse facility with ancillary office space, landside yard space, associated multi-story car park (MSCP), cycle parking, extension to the common user road, landscaping and other associated works FedEx Cargo Terminal, Pincey Road, London Stansted Airport. No application required</p> <p>6. UTT/25/0112/TCA Crown reduction and balancing of 1 no. Oak by 1m, Crown reduction and balancing of 1 no. Copper Beech by 1.5m, Uplifting of 1 no. Blue Pine, Uplifting of 1 no. Cherry Beech Cottage, Green Smiths Green Lane No Objections</p>
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24/133	<p>Planning Appeals</p> <p>1. Current appeal - Land Adjacent To Swan Farm, School Lane Erection of 2 self-contained detached dwellings with associated landscaping, access and parking Application reference: UTT/24/1611/FUL Appeal reference: APP/C1570/W/25/3358973 All written representations must be received by 19 March 2025. Comment: A draft comment has been emailed to members, following information received from a local resident regarding surface water drainage and request for appropriate conditions.</p> <p>2. To note an appeal decision: APP/C1570/D/24/3354769 Southcote, Dunmow Road, Takeley – dismissed. UTT/24/1274/HHF - The development proposed demolition of an existing garage, and erection of double garage with annex.</p>
24/134	<p>Tree Preservation Orders</p> <p>An enquiry has been received for consideration – should the Parish Council consider submitting a TPO application to protect mature oaks along Warish Hall Road to have protection as he thinks that they also contribute to the street scene.</p>
24/135	<p>Local Plan Examination in Public Consultant Fee Quotes</p> <p>To consider a fee quote from Rialton for preparation and attendance at the EiP as follows: Preparation for the Council’s case at the Local Plan Examination in Public, in relation to transport matters - £1,200 plus Daily attendance per Matter - £750 + expenses + travel approx. £100</p>
24/136	<p>Major Planning Updates</p> <p>To receive updates and actions:</p> <ol style="list-style-type: none"> 1. Land North of Taylor’s Farm 2. Stansted Airport consultation response – plans to increase capacity to 51mppa. 3. Land West of Garnetts – the location of the play area and the timing of financial contributions are matters being followed up with UDC, following an online meeting with the developer. <p>On-site works will be underway as follows:</p> <ul style="list-style-type: none"> • Undertaking various updates to the ecology surveys and these will occur over the next few months. • Installing Heras fencing around the perimeter 10th-14th March. • Archaeological trial trenching will be undertaken 17th-28th March • Stage 2 Ground Investigation 24th-28th March



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	<ul style="list-style-type: none">• Tree work necessary to facilitate works above – including removal of trees approved at the outline planning permission stage (this is being undertaken with a ecology watching brief given the time of year).
24/137	Neighbourhood Plan To receive an update.
24/138	Items for information and Next Agenda Items to note.
24/139	Date of Next Meeting The next meeting is scheduled to take place on Wednesday 9 th April 2025 at 9.45am in the Old School Community Centre.