



Takeley Parish Council Planning Committee

Minutes of the Planning Committee meeting held on Wednesday, 10th September 2025 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)

Agenda	
25/53	Apologies for absence Apologies were received and accepted from Cllr Boyle.
25/54	Declarations of interest None.
25/55	Public Representations None.
25/56	Minutes of the Meeting The minutes of the meeting held on 13th August 2025 were agreed as a true record (proposed by Cllr Barber and seconded by Cllr Moore).
25/57	New applications for comment 1) UTT/25/1458/DOC – noted objection 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 – noted objection 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 - noted 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 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. Passenger Terminal Stansted Airport



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25/58	<p>Decisions Noted</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 Cllr Cheetham declared a non-pecuniary interest, as a resident of Smiths Green. Additional comments were agreed in objection to the appeal.</p>
25/60	<p>Community Governance Review Members considered 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. It was RESOLVED to approve the boundary line proposed by UDC electoral services (proposed by Cllr Cheetham and seconded by Cllr Moore). <i>Cllr Backus left the meeting at 10.43am</i></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. Action: The updated objection from the Parish Council does not appear on the planning portal therefore the Clerk was asked to re-send it to UDC.</p>



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	<p>2) Land at Bull Field open space</p> <ul style="list-style-type: none"> a) Noted - details of the s106 for Bull Field. There was no further information regarding ongoing maintenance costs. b) Members considered a recommendation regarding the option to take ownership of the open space. It was RESOLVED to recommend to full council that the land designated for play areas and open space at Bull Field should not be acquired by the Parish Council and should be maintained by a management company for the housing development (proposed by Cllr Cheetham and seconded by Cllr Moore). <p>Action: Members are concerned that Priors Wood is not being maintained by Weston Homes. The Clerk was asked to contact UDC to enquire if the management of Priors Wood has lapsed and conflicts with the planning conditions attached to the approval of UTT/23/1583/PINS.</p> <p>3) Crumps Farm industrial development ESS/16/24/UTT, ESS/16/24/UTT/OUT, UTT/25/2045/CC The Parish Council objection in principle was agreed, alongside a consultant objection on transport grounds.</p> <p>4) Water Circle – awaiting transport report for the extended deadline of 30th September.</p> <p>5) Land East of Parsonage Road pre-application public consultation has been arranged.</p> <p>6) Land West of Station Road – the hybrid application decision notice has not been issued and Bellway Homes will consult the Parish Council on Reserved Matters in due course.</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/ Comments to be received by the Clerk.</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> <p>Action: Members agreed to send comments to the Clerk on both consultation by Monday, 22nd September and to send both links on a reminder email.</p>



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25/63	Items for information and Next Agenda Attendance required at the public consultation for Land East of Parsonage Road prior to the planning application and comments should be discussed at the next meeting.
25/64	Date of Next Meeting The next meeting is scheduled to take place on Wednesday 8th October 2025 at 10.00am in the Old School Community Centre.

Meeting closed at 12.10pm

Signed by the Chairman

Date