



Takeley Parish Council Planning Committee

Minutes of the meeting of the PLANNING COMMITTEE held on Wednesday, 12th February 2025 at 9:45am in The Old School Community Centre

Members Present: Cllrs Jackie Cheetham (Chairman), Jim Backus (Vice Chairman) and Patricia Barber.

In attendance: Jackie Deane (Parish Clerk)

Agenda	
24/117	Apologies for absence Cllr Moore and Cllr D'Alton's apologies were received and accepted.
24/118	Declarations of interest Cllr Cheetham declared a pecuniary interest her tree works application, which is in the conservation area.
24/119	Minutes of the Meeting The minutes for the meeting held on 15 th January 2025 were agreed as a true record (proposed by Cllr Backus and seconded by Cllr Barber).
24/120	Public Representations None.
24/121	Planning Applications for Comment 1. 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 Smiths Green. <i>Cllr Cheetham left the room for comments to be made on this item.</i> No comment. 2. UTT/25/0092/SO - Request for Scoping Opinion under regulation 15 of the Town and Country Planning (Environmental impact assessment) regulations 2017 - amending the existing passenger cap from 43 million passengers per annum (mppa), as approved by the Secretary of State for Transport on appeal in 2021, to up to 51mppa and additional airfield infrastructure, comprising two new taxiway links to the runway a Rapid Exit Taxiway (RET) linking to the runway from the south-west (known as Mike Romeo RET) and a Rapid Access Taxiway (RAT) at the north-eastern end of the runway (known as Runway Tango 22/04 RAT). Stansted Airport. Bullet points were agreed at the last meeting and members were



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	<p>asked to add comments after a consultation information event to be held on 26th February.</p> <p>3. UTT/24/2937/FUL - Demolition and replacement of current The Fox, Bambers Green to new self-build dwelling house, existing garage demolition to create new guest house to main dwelling. The Fox Bambers Green Road. Object.</p> <p>4. UTT/25/0125/SO - Request for Scoping Opinion - for proposed an outline planning application with all matters, except access, reserved for up to 83,000 sqm of commercial development of mixed employment floorspace including General Industrial (Class B2), Storage or Distribution (Class B8), Office (Class E(g) (i)) and Light Industrial (Class E(g)(iii)); and supporting associated development, infrastructure and landscaping. Land To The North Of The Street. Comments made and additional comments requested to give detail on the importance of an appropriate location for baseline air quality monitoring reports. Action: Clerk to follow up this aspect regarding a meeting with UDC on the Local Plan.</p> <p>5. UTT/24/2372/HHF - Two storey side extension & additional rear dormer. 51 Roseacres No comment.</p> <p>6. 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 Comment – The council requests consideration of solar panels on the new building.</p> <p>7. UTT/25/0228/HHF Erection of a detached single storey garage and home office at the front of the existing property. 12B Broadfield Road. No objection.</p>
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	<p>8. UTT/25/0277/FUL - Proposed erection of 2 no. self-build dwellings. Old Thatch Bambers Green Road. Comment to reflect assessment of heritage harm by Place Services.</p>
<p>24/122</p>	<p>Planning Decisions To note:</p> <ol style="list-style-type: none"> 1. UTT/24/2989/HHF - Proposed single storey rear extension 1 Stile Close The Street. Approve with Conditions. 2. UTT/24/2678/HHF - Demolition of existing rear conservatory and erection of a single storey rear extension, side extension, and dormer windows to the front and rear of the property. Rodings Rise Molehill Green. Approve with Conditions.
<p>24/123</p>	<p>Major Planning Updates</p> <ol style="list-style-type: none"> 1. Land North of Taylor’s Farm additional pre-application comment following their public consultation. At the last meeting, the Clerk was asked to contact MAG to clarify their land ownership on adjacent land and the Clerk and Cllr Moore made a site visit. Further comments to the developer could include: a football/sports area, allotments, if there is viability to have a have a footbridge over the access road to connect the central areas of open space, for building 008 to have a café open to the public and for financial contributions to bring adjacent land into public use. Action: Clerk to send in further comments to the developer regarding open spaces and potential public use, with additional feedback to be received from a forthcoming neighbourhood plan survey. 2. Land North of Roseacres known as Bull Field Representations were made at the hearing. Local people and the parish council representatives felt that they were unsupported by UDC at this hearing, where no change of circumstances was reported to PINS ahead of the deadline, and that the planning department seemed to be un-prepared and under-resourced for the hearing. The implications of approval on this site will adversely affect the emerging local plan housing allocation and SANG area, where it is documented that UDC has no alternative. Action: The Clerk was asked to write to the Director of Planning and CEO at UDC to raise concerns over the lack of resources available to important planning matters and to request a meeting as soon as possible to discuss a way forward.



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24/124	Neighbourhood Plan An update will be noted at the full council meeting.
24/125	Items for information and Next Agenda a) Forthcoming pre-application meeting with Bellway on 5 th March regarding Land West of Garnetts. Action: Clerk to circulate a draft PPA document. b) Stansted Airport Parish Council workshops on their expansion plans to 51mppa – representatives agreed: Cllr Cheetham at 2pm and Cllr Backus at 6pm.
24/126	Date of Next Meeting The next meeting is scheduled to take place on Wednesday 12 th March 2025 at 9.45am in the Old School Community Centre.

Meeting closed at 12.29pm

Signed by the Chairman

Date