



Takeley Parish Council Planning Committee

Minutes of the meeting of the **PLANNING COMMITTEE** held on **Wednesday, 12th March 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) and Amanda Collins-Klimcke (Assistant Clerk). There were no members of the public.

	<i>The meeting started at 9.55am. The Chairman welcomed the Assistant Clerk to the Council.</i>
24/127	Apologies for absence Apologies were received and accepted from Cllr Hugh D’Alton.
24/128	Declarations of interest Cllr Cheetham declared a non-pecuniary interest in the application on Smiths Green as she is a resident of Smiths Green.
24/129	Minutes of the Meeting The minutes for the meeting held on 12 th February 2025 were accepted as a true record of the meeting (proposed by Cllr Cheetham and seconded by Cllr Moore).
24/130	Public Representations None.
24/131	New Applications for Comment <ol style="list-style-type: none">1. Hatfield Broad Oak - UTT/25/0485/HHF - Erection of pergola 1 Bonningtons Yard Station Road Takeley No comment.2. UTT/24/3196/FUL - Proposed warehouse extension Unit 1 Waltham Hall, Bambers Green Road Objection made on heritage grounds.3. UTT/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 No comment.4. UTT/25/0579/PIP - Permission in Principle for up to four houses The Croft Smiths Green Smiths Green Lane Objection made on heritage grounds, CPZ and access.



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24/132	<p>Planning Decisions Noted:</p> <ol style="list-style-type: none">1. UTT/24/1861/FUL 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 Refused2. 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.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.4. UTT/24/2372/HHF - Two storey side extension & additional rear dormer. 51 Roseacres Approved with conditions5. 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 required6. UTT/25/0112/TCA Crown reduction and balancing of 1 no. Oak by 1m, Crown reduction
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	<p>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> <p>7. UTT/24/1448/DOC Application to discharge condition 9 (surface water drainage) 10 (offsite flooding) 15 (surface water maintenance plan) 16 (maintenance plan) attached to UTT/23/2682/PINS S62A/2023/0027 Land North of Jacks Lane, Warish Hall Farm Smiths Green Lane Takeley Essex CM22 6NZ. Refuse to Discharge Conditions</p> <p>8. 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 the main dwelling. The Fox Bambers Green. Refused.</p>
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 Additional comment made regarding surface water drainage and a request for appropriate conditions.</p> <p>1. Noted - 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 – Defer to the next meeting 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. Action: To add this item to the next agenda.</p>
24/135	<p>Local Plan Examination in Public Consultant Fee Quotes It was RESOLVED to approve 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</p>



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	<p>Daily attendance per Matter - £750 + expenses + travel approx. £100 (Proposed by Cllr Cheetham and seconded by Cllr Backus).</p> <p>Action: To enquire with the planning consultant if comments made during Regulation 19 would be sufficient for a heritage consultant to be appointed. If so, to source a fee quote for consideration.</p>
<p>24/136</p>	<p>Major Planning Updates and Actions</p> <ol style="list-style-type: none"> 1. Land at Warish Hall Farm – Bull Field, Smiths Green. Action: The Clerk was asked to chase again for a response to the letter sent regarding the hearing and impact of the decision. 2. Land North of Taylor’s Farm – It was noted that there is a Memorandum of Understanding (MoU) between the developer and UDC for the submitted Local Plan. 3. Stansted Airport consultation response – plans to increase capacity to 51mppa. Action: Bullet point comments were agreed at the January meeting. The comments should be emailed to UDC for the Scoping Application and add a request that evidence should be provided on the impact of planned walking and cycling routes along Parsonage Road and within the airport boundary. It was agreed that the Stansted Airport public consultation questions were not appropriate for parish council comments. Action: The Clerk was asked to seek an alternative way to make comments for the consultation and make comments with concerns and possible mitigation, including: <ul style="list-style-type: none"> – greater community involvement regarding the impact of airport car parking and other impacts on the community on an ongoing basis - public transport subsidies to be significantly higher than at present for local residents - bus services should be suitable for airport employees to work on shifts 7-days a week - There could be a resident card or account, to give bus journey discounts to residents within a 5-mile and 10-mile radius, with similar charges to the drop-off zone resident discount scheme - To ensure that the airport retains their current target of 50% of users accessing the airport by public transport. 4. 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. There



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	<p>could be further changes to the plans in response to a design review.</p> <p>On-site works will take place 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• 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 No update.
24/138	Items for information and Next Agenda None.
24/139	Date of Next Meeting The next meeting is scheduled to take place on Wednesday 9th April 2025 at 9.45am in the Old School Community Centre.

Meeting closed at 12.05pm

Signed by the Chairman.....

Date