



Takeley Parish Council Planning Committee

Minutes of the meeting of the **PLANNING COMMITTEE** held on **Wednesday, 13th August 2025** at 9:45am in The Old School Community Centre

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

In attendance: Jackie Deane (Parish Clerk)

Meeting commenced at 9.53am.

Agenda	
25/41	Apologies for absence Apologies were received and accepted from Cllr Backus.
25/42	Declarations of interest Cllrs Barber and Cheetham declared non-pecuniary interests for item 45, as close neighbours to land known As Bull Field, Warish Hall Farm, Smiths Green.
25/43	Minutes of the Meeting The minutes of the meeting held on 16 th July 2025 were approved as a true record (proposed by Cllr Barber and seconded by Cllr Moore).
25/44	Public Representations Members of the public are invited to speak.
25/45	New Applications for Comment 1) UTT/25/2046/FUL - S73 application to vary condition 2 (approved plans) of UTT/23/1583/PINS - S62A/2023/0019 (and revised application approved under UTT/25/0944/NMA) for Access to 96no. dwellings and 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 Support. 2) 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 - amend the approved plan relating to the Class E building -Land Known As 7 Acres, Warish Hall Farm Parsonage Road Takeley Object. Request designs changes to reflect the new development proposals. 3) UTT/25/2027/OP - development of up to 448,000 sq ft. of new flexible employment and industrial space. Water Circle, Stansted



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There was a general discussion on matters which might affect Takeley, as this would be the vehicular route to the development, for all traffic including HGVs.

It was **RESOLVED** to appoint Railton TPC to provide a transport objection to the application, including potential mitigation for employee transport and lorries, and to set a budget of £2,000 (proposed by Cllr Moore and seconded by Cllr Barber, the decision was unanimous).

Action: The Clerk was asked to contact Stansted Airport's planning officer to enquire if she would be willing to attend a meeting with the parish council planning committee. Members would like the opportunity to discuss the increasing level of HGV traffic and airport-related car parking issues in Takeley and consider if there is any common ground with the airport.

4) UTT/25/2045/CC alternative ref. ESS/16/24/UTT

Consultation on Hybrid planning application seeking full permission for the importation and deposit of material/waste and the subsequent raising of land levels (retrospective), installation of landfill infrastructure and engineering works to facilitate a satisfactory restoration profile and outline permission for 121 industrial units and a solar farm on part of the site.

Crumps Farm Stortford Road Little Canfield

There was a general discussion regarding the potential transport impacts on Takeley.

It was **RESOLVED** to appoint Railton TPC to provide a transport objection to the application, including potential mitigation for employee transport and lorries, and a budget of £2,000 (proposed by Cllr Moore and seconded by Cllr Boyle, the decision was unanimous).

Action: The Clerk was asked to enquire about cost-sharing with the neighbouring parish.

5) UTT/25/2118/HHF

First floor extension, ground floor extension, rear porch and retention of driveway approved UTT/24/2171/HHF

Tyrells Molehill Green

No objection.

6) UTT/25/2081/FUL - Change of use of residential annexe to one-bedroom dwelling.

Dalforth House, Bambers Green Road

No comment.



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25/46	<p>Decisions to Note</p> <p>1) UTT/25/1377/LB & UTT/25/1376/HHF Proposed installation of new wood burning stove within existing inglenook, raising of existing chimney and addition of new chimney pots Rayleigh Cottage The Street Takeley Approved</p> <p>2) 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 Land To The South Of The Street Takeley Approve with Conditions</p>
25/47	<p>New Number Notification Noted - 4 new dwellings adjacent to Falaise & Montjoy, The Street: 1-4 Clover Place, The Street, Takeley CM22 6QP</p>
25/48	<p>Consultant Fees The Clerk gave an update on the ongoing legal matter regarding Weston Homes' application to de-register village green. There was an agreement in between meetings to increase the budget for legal work due to new information received.</p> <p>It was RESOLVED to approve a fee of £1300 payable to Richard Buxton Solicitors, which is an increase of £800 on the originally agreed budget (proposed by Cllr Cheetham and seconded by Cllr Moore).</p>
25/49	<p>Major Planning and Local Plan Updates</p> <p>a) Land East of Parsonage Road The site visits to Newport and Great Chesterford were discussed. Action: The Clerk was asked to send design comments to Hill Residential.</p> <p>b) Stansted Airport There was a general discussion on the information still awaited before our consultant can complete the objection submission and it was agreed that an interim payment should be made.</p> <p>It was RESOLVED to recommend to Full Council that Railton is paid an interim fee of £1,000 (proposed by Cllr Cheetham and seconded by Cllr Barber).</p>



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	<p>c) Local Plan The Clerk advised that all details of the Inspectors' suggested modifications for the north area housing allocation are on the examination website: https://www.localplanservices.co.uk/uttlesfordlpexamination</p> <p>It was noted that a slight change has been made to the new CPZ boundary and that these modifications will be consulted on.</p> <p><i>Cllr Barber left the meeting at 12.15pm</i></p> <p>d) Meeting with UDC planning managers The Clerk and Cllr Moore reported on the points discussed with Dean Hermitage and Nigel Brown at their meeting held in Little Canfield on 29th July, with further meetings to be arranged after the modifications are published for consultation.</p> <p>e) Letter of complaint to UDC There was a general discussion on the points Nigel Brown and Dean Hermitage made regarding the circumstances surrounding the s106 agreement for Land at 7 Acres regarding an option for a health facility.</p> <p>Action: The Clerk was given bullet points for wording a letter to Dean Hermitage regarding the future allocation of health facilities and assistance with s106 negotiations in the future.</p> <p>Action: Next planning committee and full council agendas to include Land at Bull Field open space 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>
25/50	<p>Neighbourhood Plan Noted - recent correspondence from UDC regarding a forthcoming workshop.</p>
25/51	<p>Items for information and Next Agenda Bull Field open space on planning and Full Council agendas to consider the committee's recommendation.</p>
25/52	<p>Date of Next Meeting The next meeting is scheduled to take place on Wednesday 10th September 2025 at 9.45am in the Old School Community Centre.</p>



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Meeting closed at 12.48pm

Signed by the Chairman

Date