



Takeley Parish Council Planning Committee

Minutes of the meeting of the Planning Committee held on Wednesday, 15th January 2025
at 9:45am in The Old School Community Centre

Members Present: Jim Backus (Vice Chairman), Patricia Barber and Samatha Moore

In Attendance: Jackie Deane (Parish Clerk)

	Cllr Backus chaired the meeting
24/103	Apologies for absence Hugh D'Alton and Jackie Cheetham's apologies were received and accepted.
24/104	Declarations of interest Bambers Green neighbouring property - Sheering Hall application – pecuniary interest – will leave for any discussion on this matter.
24/105	Minutes of the Meeting Members to agree the minutes for the meeting held on 11 th December 2024.
24/106	Public Representations A Jacks Lane representative gave information on a shared accessway to a group of properties off Jack's Lane, where there is a query over land ownership of the byway and the common land. Action: To receive follow-up email correspondence from the resident.
24/107	Village Greens and Common Land There was a general discussion over the implication of land ownership on implementation of pre-commencement planning conditions. Action: The Clerk agreed to forward correspondence from Oak Lodge and Gardens residents to our solicitor, to Essex Highways and UDC planning in relation to the pre-commencement conditions for Jacks Lane byway improvements. It was RESOLVED for the Clerk to instruct for a solicitor's letter to be sent to the planning inspectorate to state that no request has been received for changes to the common land in relation to the Land North of Jacks Lane approved development and to request that the planning inspectorate informs the Parish Council, should such an application be made (proposed by Cllr Moore and seconded by Cllr Barber). It was RESOLVED to allow a budget for additional legal costs up to the sum of £500 for matters relating to the common land (proposed by Cllr Moore and seconded by Cllr Barber).



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24/108	<p>Planning Applications for Comment</p> <p>1. Re-consultation - 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.</p> <p><i>Cllr Moore left the room for consideration of additional comments.</i></p> <p>Object – on the basis of the design and impact on the amenity of neighbouring properties and heritage buildings, and to note the ecology holding objection.</p> <p>2. UTT/24/3153/FUL - Refurbishment of restaurant with alterations to elevations including extensions. Formation of an additional drive-thru booth, with existing booths updated to match. Reconfiguration of kerb lines and parking bays with new remote storage unit, and associated works to the site. McDonalds Southgate Thremhall Avenue. No comment.</p> <p>3. 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 cart lodge (amendments to previously approved application UTT/23/0398/HHF) - to make changes to the previously approved plans. Lanmor, The Street Takeley. Comment made.</p>
24/109	<p>Planning Decisions</p> <p>To note:</p> <p>1. UTT/24/2462/DFO - Details following outline planning application UTT/24/1350/OP (erection of 2 no. self-build dwellings with all matters reserved) - details of access, appearance, layout and scale Tyrells Molehill Green. Approve with Conditions.</p> <p>2. UTT/24/2545/HHF - In-fill rear extension with 2 flat roof lights LOCATION: The Rockies School Lane. Approve with Conditions.</p> <p>3. UTT/24/2677/CLP - Erection of a rear dormer window and a front porch. Rodings Rise Molehill Green. Proposed - Approve Cert Lawfulness.</p> <p>4. UTT/24/3161/CLE - That development authorised by permission UTT/17/3675/FUL has lawfully commenced. Croft End Molehill Green.</p>



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	<p style="text-align: center;">Existing - Approve Cert of Lawfulness.</p> <p>5. UTT/24/2927/HHF - Garage conversion with a new dormer and raising of ridge height by 200mm, front garden to be changed to hard standing for a new parking bay. 11 Harris Road.</p> <p style="text-align: center;">Approve with Conditions.</p>
24/110	<p>Major Planning Updates</p> <ol style="list-style-type: none"> 1) Land North of Taylor’s Farm – It was agreed that the Clerk and Cllr Moore should make a site visit to note areas outside of the site boundary which might be improved and have public access. Action: The Clerk was asked to contact MAG to clarify their land ownership on adjacent land. It was agreed to consider further comments to the developer at the next meeting 2) Land North of Roseacres S62A Reconsideration – It was noted that the Clerk has submitted an additional comment ahead of a hearing, date to be confirmed. 3) Land West of Garnetts – It was noted that the developer will be carrying out a pre-application consultation ahead of making a reserved matters application. This should include consideration of the location for new play equipment, drainage works on the adjacent parish council owned land and future maintenance for the agricultural land which is to be retained, to preserve the setting of the church
24/111	<p>Bus Service Initiatives</p> <p>There was a general discussion of a grant funded opportunity to encourage increased usage of Takeley bus services with the Love Your Bus Grant Fund.</p> <p>This initiative will provide Parish and Town Councils with the opportunity to secure grants of up to £50,000 for projects aimed at increasing bus patronage and enhancing local services.</p> <p>The fund will support innovative projects that:</p> <ul style="list-style-type: none"> • Increase passenger numbers. • Improve service frequency and coverage. • Attract new users through community engagement and marketing. <p>This will allow Parish and Town Councils to propose initiatives such as increasing service frequency, running early morning or late-night services, and extending routes to connect underserved areas to key destinations such as hospitals or schools.</p> <p>RECOMMENDATION: for a working group to be set up, reporting to the planning committee, for the Clerk to make enquiries over potential resources required and to submit a grant application.</p>



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24/112	<p>Stansted Airport Consultation</p> <p>The airport will submit a planning application to increase capacity from 48mppa to 51ppa for larger planes rather than additional flights or night flights.</p> <p>Members are asked to consider points for submission to a consultation on their development plan: https://www.stanstedairport.com/about-us/development-plan/</p> <p>For the Clerk to submit ahead of the deadline on 28th February 2025.</p> <p>Action: Agreed points for submission: concerns are over road access to the airport on airport roads and the surrounding road network, conflict between growth of the airport and growth of Takeley for housing and industrial development, consideration of aircraft noise, flightpaths and night flights, UDC Local Plan safeguarded land for walking and cycling routes to the airport terminal.</p>
24/113	<p>Official Address Notification</p> <p>Land To The South of The Street</p> <p>PLOT 1 - 1 Robin Place, The Street Takeley Bishops Stortford CM22 6QP PLOT 2 - 2 Robin Place The Street Takeley Bishops Stortford CM22 6QP</p>
24/114	<p>Neighbourhood Plan</p> <p>No report.</p>
24/115	<p>Items for information and Next Agenda</p> <p>Items to note.</p>
24/116	<p>Date of Next Meeting</p> <p>The next meeting is scheduled to take place on Wednesday 12th February 2025 at 9.45am in the Old School Community Centre.</p>

12.23 meeting closed.

Signed by the Chairman

Date