



Takeley Parish Council Planning Committee

Minutes of the meeting of the Planning Committee held on Wednesday, 16th July 2025 at 9:45am in The Old School Community Centre

Members Present: Cllrs Patricia Barber, Samatha Moore and John Boyle.

In attendance: Jackie Deane (Parish Clerk)

	In the absence of the Chairman, the meeting was Chaired by Cllr Moore.
25/28	Apologies for absence Apologies were received and accepted from Cllrs Cheetham and Backus.
25/29	Declarations of interest None.
25/30	Minutes of the Meeting The minutes of the meeting held on 10 th June 2025 were agreed as a true record (proposed by Cllr Barber and seconded by Cllr Moore).
25/31	Public Representations None.
25/32	New Applications for Comment <ol style="list-style-type: none">1) Stansted Airport UTT/25/1542/FUL Airfield works comprising two new taxiway links to the existing runway (Rapid Access Taxiway and Rapid Exit Taxiway) to enable continued airfield operations of 274,000 aircraft movements and an increase in passenger throughput from 43 million terminal passengers to up to 51 million terminal passengers, in a twelve month calendar period Initial comments to include an interim transport objection from Railton TPC on behalf of the Council, with additional comments to add once transport information has been updated.2) UTT/25/1853/LB To reinstate destroyed brickwork/framing to the gabled front elevation. Ashwells, Joes Barn, The Street Comments to be made to the Clerk by 31st July.3) UTT/25/1668/HHF Proposed two storey rear and side extension, second floor loft conversion and internal alterations. Tuscons Brewers End Object.



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	<p>4) 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 Holding objection agreed, awaiting additional information.</p>
25/33	<p>Decisions Noted:</p> <ol style="list-style-type: none">1) UTT/25/1025/HHF - Erection of pitched roof over existing outbuilding School Villas Molehill Green Approved2) UTT/25/0934/FUL - Demolition and replacement of current The Fox Bambers Green with new self-build dwelling house, existing garage demolition to create new detached garage to main dwelling The Fox Bambers Green Road Approved3) UTT/25/0944/NMA - Non Material Amendment to UTT/23/1583/PINS (S62A/2023/0019) - alter the approved drawings including elevations and layout in order to meet Part O of the building regulations Land Known as Bull Field Warish Hall Farm Smiths Green Lane Takeley Approved4) UTT/25/0791/DFO - Details following outline application UTT/22/0313/OP for demolition of cattery and construction of 1no. dwelling - details of appearance, layout and scale -alternative scheme to UTT/23/1895/DFO to add single storey garden room to rear. Dalforth House Bambers Green Road Approved5) UTT/25/0755/AIR - Notification of use of airport permitted development rights - Construction of new security and office/welfare buildings for construction personnel - Stansted Airport - Withdrawn



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	<p>6) UTT/25/0590/DOC - Application to discharge condition 9 (surface water drainage scheme), 10 (offsite flooding), 15 (surface water maintenance plan) and 16 (maintenance arrangements) attached to UTT/23/2682/PINS - S62A/2023/0027 Land At Warish Hall Farm North Of Jacks Lane Smiths Green Lane Discharge Conditions in Full</p> <p>7) UTT/24/0697/DOC - Application to discharge condition 5 (CEMP: Construction) attached to UTT/23/2682/PINS - S62A/2023/0027 Land At Warish Hall Farm North Of Jacks Lane Smiths Green Lane Discharge Conditions in Full</p>
25/34	<p>Appeal Decisions</p> <p>1) APP/C1570/W/25/3358973 – UTT/24/1611/FUL Land adjacent to Swan Farmhouse, School Lane Appeal Dismissed Erection of 2 self-contained detached dwellings with associated landscaping, access and parking. The proposal would unacceptably harm the setting of Swan Farmhouse, and the public benefits are not sufficient to outweigh that harm. It would also unacceptably harm the character and appearance of the area.</p>
25/35	<p>Major Planning and Local Plan Updates</p> <p>Land East of Parsonage Road – visit arranged to see developments in Newport and Gt Chesterford. Land West of Station Road – The decision notice is yet to be issued due to legal drafting of planning conditions.</p>
25/36	<p>Neighbourhood Plan</p> <p>No update.</p>
25/37	<p>Application to De-register the Registered Village Green Verge</p> <p>It was RESOLVED to accept a Fee estimate from Richard Buxton Solicitors to the sum of £500 for responding to the Planning Inspectorate regarding the Smiths Green application made by Weston Homes (proposed by Cllr Barber and seconded by Cllr Moore, the decision was unanimous).</p>
25/38	<p>TPO Smiths Green Lane</p> <p>Deferred, awaiting for further information from Cllr Bagnall regarding a potential request for TPOs on veteran oaks.</p>
25/39	<p>Items for information and Next Agenda</p> <p>Further comments will be made on the Stansted Airport application when</p>



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	additional transport information is added to the UDC planning portal.
25/40	Date of Next Meeting The next meeting is scheduled to take place on Wednesday, 13 th August 2025 at 9.45am in the Old School Community Centre.

The meeting closed at 11.35am.

Signed by the Chairman.....

Date