



## Takeley Parish Council Planning Committee

### Meeting Notice

Notice is hereby given that a meeting of the **PLANNING COMMITTEE** will be held on **Wednesday, 16th July 2025 at 9:45am** in **The Old School Community Centre** to which members of the Committee are summoned for the transaction of the business as set out below. The meeting is open to press and public.

*Jackie Deane*

Clerk to the Council

Date: 9<sup>th</sup> July 2025

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

**In attendance:** Jackie Deane (Parish Clerk)

Agenda	
25/28	<b>Apologies for absence</b> To consider apologies received by the Clerk.
25/29	<b>Declarations of interest</b> Members to declare interests on agenda items.
25/30	<b>Minutes of the Meeting</b> Members to agree the minutes of the meeting held on 10 <sup>th</sup> June 2025.
25/31	<b>Public Representations</b> Members of the public are invited to speak.
25/32	<b>New Applications for Comment</b> <b>1) UTT/25/1329/PDE</b> Proposed single storey rear extension - extending 3.50m from rear wall, maximum height 3.35m and height to eaves 2.26m <b>21 Hawthorn Close Takeley</b>  <b>2) UTT/25/1668/HHF</b> Proposed two storey rear and side extension, second floor loft conversion and internal alterations. <b>Tuscons Brewers End</b>  <b>3) UTT/25/1750/FUL</b> 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



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	<p>and parking)- amend the approved plan relating to the Class E building <b>Land Known As 7 Acres Warish Hall Farm Parsonage Road</b></p>
<p>25/33</p>	<p><b>Decisions to Note</b></p> <ol style="list-style-type: none"> <li>1) <b>UTT/25/1025/HHF</b> - Erection of pitched roof over existing outbuilding School Villas Molehill Green <b>Approved</b></li>   <li>2) <b>UTT/25/0934/FUL</b> - 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 <b>Approved</b></li>   <li>3) <b>UTT/25/0944/NMA</b> - 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 <b>Approved</b></li>   <li>4) <b>UTT/25/0791/DFO</b> - 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 <b>Approved</b></li>   <li>5) <b>UTT/25/0755/AIR</b> - Notification of use of airport permitted development rights - Construction of new security and office/welfare buildings for construction personnel Stansted Airport <b>Withdrawn</b></li>   <li>6) <b>UTT/25/0590/DOC</b> - 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 <b>Discharge Conditions in Full</b></li> </ol>



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	<p>7) <b>UTT/24/0697/DOC</b> - Application to discharge condition 5 (CEMP: Construction) attached to UTT/23/2682/PINS - S62A/2023/0027</p> <p>Land At Warish Hall Farm North Of Jacks Lane Smiths Green Lane</p> <p><b>Discharge Conditons in Full</b></p>
25/34	<p><b>Appeal Decisions</b></p> <p>1) <b>APP/C1570/W/25/3358973</b> – UTT/24/1611/FUL</p> <p>Land adjacent to Swan Farmhouse, School Lane</p> <p><b>Appeal Dismissed</b></p> <p>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><b>Major Planning and Local Plan Updates</b></p> <p>To receive updates on:</p> <p>Land East of Parsonage Road</p> <p>Land West of Parsonage Road</p> <p>Stansted Airport</p>
25/36	<p><b>Neighbourhood Plan</b></p> <p>No update.</p>
25/37	<p><b>Application to De-register the Registered Village Green Verge</b></p> <p>To ratify a Fee estimate of £500 for responding to the Planning Inspectorate regarding the Smiths Green application made by Weston Homes.</p>
25/38	<p><b>TPO Smiths Green Lane</b></p> <p>Cllr Bagnall has notified the Council that the TPO application for two veteran trees in Smiths Green land was successful. Cllr Bagnall wishes to send details of additional veteran oaks for a new TPO request. Members to consider making an additional request on receipt of the information from Cllr Bagnall.</p>
25/39	<p><b>Items for information and Next Agenda</b></p> <p>Items to note.</p>
25/40	<p><b>Date of Next Meeting</b></p> <p>The next meeting is scheduled to take place on Wednesday 13<sup>th</sup> August 2025 at 9.45am in the Old School Community Centre.</p>