



TAKELEY PARISH COUNCIL

Planning Committee

Minutes 14 September 2021

Cllrs Present: Tricia Barber, Pat Burnett, Jackie Cheetham, Carol Pratt (Chair)
Apologies: Cllr Sonia Carr
In attendance: Lisa Chambers (Clerk)

Item	Summary
1.	Welcome and apologies Cllr Carol Pratt welcome all councillors and visitors to the meeting. The meeting opened at 10:40am
2.	Declarations of interest No declarations of interest were made
3.	Minutes of previous Committee Meeting The minutes of the Planning Committee meeting held on 14 July were signed as a true and accurate reflection of the meeting.
4.	Public representations None.
5.	Planning Applications for consideration: UTT/21/2488/OP It was noted that the address is incorrectly identified on the planning portal as 'Land East of Coopers End Road' is actually located off Parsonage Road. Councillors discussed the application and object to the proposal citing evidence already included in the response to UTT/21/1987/FUL and the following: <ul style="list-style-type: none">• The proposal is for housing to reach the A120, residents would suffer from ground noise from the A120 and the airport.• This proposed development is closer to the airport and A120 and would be situated at the back of the care home which has already been given permission.• Two entrances to the newly agreed estate, to the care home and any entrances for this proposal need to be reviewed by Highways.• Parsonage Road is already over capacity. All commercial traffic comes via this site; including Thaxted Quarry, Elsenham Quarry and Construction traffic from Elsenham as it cannot go through the airport or to Stansted.• Has any provision been made for social housing, bungalows etc?• Noise from the A120 is already being suffered by residents throughout Takeley.



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- An increase in traffic through the B183/Parsonage Road will be at a detriment to local residents. Traffic on the B1256 will be affected and Smart traffic lights will not ease the issue, this has been explored with existing volumes of traffic.
- The proposal for the care home stated that the care home would be located in a quiet, tranquil location, this proposal will alter that.
- Development already taking place in surrounding villages, Elsenham, Thaxted etc already pushes an increased volume of traffic through Takeley as Harlow is a major centre for work, commuters use Takeley as a route to the stations and to junction 8 on the M11 to access London and Cambridge.
- The proximity of Stansted airport to the proposed open space to counter the A120 noise will be impossible as it would encourage bird nesting and therefore increased risk of bird strikes.
- The proposed SUD would also increase the risk of bird strikes.
- The proposed area would result in further loss of prime agricultural farmland, exasperating issues caused by Brexit.
- The proposed land is a wildlife corridor.

ACTION: Cllr Trishia Barber to speak to Martin Peachey regarding noise levels.

UTT/21/2565/AV

No comment

UTT/21/2579/CLP

No objection subject to no loss of amenity for surrounding properties.

UTT/21/2564/FUL

No objection

UTT/21/2647/DOC

No objection providing work has been carried out to Environmental Satisfaction.

UTT/21/2664/SCO

Councillors discussed the application and object to the proposal noting the following:

- The proposal will result in the loss of prime agricultural land.
- The proximity of the proposal to the airport.
- It is interesting that similar proposals have already received objections from Manchester Airport Group.
- Glare from the panels could cause hazards to aircraft.



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	<ul style="list-style-type: none">• Solar panels attract nesting birds, then attracting raptors which causes a risk of bird strikes to aircraft.• Government are encouraging farmers to meet environmental objectives. Particularly relevant to an 'airport in the countryside', solar panels would undo any attempts made by farmers to meet these objectives. <p>ACTION: Cllr Jackie Cheetham to speak to Brian Ross (SSE) and Richard Haynes (CPR Essex)</p> <p>UTT/21/2740/FUL No objection.</p> <p>UTT/21/2750/HHF Noted that the address is Hampton Road No objection.</p>
6.	<p>Planning Applications from July and August 2021 for information Councillors reviewed the applications which had been submitted during July and August.</p>
7.	<p>Planning Applications Determined in July/August 2021 Councillors reviewed the applications which had been determined during July and August.</p>
8.	<p>Update from Takeley Neighbourhood Plan Steering Group Members of the Planning Committee received the following update on behalf of the Neighbourhood Plan Steering Group:</p> <ul style="list-style-type: none">• Peter Hewett was appointed as Chairman• Cllr Phill Bodsworth was appointed as Secretary.• Peter Hewett had drafted a constitution which he will circulate.• The membership of the group has been expanded.• A consultation process is being developed and Peter has spoken to RSCEE about a housing needs survey.• Locality will provide a free assessment for the whole district. RSCEE will create a localised parish needs assessment which can be used to promote the needs of Takeley.• The housing needs survey will be done before Christmas. We will have to deliver the surveys through every door in Takeley.• The Group will be able to look at the districtwide and parish information together and draw conclusions.



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	<ul style="list-style-type: none">• The government has demanded that Uttlesford provide housing. Uttlesford are contesting that the amount proposed is disproportionate.• Demetria McDonald has been invited to the next Neighbourhood Plan meeting <p>Cllr Jackie Cheetham suggested that the Parish Council write to the local MP noting our concerns about the proportion of housing allocated to Takeley and Uttlesford.</p> <p>It was noted that once the Neighbourhood Plan is designated Uttlesford will have a legal responsibility to support the Group and provide information.</p> <p>Councillors made the following suggestions:</p> <ul style="list-style-type: none">• State the amount of development Takeley has had to date, since 2005 it is in the region of 120%• Propose other areas who want development.• State where we are now, where we were and where we would be in the future.• Include a history of development in Takeley with numbers of houses in the Neighbourhood Plan. The information can be provided by Uttlesford. <p>ACTION: Cllr Jackie Cheetham to speak to Richard Haynes regarding writing a brief to provide to RSCEE.</p> <p>The committee noted that water and sewerage are not considered in any developments.</p> <p>Affinity Water have written to Takeley residents to acknowledge that we are a water stressed area, this needs to be acknowledged in planning.</p> <p>ACTION: Clerk to ask Essex Records Office in Chelmsford for access to the 1979/80 Takeley Chronicle.</p>
9.	<p>Discussion on Solar Farms</p> <p>ACTION: Lisa to respond to Richard Haynes to confirm that the Takeley Parish Council logo can be included in the Solar Farms booklet</p> <p>ACTION: Finance committee to consider a donation to the Solar Farms booklet.</p>



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10.	<p>Correspondence</p> <p>The Clerk updated the Committee on Nigel Brown's response regarding the Conservation area.</p> <p>ACTION: Clerk to respond to say that we are disappointed with the response as our first request was made in December 2019. Email to Acting Chief Exec to plea for assistance to support the planning committee to support is in this matter.</p> <p>Naming of roads</p> <p>The Clerk advised the committee that 21/00120/NEWDEV - LAND ADJ COPPICE CLOSE DUNMOW ROAD TAKELEY - TWO NEW STREETS – CONSULTATION had put forward the suggestions of Woodland View and Forest Crescent.</p> <p>The Committee noted concern that the word forest would result in confusion as it is similar to other roads in Takeley and a number of roads already exist which include the word Woodland. The committee put forward suggestions of: Flich Way View Oak Close Ash Close Hornbeam Close</p> <p>ACTION: Clerk to write to Uttlesford to advise of the Committee's response.</p> <p>ACTION: Clerk to write to Uttlesford to note concern that Molehill Green has two sets of cottages called School Lane Cottages, albeit with a slight variation. This is causing disruption to residents whose post is constantly being mis-posted.</p> <p>The committee believe they were not consulted at the time the decision was made. The aim of the Parish Council is to include the history of the area in naming roads.</p> <p>ACTION: Clerk to confirm whether parish councils are being consulted regarding the new policy.</p> <p>The committee also noted that two weeks consultation is not sufficient for decision making.</p>
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11.	Items for information / next agenda None
12.	Date of next meeting 13 October 2021 at 10am

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