



TAKELEY PARISH COUNCIL

Planning Committee Meeting

Notes in Lieu of Minutes

The meeting of the **PLANNING COMMITTEE** scheduled for **Wednesday 13th April 2022 at 10:00am** at The Old School Community Centre **did not take place** as councillor apologies meant that the meeting would not have been quorate.

The Locum Clerk recorded the following meeting notes and comments on new planning applications, to be reported to Uttlesford District Council.

Jackie Deane
(Locum Clerk)

Agenda	
1.	Apologies for absence
2.	Declarations of interest
3.	Minutes of previous Committee Meeting To approve the minutes of the meeting held on 9 th March 2022 – deferred to the next planning committee meeting.
4.	Public representations
5.	Planning Applications for Comment 1) UTT/22/0704/FUL - Variation of condition 2 (approved plans) attached to UTT/2219/11/FUL to allow the inclusion of a drive thru lane around unit 2 Site 4B Southgate, Thremhall Avenue Stansted No comment. 2) UTT/22/0706/AV - The installation of 5 no. Fascia signs and 12 no. drive thru and car park signs. Site 4B Southgate, Thremhall Avenue Stansted No comment. 3) UTT/22/0152/DFO – RE-CONSULTATION - Details following outline application UTT/19/0393/OP (approved under appeal reference APP/C1570/W/19/3234530), details of appearance, landscaping, layout and scale for the erection of 110 no. dwellings with associated open space, landscaping and other drainage and highway infrastructure. Land West of Parsonage Road Supplementary comment sent to UDC for their planning committee consideration of reserved matters.



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	<p>4) UTT/22/0834/HHF - Single storey ground floor rear extension. 50 Burgattes Road Little Canfield No objection.</p> <p>5) UTT/22/0878/HHF - Single storey rear extension. New side door from utility and changes to fenestration. 17 Cooper Smith Road No objection.</p> <p>6) UTT/22/0786/HHF - Proposed roof dormers. Woodfield The Street Pending comment.</p> <p>7) UTT/22/0703/DOC Land to The South Of The Street Application to discharge condition 3 (materials), 4 (hard/soft landscaping) and 7 (access works) attached to UTT/18/2049/FUL (approved under Appeal APP/C1570/W/19/3243727) <u>Note:</u> Residents and the Neighbourhood Plan Group have raised concern over reducing the width of access which currently has use is an emergency vehicular access to the forest. Object.</p> <p>8) UTT/22/0267/FUL Creation of an open logistics facility with associated new access and ancillary office with amenity facilities. Land At Tilekiln Green Start Hill Great Hallingbury (adjacent to Takeley Parish) Strong objection.</p>
6.	<p>Planning Decisions – Noted</p> <p>1) UTT/21/1929/CLE - Establish that works were undertaken to commence permission UTT/17/0675/FUL prior to its expiry. Bonningtons Farm Station Road Takeley Approved</p> <p>2) UTT/22/0346/HHF - Proposed insertion of obscured glass window to side elevation. 29 Hawthorn Close Approved</p> <p>3) UTT/22/0533/PDE - Proposed single storey rear extension - extending 6m from rear wall, maximum height 2.8m and height to eaves 2.8m The Roost Molehill Green No objections</p>



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7.	<p>Planning Appeal & Enforcement Notifications</p> <p>Alleged Breach of Planning Control: Unauthorised use of a Listed Building for rented accommodation and alleged internal alterations - Renting of property to the rear for Airbnb UTT/16/2853/FUL – Joyners, The Street, Takeley An investigation has been carried out and a decision made to close the file as not expedient. <u>Note:</u> Prior to completed investigations, alleged breaches will be reported to the Parish Council but will not be published, as this information is data protected.</p>
8.	<p>Appeal - Land at Warish Hall Farm – Deferred to Full Council</p>
9.	<p>Neighbourhood Plan – Deferred to Full Council</p> <p>1) To receive an update from the Steering Group 2) To receive a budget update.</p>
10.	<p>Shop Front Guide Consultation - Noted</p> <p>The Design Guide will be used by applicants who want to make planning applications that will affect shopfronts in the district. Planning officers and the planning committee will use it to aid decision making on those applications. It is intended to benefit the public of Uttlesford, small businesses and shopkeepers, and people who use and enjoy Uttlesford's high streets, shopping areas, local centres and anywhere one may encounter a shop front.</p> <p>It is driven by a Government and Council push to improve design quality in the built environment and is intended to make sure shopfronts in Uttlesford are well designed, sustainable, have a distinctive character and identity, and fit in with their surroundings.</p> <p>The Shopfront Design Guide will support GEN2 of the 2005 local plan. There is a specific policy in the draft new local plan which the guide will support when that plan is adopted in 2024.</p> <p>Please use the link below to view the document on the Uttlesford District Council website.</p> <p>https://www.uttlesford.gov.uk/media/11295/Uttlesford-Shopfront-Design-Guide/pdf/Shopfront_Design_GuideA.pdf?m=637800937827600000</p> <p>The consultation starts on Wednesday 30th March and will run for 6 weeks, concluding on Wednesday 27th April 2022.</p>



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11.	Items for information/next agenda
12.	Date of next meeting Wednesday, 11 th May at 10am.

Jackie Deane
Locum Clerk to Takeley Parish Council