



Takeley Parish Council Planning Committee

**Minutes of the Meeting held on Wednesday, 6th March 2024 at 9.30am in The Old School
Community Centre**

Members: Cllrs Jackie Cheetham (Chairman), Jim Backus (Vice Chairman), Patricia Barber, Pat Burnett, Samatha Moore and James Banks

In attendance: Jackie Deane (Parish Clerk)

Agenda	
23/107	Apologies for absence Apologies were received and accepted from Cllr Banks.
23/108	Declarations of interest There were no declarations of interests on agenda items.
23/109	Minutes of the Meeting The minutes of the meeting held on 14 th February 2024 were approved as a true record (proposed by Cllr Burnett and seconded by Cllr Moore).
23/110	Public Representations There were no members of the public present at the meeting, however Cllr Burnett had received emails and a letter which were available at the meeting, for consideration with planning applications for comment.
23/111	Planning Applications for Comment <ol style="list-style-type: none">UTT/24/0246/FUL - Subdivision of plot 3 (approved under UTT/23/2617/FUL) into 2 no. dwellings at Bonningtons Yard, Station Road Takeley. Comment – no objection in principle but request a suitable affordable housing financial contribution to be made for the additional dwelling. Concerns raised:<ul style="list-style-type: none">- Car parking arrangements for 3b is tandem and that the garage will not be used for car parking- Request to ensure that there is adequate visitor parking within the site- Request to ensure that all construction vehicles are parked on site for the duration of the build.Feedback to Bellway Homes on pre-application comments - Land West of Station Road Comments to include initial concerns regarding the rural location, the Flitch Way and foot and cycle access along Station Road. The Clerk was asked to pass on information regarding community gains relating to previous applications and other relevant information which was requested at the online meeting on 20th February.



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	<p>3. UTT/24/0494/FUL - Section 73 application to remove condition 3 (hours of operation) of UTT/23/3078/FUL (Section 73A Retrospective application for the installation of 2 no. rapid electric vehicle charging stations within the car park) - chargers can't be 'turned off' and therefore this condition fails the NPPF tests of being enforceable and reasonable. Priors Green Community Hall Bennet Canfield.</p> <p>Objections to include concerns for the loss of dark night sky, operating hours causing an unacceptable disturbance to amenity of neighbouring residents. The two new units should be relocated nearer to the shops and to adjacent to the Community Hall and away from residential properties. However, if this is not possible, they should be replaced by units that can be switched off at night, to comply with the planning conditions and they should be screened from the homes by landscaping as also stated in the planning conditions.</p> <p>Note – Members requested a further comment on the previous application which is subject to a complaint, to say that it would be unreasonable for the hours of operation to be permitted after 11pm when no other business is allowed to operate in this location after 11pm. Failure to consider the operating hours could be subject to a legal challenge.</p>
23/112	<p>Planning Decisions</p> <ol style="list-style-type: none">1. UTT/22/3126/FUL - Erection of 40 no. dwellings, including open space landscaping and associated infrastructure Land At Warish Hall Farm North Of Jacks Lane Smiths Green Lane. Refuse.2. UTT/23/2665/HHF - Single storey front extension 40 Roseacres. Approve with Conditions.3. UTT/23/3017/FUL - Proposed new access drive and parking arrangement at Ashwells and 1-4 Joseph's Drive, Approve with Conditions.4. UTT/23/3078/FUL - Section 73A Retrospective application for the installation of 2 no. rapid electric vehicle charging stations within the car park. Priors Green Community Hall Bennet Canfield. Approve with Conditions.5. UTT/23/2817/HHF - Two storey side extension, removal of existing conservatory and replacement single storey rear extension. Front single storey extension, garage conversion and new dropped kerb crossover to new drive. 40 Longcroft Takeley Essex CM22 6RT. Approve with Conditions



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	<p>6. UTT/24/0003/FUL - Erection of 1 no. three bedroom dwelling and associated landscaping (amendment to that approved under UTT/23/1215/FUL) Yew Tree Cottage School Lane Takeley.</p> <p style="text-align: center;">Approve with Conditions</p>
23/113	<p>Essex Minerals Local Plan Consultation</p> <p>Members agreed to contact the Clerk with their comments by 5pm on Wednesday 13th March for the Clerk to submit to ECC ahead of the deadline on 19th March.</p> <p>Comments to include serious concerns over the extension of Elsenham quarry, the impact of the current HGV permissions, impact on Four Ashes Junction and impact on new housing developments in Parsonage Road, Takeley.</p>
23/114	<p>UPDATE ON MAJOR PLANNING</p> <ul style="list-style-type: none"> • <u>Weston Homes Former Service Station</u> Action: The Clerk was asked to contact the Essex County Council ranger to enquire if action is being considered regarding the Weston Homes development at the former service station on the Dunmow Road and concerns raised about boundary fencing which encloses trees that should be within the Flitch Way Country Park. TPC to enquire over potential making tree preservation order request in addition to the Countryside Act 1968 protecting national parks, parks and open spaces. • <u>Affordable Housing Pre-application Consultation</u> The new affordable homes are proposed to be built by UDC in South Road and replacement garages in North Road. The Parish Council has concerns over inadequate visitor parking spaces for the new apartments. Query - What is the purpose and future use of the newly-built garages and could these be additional parking spaces instead? Comment - This area must have parking restrictions stipulated in planning conditions and managed by the management company on behalf of the District Council, to prevent airport-related car parking.
23/115	<p>Appeals</p> <p>None.</p>
23/116	<p>Local Plan</p> <p>The Clerk will give an update at the Full Council Meeting.</p>
23/117	<p>Neighbourhood Plan</p> <p>Cllr Barber chaired the meeting on 5th March, in Cllr Cheetham's absence.</p>



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	<p>Noted - action points from the meeting will be published in the minutes. Cllr Cheetham mentioned that the Parish Council has previously compiled a document - The Chronicle of Takeley, which described the history of each hamlet.</p> <p>Action: Cllr Barber was asked to contact Stop Stansted Expansion to enquire if they have an electronic copy of the Chronicle. It was also understood that a copy is held at the Essex Records Office.</p>
23/118	<p>Items for information and Next Agenda</p> <p>None.</p>
23/119	<p>Date of Next Meeting</p> <p>The next meeting is scheduled to take place on Wednesday, 10th April at 9:30am in the Old School Community Centre.</p>

Meeting closed at 11.57am

Signed by the Chairman

Date