



THAXTED PARISH COUNCIL

Community Hall ,
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PLANNING COMMITTEE MINUTES

Date: Thursday 27th November 2025

Time: 7.30pm

Location: The Community Hall

MEMBERS PRESENT

Cllr Alex Young (Chair)

Cllr Tom Breen (Vice Chair)

Cllr Victoria Knight

Cllr Ray Williams

Cllr Nicky Tisseyre

IN ATTENDANCE

Amanda Collins-Klimcke (Assistant Clerk)

Cllr Andy Frater (Ex-Officio)

Cllr Terry Frostick

MINUTES

1. APOLOGIES FOR ABSENCE

None. All members present.

2. DECLARATIONS OF INTEREST

No disclosable pecuniary interests, other pecuniary interests, or non-pecuniary interests were declared.

3. MINUTES OF PREVIOUS MEETING

The minutes of the Planning Committee meeting held on 5th September 2025 were unanimously approved

and signed by the Chairman.

4. PUBLIC PARTICIPATION SESSION

Five members of the public attended. Four members spoke for 3 minutes each on planning application UTT/25/2971/FUL. Each participant expressed their views and answered questions from Members. Main concerns raised were access and location of the proposal. The applicant and contractor, Cannon Architectural Design Ltd, assured Members and attendees that no trees would be felled and the proposal is compliant with emergency vehicle access.

Concerns were raised regarding disruption for residents during the build. The contractor and applicant assured us that the build would take approximately six months to complete and smaller vehicles would be used to deliver materials due to access constraints. Concerns were raised regarding the lack of a detailed heritage statement. The contractor stated that the agent will be submitting a detailed response to objections on the portal next week. It was noted that District Councillor Haynes had submitted comments and called the application in with Uttlesford District Council.

5. PLANNING APPLICATIONS FOR CONSIDERATION

UTT/25/2963/FUL

PROPOSAL: Erection of 1 no. self build dwelling with associated access parking and landscaping

LOCATION: Lye Corner House, Cutlers Green Lane, Cutlers Green, Thaxted

RESOLVED: Members resolved to support the proposed application.

UTT/25/2971/FUL

PROPOSAL: Erection of 1 no. self build dwelling with associated landscaping parking and access

LOCATION: The Brew House, Fuchsia Row, Park Street, Thaxted

RESOLVED: Members raised concerns over access, location and lack of a detailed heritage statement.

Members resolved to defer comments until the agent's response is submitted. The contractor advised this would be submitted week commencing 1st December.

6. DECISIONS TO NOTE

Members noted the previous decisions on applications as detailed in the agenda.

7. STREET NAMING

Members discussed street naming for the Wedow Road development in detail.

RESOLVED: To use prominent vicars and merchants as the basis for street names. Cllr Knight will obtain written permission from the relatives of individuals selected. The Assistant Clerk will produce a document for Cllr Knight to use.

8. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on Thursday 8th January 2026 at 7.30pm at the Community Hall.

Meeting closed at: 20.18pm

Signed:

Clerk:

Cllr Alex Young (Chair) Date:

Amanda Collins-Klimcke, Assistant Clerk