THAXTED PARISH COUNCIL

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PLANNING COMMITTEE MINUTES

Date: Thursday 5th November 2026
Time: 7.30pm
Location: The Guildhall

MEMBERS PRESENT

Cllr Alex Young (Chair), Cllr Ian Adams, Cllr Terry Frostick, Cllr Victoria Knight, Cllr Robert Silver, Cllr Nicky Tisseyre, Cllr Ray Williams

IN ATTENDANCE

Amanda Collins-Klimcke (Deputy Proper Officer and Deputy Responsible Financial Officer)

APOLOGIES

Cllr Tom Breen (Vice Chair), Cllr Theresa Egan, Cllr Andy Frater, Cllr Jenna Perkins

MINUTES

The minutes of 3rd September were approved as a true and accurate record and signed by the Chair at the meeting.

PLA/26/01 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Tom Breen (Vice Chair), Cllr Theresa Egan, Cllr Andy Frater and Cllr Jenna Perkins.

PLA/26/02 DECLARATIONS OF INTEREST

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

PLA/26/03 MINUTES OF PREVIOUS MEETING

The minutes of the Planning Committee meeting held on 3rd September 2026 were agreed as a true and accurate record.

PLA/26/04 PUBLIC PARTICIPATION SESSION

No members of the public were present.

PLA/26/05 NEW APPLICATIONS FOR CONSIDERATION

UTT/26/2558/HHF

Demolition of existing side extension and erection of a new two-storey side/rear extension, leading to a single-storey rear extension, with proposed loft conversion.

Location: 37 Weaverhead Close, Thaxted.

RESOLVED: to support the application.

UTT/26/2664/HHF

Single-storey rear extension.

Location: 6 Lees Close, Thaxted.

RESOLVED: to support the application.

UTT/26/2701/OP

Outline application, with all matters reserved except for access, for the demolition of existing buildings and erection of one detached dwelling with associated curtilage, vehicular access, off-street parking and landscaping.

Location: Acorns, Cutlers Green, Cutlers Green Lane, Thaxted.

RESOLVED: unanimously to object to the application. The Committee considers that the proposal represents overdevelopment of the site, which lies in an outlying rural setting, and that the scale of the proposed dwelling exceeds what could reasonably be regarded as infill development. The proposal would also have an overbearing impact on the neighbouring dwelling, Pennys, and to the detriment of the residential amenity of its occupiers. The application is contrary to Policy LSC1.

PLA/26/06 DECISIONS TO NOTE

UTT/26/2376/HHF – Approved

Removal of existing conservatory and construction of a single-storey rear extension, including a new roof to the garage and a mono-pitch roof above the front porch.

The Committee noted the decision.

PLA/26/07 UPDATE FROM THE CHAIR

The Chair gave a verbal update.

Oak Cottage and Stoney Lane: The Chair continues to liaise with UDC's Conservation Officer. Progress is reportedly being made towards removing the overgrown ivy at Oak Cottage. Correct procedure is being followed at this time. Enquiries regarding Stoney Lane remain ongoing.

Wedow Road (Stonebond): Construction traffic is accessing the site from Elers Way, endangering residents. This is contrary to the agreed Construction Management Plan, which provides for access via the farmer's field to the north. District Councillors Foley and Haynes are pursuing the matter. A meeting has been scheduled for Thursday 12th November 2026, with residents, UDC, District and Town Councillors with the time and venue to be confirmed. The Deputy Proper Officer will agree the arrangements.

Meeting closed at: 7.43pm

Signed: Cllr Alex Young (Chair) Date:

Clerk: Amanda Collins-Klimcke

Deputy Proper Officer and Deputy Responsible Financial Officer