

PLANNING REGISTER FROM 1st JANUARY 2023 – 31st December 2023

Agenda Date & UDC Return Date	REF.NO.	DETAILS	PC COMMENT / RECOMMENDATION	Date Returned
07-02-23 - 06-02-23 extension request granted	UTT/22/3380/FUL	PROPOSAL: Demolition of existing garage workshop and erection of 2.5 storey block of 5 no. residential flats LOCATION: Park Street Garage Thaxted Ltd Park Street	Resolved to Support, however an addition of a false door would Architecturally compliment the project	10/02/23
07-02-23 - 17-02-23	UTT/23/0132/FUL	PROPOSAL: Proposed new 2 bay cart shed and external store to served barn conversion as approved under applications UTT/22/0981/FUL & UTT/22/0982/LB. LOCATION: Richmond In The Wood Cutlers Green	Resolved to make No Comment	10/02/23
07-02-23 - 20-02-23	UTT/23/0001/HHF	PROPOSAL: Installation of 11 solar panels on the rear facing roof. LOCATION: 10 St Clements Thaxted	Resolved to make no comment: to Note, the instillation is within the Conservation area.	10/02/23
07-02-23 - 22-02-23	UTT/23/0173/FUL	PROPOSAL: Variation of condition 2 (approved plans) attached to UTT/22/0461/FUL - amendments to plot 3 garage LOCATION: Cutlers Green Farm Cutlers Green	Resolved to make No Comment	10/02/23
07-02-23 - 14-02-23	UTT/22/3177/HHF	PROPOSAL: Erection of single storey rear, side and front extensions LOCATION: 50 Magdalen Green Thaxted Essex		
07-02-23 - 24-02-23	UTT/23/0199/HHF	PROPOSAL: Two storey and single storey rear extensions LOCATION: 6 Olivers Close Thaxted	Resolved to make no Comment	10/02/23
14-03-23 - 06-03-23	UTT/23/0254/HHF & UTT/23/0261/LB	PROPOSAL: Section 73A Retrospective application for raising chimney to 1.8m above thatch LOCATION: Harveys Cottage Watling Lane	Resolved to support	14/03/23
14-03-23 - 08-03-23	UTT/23/0273/HHF	PROPOSAL: Replacement Garage LOCATION: Greenhill Cottage Bardfield End Green	Too late to comment	NA
14-03-23 - 17-03-23	UTT/23/0374/DFO	PROPOSAL: Details following outline application UTT/21/1510/OP for 1 no. dwelling - details of appearance, landscaping, layout and scale. LOCATION: Squirrels Croft Bardfield End Green	Resolved to make No Comment	14/03/23
14-03-23 - 20-03-23	UTT/23/0295/FUL	PROPOSAL: Conversion and alteration of existing annexe/garage to form 1 no. dwelling - (revised scheme to UTT/21/2914/FUL). LOCATION: Annexe At Delamere Cutlers Green	Resolved to make No Comment	14/03/23

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14-03-23 - 03-04-23	UTT/23/0545/FUL	PROPOSAL: Demolition of existing buildings and erection of 2 dwellings with detached garages and associated work LOCATION: J F Knight Roadworks Ltd Copthall Lane	Resolved to Support	14/03/23
14-03-23 - 28-03-23	UTT/22/2887/FUL	PROPOSAL: Proposed change of use of land and erection of building to rear of property to be used as commercial cattery. LOCATION: Willow Close Folly Mill Lane	Resolved to Support with the following conditions and comments. 1 – the access to the property off Folly Mill Lane is very narrow, on a bend, and essentially restricted in access only from the Monk Street end because of the sharp curve into the property. Should there be a significant increase in traffic attempting to park at the property that could be problematic. In speaking with the owners there was a plan suggested that they would be collecting and delivering cats rather than clients coming to the house. I don't believe I have seen reference to this in the plans presented, but it could be a mitigating factor. 2 – Lighting. Reference is made in the plans and in comments from other organisations for the need for low level lighting and lighting on a timer. This would be very necessary in this environment where there is little light pollution. Should continuous lighting be provided at the cattery then that would present a severe pollution impact upon a naturally dark rural area. The ruling for low level and non-permanent lighting should be clearly identified to preserve the nature of the surrounding area and avoid nuisance to neighbouring properties. It would be prudent to discharge applicant to submit a lighting strategy to discharge a planning condition on lighting. 3 – noise. I am aware that noise is a potential with this type of business. There are some occasions where in the kennels there are dogs who wish to make their presence known. The fact of having a cattery situated very close to a kennel area could have some interesting effects. I would not know how to protect against this and therefore raise this only as a potential issue which may arise.	14/03/23
14-03-23 - 31-03-23	UTT/23/0526/FUL	PROPOSAL: Application to vary conditions 4 (approved plans) and 5 (vehicular access) attached to UTT/20/0614/OP (approved at appeal APP/C1570/W/21/3269464) - alterations to Plot 1, provision of electricity sub-station, and alterations to access as previously consented under UTT/22/1020/FUL LOCATION: Claypits Farm Bardfield Road	Resolved to make No Comment	14/03/23

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11/04/23 - 05/05/23	UTT/22/0637/OP	Site Address: Land To The North Of Mayes Place Monk Street Description of development: Outline application with all matters reserved except access for the erection of 5 no. dwellings with associated vehicular access point, car parking, landscaping and associated infrastructure. Application reference: UTT/22/0637/OP Appellant's name: Mr R Yeldham Appeal reference: APP/C1570/W/22/3312794 Appeal start date: 31.03.2023	Full letter sent and uploaded to the planning inspectorate portal	03/05/23
11/04/23 - 27/04/23	UTT/23/0772/LB	PROPOSAL: Removal of a non-structural wall in the 1980's extension to make the building safe. LOCATION: 5 Newbiggen Street Thaxted Essex	UTT/23/0772/LB	11/04/23
11/04/23 - 25/4/23	UTT/23/0779/FUL	PROPOSAL: 1 no. dwelling (revised scheme to UTT/22/1619/FUL) - proposed rear extension to dwelling LOCATION: Monk Street Stables Monk Street	Resolved to Object on the grounds of over development and inconsistent with the appeal decision.	11/04/23
11/04/23 - 11/-4/23	UTT/23/0610/FUL	PROPOSAL: Conversion and extension of redundant silos to create 2-bedroom holiday accommodation LOCATION: Loves Farm Cutlers Green	Resolved to Support	11/04/23
11/05/23 - 06/05/23 (Extension requested – approved)	UTT/23/0894/HHF	PROPOSAL: Two storey side extension to include rear single storey orangery. LOCATION: 6 Star Mead Thaxted	Resolved to Support	12/05/23
11/05/23 - 17/05/23	UTT/23/0528/LB	PROPOSAL: Insert firewall in front attic between numbers 12 and 14 Watling Street LOCATION: 14 Watling Street Thaxted	Resolved to Support	12/05/23
11/05/23 - 18/08/23	TT/23/0928/FUL	PROPOSAL: Demolition of existing hay barn and erection of new agricultural dwelling LOCATION: Lodge Farm Bardfield End Green	Resolved to Support	12/05/23
08/06/23 - 08/06/23	UTT/23/1159/HHF	PROPOSAL: Extend the garage to create workshop space to side and gym/office upstairs LOCATION: 1 Terriers Farm Cottages Great Sampford Road	Resolved to Support	08/06/23

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08/06/23 - 07/06/23 (Extension requested – approved)	UTT/23/0684/FUL	PROPOSAL: Proposed redevelopment and enlargement of existing dwelling LOCATION: The Orchard Cutlers Green Lane	Resolved to Object On the grounds of overdevelopment loss of privacy and to note The land ownership must be questioned as the access does not belong to the applicant.	08/06/23
08/06/23 - 09/06/23	UTT/23/1141/FUL	PROPOSAL: Section 73A Retrospective application for changes to fenestration. Proposed new gabled front entrance porch. Change of use of former substation land to residential garden land and relocation of UKPN redundant substation. Extension and conversion of garage to form granny annexe with associated parking space LOCATION: Fordans 17 Clare Court	Resolved to support	08/06/23
08/06/23 - 14/06/23	UTT/23/0808/FUL	PROPOSAL: 1no. replacement dwelling with detached single garage - revision to UTT/20/1133/FUL LOCATION: Youngs Acre Great Sampford Road	Resolved to Support	
08/06/23 - 14/06/23	UTT/23/1113/FUL & UTT/23/1114/LB	PROPOSAL: Replacement of existing outbuilding with a new studio building (nonresidential), ancillary to the previously approved sui generis live/work unit in the adjacent barn LOCATION: Bluegates Farm Bardfield End Green	Resolved to support	
	UTT/21/1833/FUL	Land West Of Thaxted Cutlers Green Lane Description of development: Construction and operation of a solar farm comprising ground mounted solar photovoltaic (PV) arrays and battery storage together with associated development, including inverter cabins, DNO substation, customer switchgear, access, fencing, CCTV cameras and landscaping. Application reference: UTT/21/1833/FUL Appellant's name: Cutlers Solar Farm Ltd Appeal reference: APP/C1570/W/23/3319421 Appeal start date: 19.05.2023		

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08/06/23 - 23/06/23	UTT/23/0610/FUL	PROPOSAL: Conversion and extension of redundant silos to create 2-bedroom holiday accommodation LOCATION: Loves Farm Cutlers Green Cutlers Green Lane	Resolved to support	08/06/23
08/06/23 - 19/06/23	UTT/23/1291/HHF	PROPOSAL: Proposed single storey rear extension and Juliet balcony to rear dormer. LOCATION: Stralyns Watling Lane	Resolved to support	08/06/23
06/07/23 - 03/07/23	UTT/23/1384/HHF & UTT/23/1385/LB	PROPOSAL: Demolition of conservatory. Single storey rear extension and internal remodelling LOCATION: Broomfield House 9 Mill End	Resolved to support	23/06/23
22/6/23 - 4/7/23	UTT/20/0551/FUL	Site Address: Amenity Land Bardfield Road Description of development: Change of use of land to use as a residential caravan site for one gypsy family with two caravans. Erection of utility building and laying of hardstanding Application reference: UTT/20/0551/FUL Appellant's name: Mr R Allen Appeal reference: APP/C1570/W/20/3259029 Appeal start date: 24.06.2021	No need to go and speak.	23/06/23
22/06/23 - 4/7/23	UTT/23/1409/HHF	PROPOSAL: Single storey rear extension and associated internal alterations LOCATION: Clementine Cottage Orange Street	Over development and loss of amenity space	23/06/23
22/06/23 - 5/7/23	UTT/23/0641/HHF	PROPOSAL: Section 73A Retrospective application for a double garage/cart lodge and alterations to drive including the creation of a secondary access. LOCATION: Squirrels Croft Bardfield End Green	Object: overbearing, parking and access problems. Intensification of development in the open countryside. Contravenes policy S7	23/06/23
22/06/23 - 13/7/23	UTT/23/1515/HHF	PROPOSAL: Replace 5 first floor timber sash windows with upvc double glazed casement windows. LOCATION: First Floor Flat 2 Mill End	Comment: The Council notes UDC's policy on shop front design and applications which fail to preserve or enhance the character and appearance of the locality, in particular a conservation area, or actively detract from the significance or setting of a listed building, will not be permitted.	23/06/23
06/07/23 - 19/07/23	UTT/23/1562/FUL	PROPOSAL: Proposed rear extension to dwelling approved (and under construction) under planning permission UTT/22/1619/FUL LOCATION: Monk Street Stables Monk Street		
20/07/23 - 02/08/23	UTT/23/1672/HHF	PROPOSAL: Single storey rear extension LOCATION: 2 Wainsfield Villas Bardfield Roa	Resolved to support	28/07/23

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17/08/23 - 16/08/23	UTT/23/1773/LB	PROPOSAL: Replacement of windows, installation of secondary glazing and re-tiling of roof LOCATION: 36 Park Street Thaxted		
17/08/23 - 17/08/23	UTT/23/1801/HHF	PROPOSAL: Removal of garden shed and erection of garage and car port LOCATION: 3 Bolford Street Thaxted		
17/08/23 - 21/08/23	UTT/23/1003/LB	PROPOSAL: Replacement of front elevation bay window LOCATION: 10 Stoney Lane Thaxted		
17/08/23 - 22/08/23	UTT/23/1957/TDC	27th July 2023 Appn. No.: UTT/23/1957/TDC Type: Technical Details Consent MAP EAST: 560679 Proposal: Technical Details Consent relating to previous PIP application ref: UTT/21/1188/PIP and subsequent appeal ref:APP/C1570/W/21/3281866 for x3 residential dwellings. MAP NORTH: 229655 Location: Summer Lodge Stanbrook Road Thaxted		
17/08/23 - 11/09/23	UTT/21/3262/FUL	Levetts House Bardfield Road Description of development: Proposed erection of 4 no. dwellings and associated work. Application reference: UTT/21/3262/FUL Appellant's name: Mr & Mrs Burns Appeal reference: APP/C1570/W/23/3317647 Appeal start date: 07.08.2023		
17/08/23 - 01/09/23	UTT/23/1289/FUL	PROPOSAL: Demolition of agricultural buildings and erection of single dwelling (to replace UTT/22/2584/PAQ3 conversion of two agricultural buildings to two dwellings) LOCATION: Buidlings At The Dairy Sibleys Lane		
17/08/23 - 17/08/23 (Extension Granted)	UTT/23/0684/FUL &	PROPOSAL: Proposed redevelopment and enlargement of existing dwelling LOCATION: The Orchard Cutlers Green Lane Cutlers Green		

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07/09/23 - 12/09/23	UTT/23/2062/LB & UTT/23/2061/HHF	PROPOSAL: Single storey rear extension and demolition of conservatory (further to UTT/23/1384/HHF & UTT/23/1385/LB). LOCATION: Broomfield House 9 Mill End	Resolved to Support	08/09/23
07/09/23 - 26/09/23	UTT/20/0551/FUL	Site Address: Amenity Land Bardfield Road Description of development: Change of use of land to use as a residential caravan site for one gypsy family with two caravans. Erection of utility building and laying of hardstanding Application reference: UTT/20/0551/FUL Appellant's name: Mr R Allen Appeal reference: APP/C1570/W/20/3259029 Appeal start date: 24.06.2021	Should any parish councillor wish to attend please register to attend following the email link, the PC will publish this on FB to invite general public to attend also should they wish to.	08/09/23
07/09/23 - 29/09/23	UTT/23/2194/FUL	PROPOSAL: S73 application to remove condition 3 (noise assessment) of UTT/23/1562/FUL (Proposed rear extension to dwelling approved (and under construction) under planning permission UTT/22/1619/FUL) LOCATION: Monk Street Stables Monk Street	Resolved to make no comment	08/09/23
21/09/23 - 29/09/23	UTT/23/2074/LB & UTT/23/2076/FUL	PROPOSAL: Conversion of building to 1 no. dwelling (internal alterations to dwelling previously approved under UTT/22/0454/LB) LOCATION: Cutlers Green Farm Cutlers Green PROPOSAL: Conversion of building to 1 no. dwelling (internal alterations to dwelling previously approved under UTT/22/0461/FUL). LOCATION: Cutlers Green Farm Cutlers Green		10/10/23
23/09/23 - 09/10/23	UTT/22/1704/FUL	Site Address: Potters Cottage And Willow Cottage Bardfield Road Description of development: Erection of pair of cartlodges. Application reference: UTT/22/1704/FUL Appellant's name: J Jackson Appeal reference: APP/C1570/D/23/3320733 Appeal start date: 04.09.2023		10/10/23

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21/09/23 - 26/09/23	UTT/21/1833/FUL	Site Address: Land West Of Thaxted Cutlers Green Lane Description of development: Construction and operation of a solar farm comprising ground mounted solar photovoltaic (PV) arrays and battery storage together with associated development, including inverter cabins, DNO substation, customer switchgear, access, fencing, CCTV cameras and landscaping. Application reference: UTT/21/1833/FUL Appellant's name: Cutlers Solar Farm Ltd Appeal reference: APP/C1570/W/23/3319421 Appeal start date: 19.05.2023		10/10/23
21/09/23 - 05/10/23	UTT/23/1780/LB	PROPOSAL: Proposed replacement of window with door in rear extension and repair works to sole plate. LOCATION: 5 Newbiggen Street Thaxted		22/09/23
21/09/23 - 10/10/23	UTT/23/2271/FUL	PROPOSAL: Proposed extension to 1 bed residential dwelling approved under UTT/22/1378/FUL LOCATION: Cutlers Green Farm Cutlers Green	Resolved to object on the grounds of overdevelopment.	13/10/23
21/09/23 - 10/10/23	UTT/23/2293/HHF	PROPOSAL: Replacement of 5 no. sash windows. LOCATION: First Floor Flat 2 Mill End		22/09/23
21/09/23 - 10/10/23	UTT/23/2295/FUL & UTT/23/2296/LB	PROPOSAL: Section 73A Retrospective application for residential conversion of a stable and garage block to 1 no. dwelling (amendments to previously approved application UTT/20/1652/FUL) LOCATION: The Borough Bolford Street		22/09/23
21/09/23 - 12/10/23	UTT/23/2282/FUL & UTT/23/2283/LB	PROPOSAL: The replacement of an existing outbuilding with a new studio building (nonresidential), ancillary to the previously approved sui generis live/work unit in the adjacent barn. LOCATION: Bluegates Farm Bardfield End Green		22/09/23
21/09/23 - 12/10/23	UTT/23/2280/FUL & UTT/23/2281/LB	PROPOSAL: The replacement of an existing outbuilding with a new studio building (nonresidential), ancillary to the previously approved sui generis live/work unit in the adjacent barn. LOCATION: Bluegates Farm Bardfield End Green		22/09/23
21/09/23 - 12/10/23	UTT/23/2135/FUL	PROPOSAL: Proposed change of use from commercial use (Class E) to residential (Class C3) on the first floor. LOCATION: 1 Flat Town Street		22/09/23
2/11/23 - 09/09/23	UTT/23/2475/HHF	PROPOSAL: Two storey front extension with changes to fenestration. Demolition of existing conservatory and replacement single storey rear extension, with side car port and extension to rear garage. LOCATION: The Old Water Works Bardfield Road	Resolved to Support	02/11/23

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02/11/23 - 15/11/23	UTT/23/2601/DFO	PROPOSAL: Details following outline application UTT/20/0614/OP (allowed on Appeal APP/C1570/W/21/3269464 and as amended by UTT/22/1020/FUL and UTT/23/0526/FUL) for the erection of 14no. dwellings (alternative scheme to that approved under planning permission UTT/18/0750/OP) - Details of appearance, landscaping and scale LOCATION: Claypits Farm Bardfield Road	Resolved to Support	02/11/23
02/11/23 - 16/11/23	UTT/23/2392/FUL	PROPOSAL: Application to vary condition (approved plans) attached to planning application UTT/21/2287/FUL (added under UTT/23/2482/NMA) for the erection of 1 no. dwelling and integrated two car garage on land adjacent to existing dwelling, demolition of existing garage and associated landscaping to relocate parking for host dwelling LOCATION: Chelmer House The Drive	Resolved to Support	02/11/23
02/11/23 - 16/11/23	UTT/23/2559/CLL B	PROPOSAL: Repair four windows on the principle elevation and repair decayed/damaged areas of the roof. LOCATION: 36 Park Street Thaxted	Resolved to support	02/11/23
02/11/23 - 13/11/23	UTT/23/2582/HHF	PROPOSAL: Section 73A Retrospective application for 2 sheds (one with greenhouse projection) LOCATION: Jareth Cutlers Green Lane	Resolved to unanimously object on the grounds of overdevelopment with an overbearing impact on the neighbour's boundary and loss of amenity space.	02/11/23
07/12/23 - 06/12/23 request extension	UTT/23/2655/FUL	PROPOSAL: S73A retrospective application for change of use of hayfield to garden land (in continued residential garden use since 2009) and erection of 1no. tennis court and associated fencing in garden. LOCATION: Blunts Hall Farm Bardfield End Green	Resolved to make no Comment	8/12/23
07/12/23 - 07/12/23 request extension Granted	UTT/23/2816/HHF	PROPOSAL: Completion of existing on-site non-residential structure to form part of an ancillary annexe, including the part residential conversion of an existing garage and the retrospective planning permission for the existing garage LOCATION: Jareth Cutlers Green Lane	Resolved to object on the grounds of its overdevelopment and we couldn't be seen to be supportive of a scheme which has been rejected multiple times with no regard to enforcement or planning protocols. (See attached objection in full)	8/12/23
07/12/23 - 12/12/23	UTT/23/2836/LB	PROPOSAL: S73 application to vary condition 2 (materials) of UTT/22/0982/LB (Conversion of barn to 1no. dwelling including single storey side extension (amendment to previously approved application UTT/20/1015/LB)) LOCATION: Barn At Richmonds In The Wood Cutlers Green	Resolved to make no comment	08/12/23

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07/12/23 - 14/12/23	UTT/23/2867/HHF & UTT/23/2868/LB	PROPOSAL: Alterations to existing side extension to form an open plan kitchen/breakfast room with two rooflights, a vaulted ceiling and replacement windows. Divide existing kitchen into a study and utility and paint external walls of the house. Extend existing garage by one bay and convert two bays to an Annex. Add a pair of gates on the site boundary. LOCATION: Aldboro House Park Street	Resolved to Object on the ground that parking would be restrictive to access and dangerous to swept path analysis to show how a vehicle would turn to exit, being that it would be dangerous to reverse out onto a main road.	08/12/23
07/12/23 - 15/12/23	UTT/23/2833/HHF	PROPOSAL: Proposed rear dormer to garage LOCATION: Coverts Bardfield End Green	Resolved to support	08/12/23
07/12/23 - 19/12/23	UTT/23/2888/HHF	PROPOSAL: Proposed flat rooflight fitted into existing flat roof. LOCATION: 11 Morris Dance Place Thaxted	Resolved to Support	08/12/23

A total of 66 applications were deliberated and commented upon by Thaxted Parish Council in 2023.