



# THAXTED PARISH COUNCIL

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Minutes of the **PLANNING** committee meeting of **THAXTED PARISH COUNCIL** held on **21<sup>st</sup> SEPTEMBER 2023**  
at **7.30pm** in The Guildhall

Members Present: Cllr Wheatley (Chair), Cllr Frostick (Vice chair), Cllr Herbert, Cllr Knight & (Cllr Frater- Ex officio member)

Apologies: Cllr Williams (accepted)

Officer: Robert Silver (Assistant Clerk)

Public: none present

1	<b>Apologies for absence</b> Cllr Williams (accepted)
2	<b>Disclosure of Interests</b> None
3	<b>Public speaking time</b> No public present
4	<b>Minutes</b> Accepted
5	<p>UTT/23/2074/LB &amp; 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</p> <p>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</p> <p><b>No comment</b></p> <p>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</p> <p><b>Object</b> on the grounds that it's within the curtilage of the listed building and it's over development. If the application does go through, we ask that the Planning Officer remove the permitted development rights.</p> <p>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.</p>

	<p>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</p> <p><b>Object</b></p> <p>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  <b>No objection</b></p> <p>UTT/23/2271/FUL  PROPOSAL: Proposed extension to 1 bed residential dwelling approved under UTT/22/1378/FUL  LOCATION: Cutlers Green Farm Cutlers Green  <b>Resolved</b> to object on the grounds of overdevelopment.</p> <p>UTT/23/2293/HHF  PROPOSAL: Replacement of 5 no. sash windows.  LOCATION: First Floor Flat 2 Mill End  <b>Resolved</b> to support</p> <p>UTT/23/2295/FUL &amp; 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  <b>No comment</b></p> <p>UTT/23/2282/FUL &amp; UTT/23/2283/LB  PROPOSAL: The replacement of an existing outbuilding with a new studio building (non residential), ancillary to the previously approved sui generis live/work unit in the adjacent barn.  LOCATION: Bluegates Farm Bardfield End Green  <b>Resolved</b> to support</p> <p>UTT/23/2280/FUL &amp; UTT/23/2281/LB  PROPOSAL: The replacement of an existing outbuilding with a new studio building (non residential), ancillary to the previously approved sui generis live/work unit in the adjacent barn.  LOCATION: Bluegates Farm Bardfield End Green  <b>Resolved</b> to support</p> <p>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  <b>Resolved</b> to not object, but have the planners discussed the parking? What are the applicant's intentions on parking as it's a two bedroom flat?</p>
6	<p><b>Date of next meeting</b>  5<sup>th</sup> October 2023 at 19:30</p>
7	<p><b>Chairman to close the meeting following.</b>  Other matters: Claypits Farm development footpath question for consideration</p>

	A reply letter needs to be sent saying that this is beyond us as a Parish Council and we refer your comments back to Highways.
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