

Elsenham Parish Council
Planning Committee Meeting
held on 01 July 2019 at 1.30pm
The Memorial Hall, Elsenham.

Minutes

(All meetings are open to the public and press)

Present:

Dr. G Mott (Chairman GM), Mr. P Johnson (PJ), Mrs. M Jackson (MJ)
and Mrs. L Johnson (Parish Clerk LJ).

1. Apologies for absence – none.

2. Declarations of interest – none.

3. Open to the public – none present.

4. Approval of the minutes

The minutes of the meeting held on 22 May 2019 were signed by the Chairman as a true record.

5. The following items were outstanding from the planning meeting on 22 May 2019.

David Wilson Homes (DWH)

GM is to write a letter to DWH thanking them for installing the path from the end of Southfield Close to the end of Leigh Drive, as requested by EPC. GM would also draw their attention that within their ownership is included a belt of trees running from near the end of Leigh Drive westwards and to the south of the end of Southfield Close as far as Isabel Drive. The trees are well established and have not been managed for many years. **Email sent 30 May replied 6 June. Now concluded.**

Ransom Strips

GM to send an email to UDC stating that;

The Parish Council assumes that UDC accepts the accuracy of the notes which were forwarded of the meeting held at the Council offices on 15 March 2019. Then listing the following action points which remained outstanding.

GM to draft email. **Email sent 30 May, reply from Gordon Glenday on 3 May, acknowledging receipt said he would discuss with Nigel Brown and Emma Barry and get back to EPC early next week. No further correspondence. Still outstanding.**

The play area on the David Wilson Site (DWS) looks complete but is currently fenced off. This area once completed should be transferred to

EPC with a payment of £130,000, the payment should have been indexed linked from June 2012.

Crest Nicholson (CN)

GM is also to write a letter to CN regarding outstanding items namely; the middle stepping-stone on the LAP is in the shape of a pyramid, therefore, not fit for purpose. The planting plans show bulbs and areas of wildflowers, these have not yet been planted. The safety improvements to the trim trail have not been done and the stones have not been removed from the grassed area. EPC would like confirmation as to when the ownership of the allotments would be transferred.

Letter sent 28 May acknowledgment received 29 May from Crispin Hanson saying he has arranged a meeting to address the relevant points with the build team. Still outstanding.

There are a lot of weeds now growing on the new allotments. Before EPC accepts the transfer of these allotments it is expected that all the weeds will be removed by CN.

It is still unclear as to whether UDC have issued a letter of satisfaction regarding the open spaces and the trim trail. This letter marks the start of the year before these areas are offered for transfer to EPC.

Wallace Land Investments (WLI)

LJ to send an email saying that in view of the interest in the community, they should extend the deadline by a fortnight: also, that EPC would like to meet them after all the feedback had been received. It was agreed that an extra Parish Council meeting would be called, this would allow time for Councillors and public to discuss with members from Wallace Land Investments their proposal for the two sites. A separate meeting will be arranged between Wallace Land Investments and EROWOS to discuss the Woodland Management Plan.

Email sent on 25 May. WLI extended the deadline to 28 June, still waiting for a copy of their Wood Land Management Plan, plus dates for a meeting. Still ongoing.

GM informed Louise St John How, (Programme Officer, PO Services), on behalf of EPC of an error on one of the statements for the forthcoming Local Plan Hearing. Wallace Land Investments (WLI) had put an incorrect figure of 170, in the column headed, 'Dwellings to be provided in New Allocations in this draft plan 2017 – 2033, the correct figure is 650. The notification of the error is now an examination document and has been uploaded on to UDC's website. WLI are going to participate at the Stage 1 Hearing. This hearing covers legal and procedural matters only and does not cover details. Yet the report that WLI has submitted has gone into great detail; it was hoped that the Inspectors would not allow this at the Hearing.

It was agreed that it may not be feasible to hold two meetings with WLI, as first suggested, as the meeting will be open to members of the public questions would be asked about their Woodland Management Plan.

GM to ask EROWOS Committee that once a meeting has been arranged would members please attend.

6. To discuss and agree responses to the following planning applications.

- a) **UTT/19/1266/HHF** Single storey front extension with bay window and canopy. 24 Mill Close, Elsenham. **No comment**

- b) **UTT/19/1322/HHF** Installation of feature guard railing to parapet walls of single storey part of dwelling to improve privacy and security. 3 Orchard Crescent, Elsenham. **No Comment.**

- c) **UTT/19/0437/FULL** Land south of Rush Lane. Response by ECC Highways; implications for Local Plan inspection. **Highways had made significant objections to this planning application. The report states that the access road is not wide enough, there is also a problem with parked cars.**

- d) **UTT/19/1047/HHF** Section 73 retrospective application for the removal of brick pillars and fencing and the erection of replacement fencing. 2 Leigh Drive, Elsenham. **The fencing should be the same height and character to fit in with the street setting.**

7. Professional Planning Advice.

As an alternative to using the services of Geoff Gardner, it was agreed that LJ would contact Fiona Bradley the Planning & Enforcement Manager at Attwells saying that EPC are interested in the services they offer. EPC would ask for their agreement to contact other clients that have used their services especially regarding transport and infrastructure.

8. Outstanding issues on current developments.

There had been no further correspondence from Emma Barry regarding the Hails Wood play area. – **On going.**

Bovis Homes

An email had been received from Madeleine Jones at UDC stating that EPC will be contacted to discuss the S106 agreements prior to any determination, especially in respect of the new Community Hall.

9. Any Other Business

A letter had been received from Gladman Developments Ltd, on their proposed planning application of 235 houses on Bedwell Road. In the letter they ask to meet with representatives of EPC in a closed forum. EPC do not hold closed meetings; all meetings are open to the public. It was agreed that LJ would write back acknowledging receipt of their letter and saying it is currently under consideration.

UDC Local Plan Examination Hearing sessions begin 2 July 2019

The sessions are in two stages, stage I, 2 July – 4 July and 16 July – 18 July, with stage two to follow later.

UDC had made the decision at a meeting on 30 June 2019 to refer the 2018 Stansted Airport planning application back to the Planning Committee for further consideration. The proposal received overwhelming cross-party support with 31 councillors voting in favour, one against and one abstention.

The planning application for Crossways in Station Road had been withdrawn. This is probably due to the number of houses the developer wanted to build on the site. GM said that it would be more beneficial to Elsenham if shops were built rather than more houses, however there would be a problem with parking.

The trees in the garden behind the Memorial Garden have been felled. This has changed the whole look of the garden as the trees gave a lovely backdrop. MJ considered if the Memorial Cross could be listed, to help protect it in the future. LJ to find out how old the Memorial Cross is.

It was agreed that LJ would write to Nockolds to ask how much it would cost to change the name on EPC land registry documents from the previous Parish Clerks' name to LJ's name.

Also, to obtain a list of all the land EPC own that is listed with the Land Registry. LJ is to add it to agenda if a reply is received before the next Parish Council meeting.

The meeting closed at 3.10pm.