



Elsenham Parish Council

Minutes of Parish Council Meeting held on 12th September 2012

Present: Mr. N Edwards (Chairman), Mr. S Pimblett, Mr. P Johnson, Mr. G Woollvin, Mr. R Franklin, Mr. P Clear, Mrs. F Lambert, Mr. M Pitcher, Mrs. L Johnson.

Apologies for Absence: Mrs. P Lees, Mr. C Clarke,

17458 Declarations of Interest – Mr. S Pimblett declared that he is contracted by The Morton Trust.

In accordance with section 1 of the Public Bodies [admissions to meeting] Act 1960, the public and press were excluded from the meeting until 8.45pm because publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.

The Chairman welcomed Mr. Steve Melligan and Mr. Robert Smith from The Crown Estate.

17459 Mr. S Melligan began by saying that The Crown Estate had purchased the land in Elsenham in the early part of 2011, this meeting would be to establish where the planning application was going and to move forward. The Crown Estate were holding a meeting with Uttlesford District Council next week regarding section 106, and therefore wanted to know any questions or concerns the Parish Council had with the four main points of the 106 agreement.

- Community Hall
- Playing fields
- Local area to play
- Alsa Woods

17460 Community Hall

The Parish Council explained that the facilities the village had at present for holding meetings was inadequate, and as the population grows this would

become more so. The Parish Council would therefore like a new community hall which the Parish Council would manage. Mr. S Melligan explained that the Crown Estate would only be giving 40/50% towards the funding of a community hall; the remainder of the funds would be donated by the other two developers in the village.

17461 Playing Fields

It was unsure where the idea to increase the size of the playing fields by adding a six meter strip of land had originated from. It was agreed that the village would rather have a new playing field, situated elsewhere in the village than a six meter strip added to the existing playing field and disturbing the hedgerows and trees around the perimeter.

17462 Local Play Areas

Three play areas are proposed all fully equipped in the new development, the ownership of the play areas would be handed over to Uttlesford District Council or The Elsenham Parish Council. A lump sum would be paid towards the on-going maintenance

17463 Alsa Wood

Mr. S Melligan stated that the Alsa Wood will never be developed on. Ownership would ideally be handed over to the Elsenham Parish Council. The Parish Council asked if The Crown Estate would consider gifting Alsa Wood to the Woodland Trust, Mr S Melligan replied this could be considered.

17464 The Crown Estate stated that they own the land that lies between the new housing estate and the motor way bridge north of Stansted Road. The Crown Estate would like to submit a further housing development plan for 155 new homes in this area. Mr. S Melligan said that if these plans were to go ahead this may stop the housing development on the south side of Stansted road.

17465 Mr. N Edwards stated that the subjects that had been under discussion while in committee were not prejudicial to the public interest and therefore should be shared with the public, Mr. S Melligan and all the councillors agreed.

Members of the public join the meeting at 8.45pm

Members of the Public: 34

OPEN TO THE PUBLIC.

17466 Mr. N Edwards welcomed the public and introduced Mr. S Melligan and Mr. Robert Smith; he then addressed the points that had been discussed while in committee.

The meeting was opened to the public.

- 17467** Mrs Heather Salvidge voiced her concerns about Alsa Wood, the survey that was carried out of behalf of The Crown Estate reported that there was 'just a few primroses, of very little importance', yet the county-wide Oxlip survey described Alsa Wood as 'supporting nationally significant population of Oxlip'.
Mr. S Melligan ensured the meeting that Alsa Wood would not be damaged during or after the building work. During the building work buffers would be erected, and the woodland would be preserved in perpetuity
- 17468** Members of the public were very angry about the Community Hall, they were of the understanding that if The Crown Estate planning development went ahead they would provide the village with a new community hall and the building work contracted to local tradesmen. Mr. S Melligan said that this was not correct, The Crown Estate would give the land and some of the funding towards the hall, the rest of the funding would come from the other two developers. Mr. S Melligan said that Uttlesford had agreed that the cost would be shared between the three developers; he would guarantee that The Crown Estate would honour this arrangement but he could not speak for the other developers. The Crown Estate would only usually consider fully funding a hall if a housing development was over 1000 new homes. Mr. P Johnson made the point that the housing development in Elsenham is over the next 15 years, therefore Elsenham could be waiting a long time before the other two developers hand over their share of the funds, meanwhile as the population continues to grow Elsenham village still have to manage with the inadequate facilities they have at present.
- 17469** Concerns about the Primary School were raised, the school is already at its full capacity and with the increase in population the school building will need to be significantly extended, but the area that the school stands on would not be able to accommodate this.
Mr. S Melligan said that The Crown Estate would be giving a sum of money to Essex County Council towards schooling, but he could not guarantee that this would go to Elsenham Village School as Essex County Council can distribute the funds where they think they are best needed. The council agreed that a letter would be sent to County Councillor Mr. Ray Gooding informing him of the concerns regarding Elsenham Primary school.
- 17470** A villager asked if the new development needed three more play spaces for the children, and maybe one could be used as a 'fitness park for older persons' with low impact exercise equipment.
- 17471** Dr Mott felt that the junction into the new development was extremely dangerous and asked if there could be another entrance into the estate, Mr. S Melligan replied that Highways department have approved the junction.

Dr Mott also asked if The Gables and Essex Auto Spray were going to be demolished as plans were not consistent regarding this, Mr. S Melligan said both were going to be demolished.

Mr. S Melligan said he would be happy to talk to Dr Mott privately as he was greatly affected by the new housing development.

- 17472** A villager asked about the Elsenham Surgery, the doctors are finding it very hard to cope with the number of patients that are currently on their books, a more adequate surgery would be needed with extra car parking space. Mr. S Melligan replied that the P.C.T. had not formally said the surgery would not be able to cope with the extra population.
- 17473** One villager asked what affordable housing meant, Mr. S Melligan said that in any development 40% of the houses should be affordable housing, this has been relaxed for this development to 35% as the Care Home contributes the other 5%. Affordable housing is deemed to those with a median household income, some would be affordable rented houses and others on the waiting list of Essex Housing Association.
- 17474** One villager asked about traffic calming along Stansted Road, although it has a 30mph speed restriction cars speed down this very straight road far more in excess than 30mph. Mr. S Melligan said that The Crown Estate would probably put in some form of traffic calming if highways agreed, it was pointed out that the road is a direct emergency route for Stansted Airport so this was very unlikely.
- 17475** A villager was worried about the construction traffic when the building work begins. The work will take about 3 years to complete, any lorry over 7.5 tons cannot use Grove Hill, there is also a width constriction via Ugley, therefore lorries will have to travel from Takeley and travel through the village by the school. Mr. S Melligan replied that he understood that the roads around Elsenham are far from ideal but Highways would assess the situation, there could be time restrictions on the movement of heavy traffic.
- 17476** A villager asked who are going to sort out the whole area and put it all right when the village comes to a complete stop, the roads all jammed, the school, doctors, electric, water and sewage all no longer being able to cope. Mr. S Melligan replied that ultimately it was Uttlesford District Council's responsibility.
- 17477** A villager raised the point that if The Crown Estate was granted planning permission for another 155 new homes between the new estate and the motorway bridge to the north of Stansted Road, that it in no way guarantees that the housing development on the south side of Stansted Road would not go ahead, it was more likely that Elsenham would get both developments, Mr. S Melligan said that was a possibility.

17478 A villager stated that not enough notice had been given to the village about holding the meeting with the Crown Estate. Mr. N Edwards replied that the meeting was an extraordinary Parish Council meeting which requires three clear days' notice, this had been adhered to with notices being placed on the village boards on Friday 7th September, also various village organisations had been informed due to the level of public interest in the subjects being discussed.

17479 One villager stated that he thought it was wrong that the Elsenham Parish Council held part of the meeting in private, Mr. N Edwards replied that The Crown Estate were not seeking a housing development in Elsenham, they already had planning permission from UDC, plus everything that the council had discussed in committee had been re-addressed in public, also minutes of the whole meeting had been taken and would be available to the public.

Mr. N Edwards thanked The Crown Estate and the public for attending the meeting.

The meeting closed at 10.20pm