

Elsenham Parish Council
Planning Committee Meeting
held on 25 November 2019 at 2.00pm
1 Saunders Close, 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),
Mr. P Snow (PS), Mrs. A Warwick (AW)
and Mrs. L Johnson (Parish Clerk LJ).

- 1. Apologies for absence – Ms. J Rayment (JR).**
- 2. Declarations of interest – none.**
- 3. Approval of the minutes**
The minutes of the meeting held on 30 October 2019 were signed by the Chairman as a true record.
- 4. To discuss and agree responses to the following planning applications**
 - a) **UTT/19/2692/OP** Outline planning application, with all matters reserved except scale & access, for the erection of up to 6 dwellings and associated work. Land at Old Mead Road, Henham. **Access is dangerous. There should be enough parking spaces on site for residents and visitors to conform with UDC policy. There are no garden sizes shown on the plans.**
 - b) **UTT/19/2833/AV** Front elevation signage - 1 no. illuminated Fascia sign, 2 no. non-illuminated Fascia sign, 3 no. Plain Frosting Vinyl, 4 no. vinyl Graphic, 1 no. Store Directory. 4 Ambrose Corner, Robin Hood Road, Elsenham. **No Comment.**
- 5. Responses already agreed**

UTT/19/2651/FUL Demolition of existing bungalow and connected buildings and erection of 1 detached dwelling. Little Glebe, Station Road, Elsenham. **EPC representation has been submitted to UDC.**

UTT/19/2545/FUL Proposed demolition of existing house and erection of 3 x 4-bedroom dwellings, Crossways, Station Road, Elsenham. GM would edit the response to the previous application, and the objections would include that Crossways is in a well-established, central part of Elsenham Village, which contributes to the street scene of Station Road. There is also an issue with visitor parking. **The new revised deadline is the 4 December 2019. GM is to write a response.**

6. Crest Nicholson - Allotments

Carried over from the Planning Committee meeting held on 30 October 2019

An e-mail from CN had been sent to Emma Barry on 23/8/19 stating;
Allotments – All the allotments have been set out. The weeds have been sprayed this week and will die off in the next few days. The fencing is almost complete and will be finalised next week. The paths will be seeded by 9th Sept (in season). The planting around the allotments will be done in the planting season in November due to all the plants being root ball planting’.

Before EPC agree to accept the transfer of the allotments from Crest Nicholson the following issues must be addressed; all the weeds removed from the allotments, the adjustments carried out to the standpipes and the hedge, as showed on the plans, planted around the perimeter of the allotment garden. MJ will take some further photographs of the allotments and contact Cllr. Lees to ask how she would like EPC to proceed with this enquiry.

7. David Wilson Homes (DWH)

UDC have sent the transfer documents for the local area of play (LAP) and local equipped area for play (LEAP) on the DWH development to EPC, however, EPC spotted several errors on the documents. EPC have now sent the document to Nockolds Solicitors, with a note of the errors.

LJ is to contact Shea Doran at DWH with the details of the signage EPC require for the LAP and LEAP; 5 dog ban signs and 3 x ownerships signs.

8. Bovis Homes.

EPC found it disappointing that UDC had not, so far, including them in the Section 106 talks with Bovis Homes. EPC would like confirmation that the LAP and LEAP are to remain under management control, that there will be a contribution towards the new village Community Hall and to ascertain the arrangement regarding the footway lighting on the access road. EPC would like to request an additional item to the Section 106 agreement. Improvements are made to the stretch of pavement between Abbotsford Bridge and Church Lane, and then extend the pavement from Church Lane to Elsenham Hall, linking up to the local public footpath. It was discussed whether to ask if Bovis could arrange for plans of the local footpaths in and around Elsenham to be delivered to all the new housing, but it was decided that this was not a section 106 item. LJ to prepare a draft to send round to all members.

9. UTT/19/2266 - Gladman, up to 220 dwellings, North of Bedwell Road.

Representations made by Geoff Gardner and Bruce Bamber on behalf of JPCSG has now been submitted to UDC. GM is going to write some supplementary objections. AW to add a post on the website reminding residents to submit their objections before 29 November 2019.

10. UTT/19/2470/OP | Outline application with all matters reserved except access for residential development of up to 99 no. dwellings including points of access of Stansted Road and Isabel Drive. Land to The West of Isabel Drive, Elsenham.

The deadline for submitting objections/comments for this application has now been extended to 14 December 2019. Geoff Gardner and Bruce Bamber are currently working on their representation, commissioned by EPC. GM said he may make supplementary objections, and refer to the report from Anne Lee-More, UDC's Environmental Health Officer, which recommends that the air quality in and around Stansted should be considered as grounds for refusal of the Fairfield planning application.

11. UDC Planning Committee meeting.

The next UDC's Planning Committee meetings has been changed to 18 December 2019, due to the local election.

12. Local Plan.

EPC are still waiting for a date for the Phase 2 Public Hearings.

13. Crest Nicholson - Stansted Road.

Carried over from the Planning Committee meeting held on 30 October 2019

An email regarding EPC's concerns about the new cycleway and bus stops in Stansted Road had been sent to Cllr. Lees, who had forwarded it on to Emma Barry. Emma Barry had replied saying that despite it being part of the S106 agreement with CN, this is now a Highways matter. GM had sent an email to Cllr. Gooding asking for his view. **This item is to be discussed at the Full Parish Council's meeting on 2 December 2019. LJ to contact Cllr. LeCount to ask if he had any further information regarding the cycleway from his meeting with Rissa Long.**

14. Fairfield response.

There has been no further information regarding the Fairfield planning application. Extension for representation has been agreed until after Highways response received.

15. Community Hall construction management.

An email from Cllr. Lees had been received on 13 November 2019.

'The transfer of the land and the ransom strip will all be transferred together, once all is in place, time frame is the end of this financial year.

The Quantity Surveyor has been addressing what the monies would provide in regard to a village hall, ie the costings. This is a necessary audit trail, so it can be seen as to what the money would provide.

Once the QS work is all completed, monies from DWH and CN will be collected.

There is certainty that funds will be available from Bovis'.

Now that the Bovis Homes planning application has been approved and EPC have a timeframe for completion of the Community Hall land, it was agreed that the Planning Committee would set up a Working Group to start discussing

ideas for the Community Hall. However, there are questions EPC would need answered.

1. What is the exact total of the contributions from the three developers.
2. The policy that UDC would adopt on how the funds would be released to EPC, and what documentation would UDC require from EPC.
3. Once the project is underway, to what extent would UDC be involved.
4. EPC would like to see the costings that UDC have commissioned for audit purposes, so they can receive the contributions from the three developers.

LJ to draft an email to be sent to Gordon Glenday and copied to Emma Barry.

It was agreed to ask Cllr. Ray Gooding to attend a meeting, not in his role as Councillor, but as a Consulting Engineer within the construction industry. LJ to arrange.

Cllr. Peter Clear is to be co-opted onto the Community Hall Working Group.

16. Dates of forthcoming meetings.

A date is to be arranged if another planning meeting is required before the end of the year. As from January 2020, meetings will be held on Monday mornings at 9.15am.

17. AOB

AW asked if another item could be added to Bovis S106 agreement, some form of traffic speeding reduction signs or flashing warning lights to be installed by Elsenham primary school, to hopefully slow the traffic down.

The meeting finished at 4.45pm.