

Elsenham Parish Council

Minutes of Planning Committee Meeting

held on 3 February 2020 at 9.15am,

Old Franks, High Street, Elsenham.

(All meetings are open to the public and press)

Present:

Dr. G Mott (Chairman GM), Mr. P Johnson (PJ),
Mr. P Snow (PS), Mrs. A Warwick (AW) and
Mrs. L Johnson (Parish Clerk LJ).

1. **Apologies for absence** – Mrs. M Jackson (MJ), Ms. J Rayment (JR).
2. **Declarations of interest** – AW declared an interest on agenda item number 19, Little Glebe, AW owns the neighbouring property.
3. **Open to the public** – none.
4. **Approval of the minutes**
The minutes of the meeting held on 6 January 2020 were signed by the Chairman as a true record.
5. **To discuss and agree responses to the following planning applications**
 - a) **UTT/20/0132/TPO** Application for consent to carry out work to tree – subject to Tree Preservation Order No 5/92/11. 20% crown reduction of 6 no. oaks. Fenman Court, Station Road.
UDC has refused this application.
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’.
Carried over from the Planning Committee meeting held on 25 November 2019. 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.

Carried over from the Planning Committee meeting held on 6 January 2020

It was agreed to ask district Cllr. Petrina Lees (PL) to try and establish through Emma Barry, when CN considered that they would be able to transfer the allotments over to EPC.

A very small hedge has now been planted along one side of the allotments. The allotments are very muddy, and some ruts have formed. The paths have been seeded but the grass growing is very sparse. It is unknown if UDC have a signing off procedure. LJ to arrange an Allotment Working Group site meeting, to assess the allotments. LJ to ask PL if she could find out when the allotments would be ready for transferring over to EPC.

**7. David Wilson Homes (DWH)
Land Transfer**

Confirmation has been sent to UDC that EPC will take over the LAP and the LEAP areas. UDC have sent documents to EPC containing some errors. EPC have sent the documents to Nockolds Solicitors with a note of the errors. EPC have instructed Nockolds Solicitors to deal directly with DWH's solicitor and confirmed that the two parcels of land are not enclosed.

LJ had sent two emails to Nockolds Solicitors, asking for an update on the land transfer. No reply has been received.

LJ had sent Nockolds Solicitors details to DWH's solicitor.

LJ had confirmed to Shea Doran that EPC are happy with the new signage in the LAP and LEAP.

There had been no correspondence from PL as to when the maintenance contribution monies will be transferred to EPC.

8. UTT/19/0462 Bovis Homes (BH)

EPC had sent an email to Nigel Brown and Madeleine Jones on 29 November 2019, requesting details of the Section 106 agreement and asking if they would forward any draft agreement that had been made to date. EPC also requested four additional items to be added to the Section 106. No reply has been received.

LJ had sent a reminder, still had not received a reply. LJ to ask PL if she could help with finding the answers to these questions.

9. Crest Nicholson – Stansted Road, new cycleway.

The cycleway has now been completed. The extension to the yellow no-parking lines was still outstanding.

10. Fairfield UTT/17/3573

The Fairfield appeal for non-determination, has become a planning decision. There will be a public inquiry, held at UDC's offices, on 28 April - 1 May 2020. The Statement of Case will be referred to the Planning

Committee, in February. The Officer will probably be Clive Theobald. UDC have engaged the services of Alison Hutchinson.

Deadline for further submissions to Planning Inspectorate is 18 February 2020. Highways have now submitted a response to the application. GM is to make a response, amalgamating all the correspondence from residents on the traffic problems at Grove Hill and through Stansted. GM and PJ to attend the appeal meeting, GM may decide to speak.

11. Rush Lane UTT/19/0437

Appeal documents have been lodged. Since the Inspector's letter refusing the Local Plan, the applicant has asked for the appeal to be by Inquiry rather than by a Hearing. UDC are going to defend this application and have engaged Alison Hutchinson and are considering engaging a Barrister.

All members agreed that as UDC are to defend this application, it would not be necessary for EPC to engage the services of a planning consultant.

12. 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'.

Carried over from the Planning Committee meeting held on 25 November 2019.

EPC sent the email below to Gordon Glenday and copied in Emma Barry on 28 November 2019.

Now that the Bovis Homes planning application has been approved and EPC have a time frame 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.

Cllr. Ray Gooding agreed to attend a Community Hall Working Group meeting, not in his role as Councillor, but as a Consulting Engineer within the construction industry. A date is still to be arranged.

LJ sent an email to Gordon Glenday and copied Emma Barry, stating that EPC have started work on the plans for the new committee hall and the facilities the village would like. However, EPC would still like to know the answers to the questions which were sent to them on 28 November 2019 to proceed further. Gordon Glenday had replied stating that these questions are best directed to Emma Barry.

PJ has constructed a document of the suggested rooms and room sizes for the new community hall. LJ is to send the document to Emma Barry, coping in PL, informing Emma that this was EPC's starting point.

In future the Community Hall will not be discussed at Planning Committee Meetings but will be transferred over to the Community Hall Working Group, which will answer to the Planning Committee. Cllr. Ray Gooding will be invited to attend. LJ to arrange meeting.

13. UTT/19/2545/FUL Crossways, Station Road, Elsenham.

This application was refused by UDC Planning Committee on 18 December 2019. An appeal was lodged on 14 January 2020. The Officer that recommended approval, cannot defend the committee's decision, so another Officer will be used. It was agreed that EPC should ask that the Inspector has a site visit, to see the difficulties regarding the ditch. It was noted that Mrs Pudwell spoke at the original meeting, making some excellent points regarding the parking and the inadequacy of the report, and it is hoped that she will respond to the appeal.

14. Planning queries

Reply received from Cllr. Evans, 13 January

Proposal, EPC send letter in reply to Cllr Evans as drafted 28 January together with the attachment. It was agreed that GM would make some minor adjustments to the response and then it would be sent to Cllr. Evans.

15. Local Plan

The Inspectors' letter, received by UDC on 10 January 2020, rejected UDC's strategy of three new Local Communities. UDC had not published anything to say whether they would try and adjust/change the plan or if they would start again. It was noted that the Local Plan had never reached the Phase 2 Public Hearings.

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

Representations made by Geoff Gardner and Bruce Bamber on behalf of JPCSG EPC Supplementary comments, 28 November.
Further responses on website from various agencies.

There had been no further advancement on this application.

17. UTT/19/2470/OP Outline application with all matters reserved except access for residential development of up to 99 dwellings including points of access off Stansted Road and Isabel Drive. Land West of Isabel Drive, Elsenham.

**Representation from Geoff Gardner and Bruce Bamber, 9 December.
EPC Supplementary comments, 13 December.**

An email had been received from Turley, who represents the developer of this application, asking about making a contribution to the Community Hall project. It was agreed not to entertain this attempt of a sweetener, but to reply saying, 'thank you the contact has been noted'.

GM referred to Heather Salvidge's e-mail regarding the proposal on this application, that all the surface water from 'Parcel A' (the two fields north of DWH) should drain eventually into the Orchard Crescent ditch. This ditch is unable to cope at present and is left to local volunteers to keep the outlet clear. EPC had already contended strongly that this is unsatisfactory.

18. Hailes Wood

Hailes Wood Management Company had now agreed that the dead tree in Hailes Wood is on their land which they are responsible for. They are going to survey the tree and take any necessary action. The problem was that the management company had been previously presented with a different map. This issue will now be monitored by EROWOS.

19. UDC Planning Committee Meeting

The next meeting is to be held on 19 February 2020; the agenda had not yet been published.

20. Date of forthcoming meetings

The next Planning Committee meeting will be held on Monday 24 February 2020 at 9.15am in Old Franks.

21. Any other Business

PJ asked that in future, members are not copied into individual's emails. This can give the impression that the contents of the email have been discussed and represents the viewpoints of the committee.

AW left the meeting

22. UBR/19/0622/DOM

The store in the grounds of Little Glebe, which was in the process of being constructed, has been approved by UDC building regulations.

LJ to contact UDC Planning and ask if the plans to this application could be displayed on their website and if in the future, would it be possible to display all planning applications that are being decided by Building Regulations.

The meeting finished at 11.00am.