

## Elsenham Parish Council

### Minutes of Planning Committee Meeting

held on 24 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).

Members of the public: 1

1. **Apologies for absence** – Ms. J Rayment (JR) and Mrs. M Jackson (MJ).
2. **Declarations of interest** – AW declared an interest on agenda item number 5 planning application 'The Hollies', AW lives opposite the property and is friends with the owners.
3. **Open to the public**  
Mr. David Smailes introduced himself as the owner of the property 'The Hollies' and was attending the meeting to answer any questions that may arise on his planning application.
4. **Approval of the minutes**  
The minutes of the meeting held on 3 February 2020 were signed by the Chairman as a true record.
5. **To discuss and agree responses to the following planning applications**
  - a) **UTT/20/0285/HHF** Demolition of existing detached garage and erection of attached double storey garage with Home Office/Gym over. The Hollies, Station Road, Elsenham. **Leave to Officers.**
6. **Crest Nicholson - Allotments**  
On the 12 February 2020, PJ, LJ and Peter Clear inspected the new allotments with a view that if Crest Nicholson were to offer the transfer of the land, would EPC be happy to accept. After the inspection it was agreed that EPC would not be happy to accept the allotments due to the following issues.
  - a) A hedge of hawthorn and acer has been planted on the west and north-side, the eastside is not complete, and the south-side does not have any hedging at all.
  - b) Rubbish and stones need removing.
  - c) The paths in-between the plots need levelling.

- d) The plots need defining, as some of the wooden boundaries are now buried in the earth.
- e) The stopcock is submerged in water.
- f) There is a blue water pipe protruding out from the earth.
- g) The standpipes have an extra hole in the middle, which looks like it is for attaching another hose, but this would not be possible.
- h) The standpipes fittings on the tap are not fit for purpose.
- i) The pedestrian gate is not flush with the fence, there is a gap down the right-hand side.

Since the inspection the hedging around the perimeter has been completed. LJ to check whether the individual plots have been re-defined. LJ to send the list, removing point a and possible point d, to Emma Barry, copying in Petrina Lees (PL).

The following email was received from PL on 14 February 2020.

*The allotment plot pictures have been sent to the Landscaper to rectify – requested a date to be confirmed when they can be inspected.... Emma refused to say they are ok as not up to scratch ..... Will update again when I hear more*

#### **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)**

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

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 to chase.

Carried over from the Planning Committee meeting held on 3 February 2020  
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. **There had been no reply from PL. LJ to send an email to Nigel Brown, to ask for at least confirmation that he had received the previous emails.**

**9. Fairfield UTT/17/3573**

Appeal documents lodged for Appeal by Inquiry  
Appeal to be heard at UDC offices, 28 April - 1 May  
Deadline for further submissions to Planning Inspectorate was 18 February 2020.

Carried over from the Planning Committee meeting held on 3 February 2020  
Highways have now submitted a response to the application.

**GM has submitted a written response on behalf of EPC. UDC and several other responses are now on the website.**

**10. 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.  
**Matters have not moved on, still awaiting notification as to the date of the appeal.**

**11. Community Hall construction management.**

**The Community Hall project has now been handed over to a working group.** A meeting is being held on 26 February 2020.

**12. UTT/19/2545/FUL Crossways, Station Road, Elsenham.**

Application refused at UDC Planning Committee meeting, 18 December 2019.  
Appeal lodged, 14 January, by written representations.  
The developer has recently registered two pieces of land with Land Registry, one piece includes the balancing pond and the other a section of the ditch that runs at the back of some of the houses in Stansted Road. EPC will monitor the situation to make sure that the ditch is not filled in as this could cause flooding issues downstream. When EPC get notification asking for representation to the appeal, PJ and Mrs. Pudwell will write the response emphasizing the importance of the ditch.

**13. Planning queries**

A reply to Cllr. Evans letter was sent 6 February 2020. EPC are still awaiting a reply.

**14. Local Plan**

GM attended the Local Liaison Forum at UDC. Cllr. Lodge updated the parishes on the progress of the Local Plan. He referred to the Inspectors' letter dated 10 January 2020. Cllr. Lodge said that he had been frustrated at the very

slow progress made but that a team of senior planning consultants had been engaged through the Local Government Association to rapidly assess the current situation and enable a decision to be taken on a way forward by the end of March 2020. Re-engineering the plan would be likely to take up to three years as opposed to starting again which could take up to six years. GM asked about alternative ways forward such as letting the Government Ministers compile the New Plan or extend the plan period.

**Note that Phase 2 Public Hearings have not been held.**

- 15. UTT/19/2266 Gladman, up to 220 dwellings, North of Bedwell Road.**  
A letter had been received from Gladman offering three dates for a possible meeting for the following week. This was deemed to be too short a notice for the leaflet drop. LJ is to reply offering dates of the 10 or 11 March 2020.  
LJ to ask Ugley and Henham Parish Councils if they would like to team up with EPC, to show a united front.
- 16. 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.**  
Representation from Geoff Gardner and Bruce Bamber, 9 December 2019.  
EPC Supplementary comments, 13 December 2019.  
Brief reply sent to sweetener attempt, 27 January 2020.
- 17. Invoices via Henham Parish Council from consultants UTT/19/2470/OP.**  
Henham Parish Council have sent three invoices to EPC, Brook Cottage Consultants £1,080.00, Railton TPC Ltd £1,250.00 and Gardner Planning £1,440.00. Henham PC have asked EPC to pay to them £2,004.42.  
LJ has emailed back asking, for transparency, that Henham PC generate an invoice from Henham PC for £2,004.42. No reply has yet been received.
- 18. Scrutiny Committee Questionnaire on Section 106 Agreements**  
The answers to the Scrutiny Committee questionnaire were agreed. LJ to complete the questionnaire online.
- 19. UDC Planning Committee Meeting**  
The next meeting is to be held on 18 March 2020 at 10am; the agenda had not yet been published.
- 20. Date of forthcoming meeting**  
The date will be determined as to when Gladman can make a meeting, either the 10 or 11 March 2020.
- 21. Any other Business**  
There was no further business.

**The meeting finished at 11.10am.**