

Elsenham Parish Council

Minutes of Planning Committee Virtual Meeting

held remotely on Tuesday 28 April 2020, via Zoom,
all meetings are open to Councillors, the public and press

Planning Committee Members

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

1. Apologies for absence – Ms. J Rayment (JR).

For personal reasons, as from 3 March 2020, Mrs. A Warwick has taken a leave of absence from the Planning Committee.

2. Declaration of Interests - None.

3. Open to the public - None.

**4. Approval of the minutes held on 24 February 2020
Approved.**

**Approval of the notes of the virtual meeting via e-mail held on 25 March 2020
Approved.**

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

- a) **UTT/20/0720/FUL** Conversion of barn to form 1 no. dwelling, Motts Hall, Green Street, Elsenham. **EPC's response has been submitted to UDC.**
- b) **UTT/20/0754/FUL** Construction of a new dwelling within the garden of 51 Hailes Wood. **EPC's response has been submitted to UDC.**
- c) **UTT/20/0922/FUL** Demolition of barn and erection of 1 detached dwelling. Opposite The Haven (site 2), Tye Green Road, Elsenham. **No Comment.**

6. Crest Nicholson – Allotments

See report by Allotments Working Group, 12 February 2020. See also e-mail from Cllr. Lees, 14 February 2020.

LJ sent allotment report to Emma Barry on 26 February 2020. Emma Barry replied on 27 February 2020 thanking EPC.

PJ visited the allotments site on 24 April 2020 and spoke to a gentleman from CN's landscape maintenance company, who happened to be attending the site at the time. He confirmed that the hedge plantings around the fence are being watered using the site's water supply. He

also advised that the company proposed to rotovate the soil on the allotment plots, this was to deal with the compaction that has occurred. The company also proposes to improve the open space areas by mechanically collecting the larger stones.

PJ confirmed that a water meter has been fitted to the stopcock just inside the entrance gate. However, the meter has been installed very deep; this could be problematic in the future when a reading is required.

LJ to email Emma Barry (EB) asking when she foresaw the allotments being ready for transfer and informing her that EPC understand from CN that each plot will be rotovated next month. Also, underlying the following three issues that EPC would like addressed before the transfer;

1. The position of the water meter.
2. The blue pipe that is protruding from the ground.
3. The mechanism on the standpipes that turns the water on and off; these are not very robust.

The Allotment Working Group needs to consider the issuing of the plots to potential tenants. This should be carried out as soon as possible after each plot has been rotovated. The allotment fees run from 1 October to 30 September each year, as a gesture of good will, EPC could defer the payment until 1 October 2020.

7. David Wilson Homes (DWH)

Nockolds have confirmed that the documentation for the transfer of the LEAP and LAP on the DWH's development is now in the hands of DWH solicitors. Carried over from Planning Committee meeting held on 3 February 2020

LJ had sent two emails to Nockolds Solicitors, asking for an update on the land transfer.

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

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

Meeting with Nigel Brown was scheduled for 23 March 2020.

Meeting postponed. Telephone call at the same time unanswered.

E-mail sent to Nigel, but no reply received.

LJ to contact Nockolds asking for an update on the transfer.

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.

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.

Meeting with Nigel Brown was scheduled for 23 March 2020.
Meeting postponed. Telephone call at the same time unanswered.
E-mail sent to Nigel, but no reply received.

After discussing the lack of information and progress from UDC on several outstanding issues, it was agreed to write informally to Cllr. Petrina Lees (PL). The letter would state that EPC were getting increasingly frustrated with the lack of progress on a large number of outstanding issues, and unless EPC can see that progress is going to be made in the foreseeable future, they will be forced to raise the issues with UDC's Chief Executive.

GM to draft a letter for agreement by all members. A time-limit to be agreed.

9. Fairfield UTT/17/3573

Appeal documents lodged for Appeal by Inquiry

Appeal has been postponed.

GM made a written response to the Inspectorate which is now on UDC website.

Meeting with Nigel Brown was scheduled for 23 March 2020.
Meeting postponed. Telephone call at the same time unanswered.
E-mail sent to Nigel, but no reply received.

10. Rush Lane UTT/19/0437

Appeal has been postponed.

GM sent representations on behalf of EPC to the Planning Inspectorate.

EPC's representations and UDC's statement of Case written by Alison Hutchinson is now on the website.

There have been comparisons made on the statement case between the sawmill development and the development in Rush Lane as both are in the Countryside Protection Zone.

GM is going to send, as an individual, an email to Alison Hutchinson pointing out that the two developments are different. The sawmill was an eyesore and benefited from the development, this does not apply to the Rush Lane development. GM will also inform Alison Hutchinson that EPC are interested in this application and will be present at the appeal.

11. Community Hall construction management.

Meeting with Nigel Brown was scheduled for 23 March 2020.

Meeting postponed. Telephoned at the same time, unanswered.

Email sent to Nigel Brown, but no reply received.

EPC has not been informed of any progress with the new community hall. This will be the first issue to be raised on the letter to PL, item 8.

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.

EPC should insist that the Inspector has access to the site, with regards to the ditch.

Notification awaited of timetable of appeal.

UDC are aware of via Cllr. Lees that the ditch has been filled in.

The deadline for representation for the appeal is 28 May 2020.

GM will draft a response using EPC's previous objections plus stating the fact that the ditch has now been filled in.

PJ has spoken to Mr. Tim Simpson from Essex Flood and Water Management on the issue of the Crossway's ditch and Orchard Crescent ditch.

The developer has confirmed to the Essex Flood and Water Management that the ditch on Crossway's land has been filled in. Due to the Coronavirus there is currently a policy in place which does not allow site visits. Once the policy is lifted, a site visit will be made. It was suggested that a representative from EPC plus Mrs. Pudwell should attend the visit.

13. Local Plan

UDC consultants' report on the Inspectors' letter has been published.

UDC full council Extraordinary Meeting via Zoom scheduled for 30 April to discuss.

GM has a public speaking slot.

GM has drafted an address. The main points being, UDC should not abandon the whole idea of garden settlements in favour of smaller sized sites, and to extend the plan period from 2033 to 2040.

PJ said that UDC should change their approach to delivering a Local Plan, this was their third attempt; UDC must have a more strategic approach. It was agreed that GM should speak at the meeting.

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

Meeting scheduled for 31 March has been cancelled.

Revised consultation re AQ, deadline 29 April.

Clarification needed via Henham PC re AQ consultant

Meeting with Nigel Brown was scheduled for 23 March 2020.

Meeting postponed. Telephoned at the same time, unanswered.

Email sent to Nigel Brown, but no reply received.

EPC's response is now on the website

15. 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 off Stansted Road and Isabel Drive. Land to The West of Isabel Drive, Elsenham.

Meeting with Nigel Brown was scheduled for 23 March 2020.

Meeting postponed. Telephone call at the same time unanswered.
E-mail sent to Nigel, but no reply received.

GM had composed a draft response. All members agreed for it to be submitted to UDC planning.

Wallace Investments are proposing an alternative solution to dispose of the surface water from the Parcel A development site by discharging into a field-side ditch. The ditch backs onto the houses at the top of Alsa Leys and the discharge point is where three ditches converge. It was agreed that it was essential that Wallace Investments demonstrates how this would work.

16. UDC Planning Committee Meeting

The next meeting is to be held on 15 April 2020 at 2:00pm.

The meeting dates up to May 2021 have now been published.

UDC Officers cannot make site visits during the current lock-down.

17. Building Control - Extended permitted Development.

GM said it would be a good idea if members of the Planning Committee had a better understanding of what can and cannot be done under Building Control.

GM to draft an email to Nigel Brown, taking the approach of a general question regarding planning applications, saying when hedges and features are said to be retained and then they are not, could UDC in future, add a condition to ensure what is promised is carried through.

18. Date of next virtual meeting

To be advised.

19. Any other Business

PS said he would send round a link to all members giving information on Building Control.

LJ reported that UDC were still not informing EPC of developments that were close to Elsenham Parish. There is currently a development proposed for May Walk, which EPC had not been informed.

LJ to sign-up to receive emails from UDC to inform EPC of forthcoming meetings.

There was no further business.

The meeting ended at 3.35pm