

Elsenham Parish Council

Minutes of Planning Committee Virtual Meeting

via Zoom, at 1.30pm on 18 January 2021

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),
Ms. J Rayment (JR) and Mrs. L Johnson (Parish Clerk LJ).

1. **Apologies for absence:** none.
2. **Declaration of Interests:** none.
3. **Open to the public:** none present.
4. **The minutes of the meeting held on 3 December 2020 were approved as a true record.**
The minutes of the meeting held on 9 December 2020 were approved as a true record.
5. **To agree responses to the following planning applications:**
 - a) **UTT/20/3288/HHF** Raising of garage roof to form habitable accommodation. 2 Askew Close, Elsenham. **No comment.**
 - b) **UTT/20/3398/HHF** Proposed alterations to carport roof to facilitate home office. 20 Oak Drive, Elsenham. **No comment.**
 - c) **UTT/21/0009/DFO** Details following outline approval UTT/18/3370/OP for the erection of up to 9 dwellings, details of layout, appearance, and landscaping. South of The Farmhouse, Old Mead Road, Henham.
LJ to write a response stating lack of parking spaces for each house, and no visiting parking. The road is narrow and busy with ditches on both sides, unsuitable for parking on the verge.
 - d) **UTT/21/0036/HHF** Demolition of existing extensions and erection of new rear extension, to be joined to existing house. 56 New Road, Elsenham.
No comment.
 - e) **UTT/21/0072/HHF** Single storey side and rear extension. 6 Ridley Gardens, Elsenham. **No comment.**
 - f) **UTT/21/0104/HHF** s73a retrospective application for the erection of a single storey side and rear extension. 39 New Road, Elsenham. **No comment.**

6. New Community Hall

a) The transfer of the land to the Parish Council

An email was sent to Jane Reynolds and Lorraine Swann asking for clarification as to where EPC stand with the transfer of the land from David Wilson Homes (DWH) and Crest Nicholson (CN). Jane Reynolds replied saying that she had forwarded the email on to Nigel Brown (NB).

No further development.

b) Transfer of contribution money from DWH and CN to the Parish Council

LJ contacted District Cllr. Petrina Lees (PL) regarding a) and b) explaining the situation, stating that EPC believe that these are legal matters and not planning matters and can she please help in moving this forward. **No response.**

c) Requirement for costings to be formalized by EB and signed off by quantity surveyor.

No action on this issue at present.

d) Costings have been obtained from Wilby & Burnett (W&B)

e) Costings have now been received from Whitworth

LJ to arrange a meeting for the New Community Hall Working Group. An item on the agenda will be the composition of the working group and the possibility of residents being co-opted on.

7. UTT/19/0462 - Bovis Homes

Section 106 provisions.

Madeleine Jones, Senior Planning officer at UDC, had sent a copy of the Bovis Homes section 106 agreement to EPC asking for comments. EPC sent a detailed reply on 14 December 2020, which pointed out that the items which had been requested are not included. There had been no further correspondence. **LJ to send a reminder, saying we await your reply.**

8. Crest Nicholson Allotments

An Allotment Working Group meeting was held on 14 January 2020. All members were happy that the outstanding issues had been completed. It was agreed to take possession of the allotments and once the number posts had been erected to start the distribution of plots. A full report will be given at the next Parish Council meeting.

9. David Wilson Homes – Transfer of play area

Maintenance Contribution

LJ sent an email to Jane Reynolds including the S106 agreement, where it clearly stated the sum of money which is indexed linked to June 2012. Jane Reynolds responded asking for the Land Registry number. Nockolds Solicitors have informed EPC that Land Registry, at present, are taking many months to

register land. LJ has forwarded the Land Transfer Document to Jane Reynolds, to see if that would be sufficient.

10. Land South of Bedwell Road UTT/20/2908/OP Outline application for 50 market and affordable dwellings, public open spaces and associated highways and drainage infrastructure – all matters reserved except access. Land South of Bedwell Road, Ugley.

EPC had commissioned Bruce Bamber to write a report objecting to this application on transport grounds. EPC made representations on other matters, and both were submitted on 17 December 2020.

11. Fairfield UTT/17/3573

The appeal was allowed. Henham Parish Council are appealing against the Inspectorate's decision, the section 106 has now been published. The document mentions EPC several times, although UDC had not consulted with EPC, despite EPC's requests that UDC abide by their own policy that states parish councils must be consulted with section 106 agreements.

It was agreed not to send the correspondence to David Lock, Fairfield Consultant, asking for a contribution to the Community Hall, until further details are known regarding Henham Parish Council's actions.

12. Rush Lane UTT/19/0437

It was agreed to send the email regarding a contribution towards the new Community Hall to Frazer Hickling from Phillips Planning.

13. UTT/19/2470/OP Outline application for residential development of up to 99 no. dwellings on Land to The West of Isabel Drive

An email had been sent to Nicola Traverse-Healy of Turley regarding a contribution to the Community Hall on 6 January 2021, no reply has been received yet.

A letter had been received from Mr Maugham stating that if the number of dwellings falls between certain parameters the development must have unhindered access for fire services. As this new development does not, could this be grounds for commencing a Judicial Review. It was agreed to send GM's letter stating that as Essex Highways did not raise access for emergency services as an issue, it is very unlikely that an Appeal against the Inspectorate's decision would be successful.

14. UTT/19/2266/OP Stansted Airport

The appeal inquiry is ongoing. GM spoke at the start of the inquiry.

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

A zoom meeting with Gladman was held on 9 December 2020. LJ forwarded the minutes of the meeting to Gladman. A reply has been received answering some of the outstanding questions raised at the meeting. A resident from Ugley had submitted to UDC a traffic survey response, which reports on access around the bends on Pound Lane and Ugley Green. GM to respond to Gladman's reply questioning their answers on, the road widening, air quality, where are the air quality receptors in relation to the site. an answer on the cost of the new community hall and the construction vehicles. It was agreed to liaise with Cllr. John Minor regarding the roads.

- 16. Consulting on proposals for the development of up to 1,200 new homes on the Land East of Highwood Quarry from 11 January to 1 February 2021.**
It was agreed not to comment on the planning application.
- 17. Local Plan, UDC governance and Government policy**
Response to: TRACC
It was agreed not to respond to the TRACC accessibility modelling for Local Plan.
UDC are now at the stage of 'Call for Sites'.
- 18. S106 agreements and parish consultation**
Despite every effort from EPC no progress is being made with UDC on the following, engaging with parish councils on section 106 matters, contributions to the new community hall, or the land transfer. UDC has not even replied to a basic question on the precept that EPC asked.
- 19. UDC's Planning Committee meeting.**
UDC next planning meeting is scheduled on 20 January 2021, there are no items concerning Elsenham.
- 20. Date of next meeting to be arranged.**
- 21. AOB**
Inga Curlews had asked if she may go on a EALC planning briefing, all members agreed.

A planning application for 45 houses off Vernon Close in Henham is very deceptive. The application is on a large area of land, just over 5 hectares and could accommodate many more houses, GM to look at the application.

The meeting finished at 3.30pm.