

Elsenham Parish Council

Minutes of Planning Committee virtual Meeting

via Zoom, at 2.00pm on Monday 7 June 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),
and Mrs. L Johnson (Parish Clerk LJ).

Due to the present restrictions on holding Parish Council meetings,
this is an impromptu meeting

1. **Apologies for absence.** Ms. J Rayment (JR).
2. **Declaration of Interests.** None.
3. **Open to the public.** None.
4. **The minutes held on 7 April 2021 will be agreed later.**

MJ would be unable to attend the entire meeting, so the agenda was adjusted.

5. New Community Hall

5.1. Ransom Strip and the transfer of the land to the Parish Council.

At the meeting held on 25 June 2021 with Nigel Brown (NB) and Emma Barry (EB), both NB and EB had agreed to contact Crest Nicholson (CN) to remind them of their undertaking at the meeting on 9 November 2018 that CN would waive their rights over the ransom strip.

It now seems the transfer of the ransom strip needs to be completed first and only then would CN waive their rights. This is contrary to what EPC was first told, when UDC said that it would all happen simultaneously.

5.2. Contact Nockolds

It was agreed to send GM's draft email to Nockolds to obtain clarification on EPC's position and ask for the best way forward in obtaining the land unencumbered by any rights over it.

5.3. Transfer of S106 contribution money from DWH and CN to EPC.

David Wilson Homes (DWH) have paid their contribution, UDC are now holding the money.

NB is going to progress CN contribution.

NB did not give any indication as to when the Section 106 agreement would be signed between UDC and Vistry.

5.4. Request for contributions from other developers

At the meeting with UDC there appeared to be more of a commitment from NB to involve parish councils in Sections 106s. This may be the result of the recent report published by UDC on Section 106s.

5.5. Fairfield 350 dwellings, Rush Lane 40 dwellings and Wallace 99 dwellings

NB said there were some headlines in the Section 106s which could be looked at to try and get a little extra from the developers in terms of contributions towards the new community hall.

GM is to send to NB the exchange of emails with Fairfield, where a positive response was given by Fairfield regarding a contribution.

5.6. Gladman, 220 dwellings

EPC has a commitment that a contribution will be in the Section 106. NB said he would ensure that it is in the draft when published, which should then go to the Inspectorate.

5.7. Pegasus, 50 dwellings

The correspondence between Pegasus and EPC has been sent to UDC's Planning department, one with details of the community hall, the other on the representation that EPC had made on their application, however, neither have been put on UDC's website as requested. LJ to chase.

5.8. Osprey, 42 dwellings

Sean Harries has now moved on. No further action to be taken.

5.9. Pre-app

The form has been sent to UDC and an acknowledgement has been received.

It was agreed to send emails to the 3 residents that have shown an interest, at the Annual Parish Meeting, regarding joining the New Community Hall Working Group, to keep them updated. GM to draft the email.

6. Gladman UTT/19/226

Representations must be made to the Inspectorate by 29 June 2021. GM has started a response which includes comments and objections on Highways and the transcript of the report that Catherine Wilkinson read out at the hearing. The problems with the roads and access had not formed part of EPC's first submission as Highways had at first recommended refusal, which later they withdrew.

Henham is applying for Rule 6 Status at the appeal. After some discussion it was agreed that GM would not apply for Rule 6 Status, as this could involve costs. GM will register to speak at the appeal and say in his opening statement that he is speaking on behalf of EPC and hopes the Inspector will allow him to contribute on the Section 106 discussions and to make a closing statement.

The enquiry is due to start on Tuesday 14 September 2021 and is due to last 8 days.

7. Fairfield UTT/17/3573

Henham PC lost their court action against the appeal.

Henham PC have suggested that the boundary between Henham and Elsenham is changed to include the whole of the Fairfield development site into Elsenham Parish. There is currently a Community Governance Review of Parishes, which would be the ideal time to put this proposal forward, the review closes the end of July 2021.

LJ to place on the agenda for the next full Parish Council meeting.

The boundary between Ugley and Elsenham could also be changed to include the two developments on Bedwell Road into Elsenham Parish, GM said he would not be happy to instigate this.

MJ left the meeting at 3.10pm

8. To agree responses to the following planning applications:

8.1. UTT/21/0958/FUL Construction of a new dwelling within the garden of 51 Hailes Wood. EPC to resend the response submitted to planning application UTT/20/0754/FUL in April 2020, as EPC believe the issues on **Village/Countryside Boundary and Nature Conservation have not been addressed and still stand.**

8.2. UTT/21/1648/FUL proposed erection of a hay and machinery store. Land at Fullers End Farm. **No comment.**

8.3. UTT/21/1610/LB Erection of 4 illuminated fascia signs. 1 illuminated hanging sign, 4 hording signs, 4 poster cases, 2 brass lantern and 12 floodlights. The Crown Inn, High Street, Elsenham. **No comment.**

8.4. UTT/21/1607/AV Erection of 4 illuminated fascia signs. 1 illuminated hanging sign, 4 hording signs, 4 poster cases, 2 brass lantern and 12 floodlights. The Crown Inn, High Street, Elsenham. **No comment.**

9. Crest Nicholson

At the meeting with UDC, EB agreed to contact CN about the legal transfer of the allotments to EPC. EB also said she would speak to CN about the open space and trim trail which has not been landscaped to the section 106 agreement. This is not an EPC issue, but EPC would prefer the land to be brought up to the agreed standard.

10. David Wilson Homes – Transfer of the play area

EPC are still waiting for the Land Registry on this land. The maintenance money was transferred into EPC's bank account on 24 May 2021.

Before any of the funds can be spent, the Playing Field Terms of Reference needs amending to include Isabel Drive play area and a budget needs to be set, both will need to be authorized by Full Council.

11. Land South of Bedwell Road UTT/20/2908/OP Pegasus.

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.

Two responses have been sent, one on the 15 March 2021 about outstanding matters and one on 6 April 2021 regarding the community hall. Both have now been sent to UDC but are not on their website, LJ to resend.

12. Rush Lane UTT/19/0437 S106 outstanding.

Matthew Homes has asked to meet with EPC when the purchase is complete. GM is to send the details of the community hall to Matthew Homes.

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

GM informed NB at the meeting that EPC would like some extra items added to the section 106.

14. Reopening and reimagining your community buildings.

NALC 23 June

It was agreed that it was too early in the community hall project for anyone to attend this meeting.

15. UTT/18/0460 Stansted Airport

Stansted Airport succeeded in their appeal. The Inspectorate found that UDC had acted unreasonably, so Stansted Airport will be making a claim against UDC for costs. UDC are going to appeal to the Minister.

SSE are transforming themselves to Stansted Airport Watch (SAW), GM has decided to step down from the committee.

16. Local Plan

The last meeting held on the Local Plan was on 24 May 2021.

A Strategic Land Availability Assessment (SLAA) will be published in time for a six-week consultation, which is to start in September 2021.

17. UDC Planning Committee meeting

Next meeting to be held on 9 June 2021. No items of interest to Elsenham.

18. Date of next meeting

To be advised.

19. AOB

NB had offered to hold another meeting with EPC in two months' time, around 26 July 2021, EPC to arrange.

How to hold future meetings of the Parish Council was still unclear, Zoom meetings are not allowed to be held and face to face meetings would be exceedingly difficult, if not impossible, to hold, while keeping to the Government guidelines.

It was agreed to ask Stansted Parish Council how they were holding their meetings.

If some Government restrictions are still in place after 21 June 2021, EPC are to confirm with ECA that correct procedures have been put in place for holding the village fete on 26 June 2021 and a risk assessment has been carried out.

The meeting finished at 3.57pm