

# **Elsenham Parish Council**

**Minutes of the Planning Committee virtual meeting  
via Zoom at 11.30am on Tuesday 12 October 2021,  
all meetings are open to Councillors, the public and press.**

## **Planning Committee Members:**

Dr. G Mott (Chairman GM), Mr. P Johnson (PJ),  
and Mrs. S Waite (SW) and Mrs. L Johnson (Parish Clerk LJ).

1. **Apologies for absence.** None.
2. **Declaration of Interests.** None.
3. **Open to the public.** None.
4. **Approval of the minutes of the meeting held on 1 September 2021.**  
The minutes were agreed as a true and accurate record.
5. **To agree responses to the following planning applications:**
  - 5.1. **UTT/21/2867/CLE** Stable Building. Gaunts End, Home Farmhouse, Green Street, Elsenham. **No comment.**
  - 5.2. **UTT/21/2799/DFO** Details following outline approval UTT/17/3573/OP (approved under appeal reference APP/C1570/W/19/3243744) for access road infrastructure to serve up to 350 new homes and associated uses – details of appearance, landscaping, layout and scale. Land on Henham Road.  
**GM to write a response asking if the building of the access road could be in stages so that the PWoW could be kept open, plus, would the PWoW be reinstated on its true line once it crosses the access road?**
  - 5.3. **UTT/21/26787/FUL** Improvement of existing vehicular access point and the construction of a single storey wellness hub building and associated car, cycle and motorcycle parking area, Eastfield Stables, May Walk, Elsenham Road, Stansted.  
**No comment.**
  - 5.4. **UTT/21/2920/FUL** Demolition of garage and erection of 1 two storey dwelling together with associated access, car parking and amenity space. 13 Broom Farm Road, Elsenham. **PJ to write a response stating overdevelopment and pressure on parking and access.**
  - 5.5. **UTT/21/2938/HHF** Erection of single storey side extension. Barkwood, 2 Robin Hood Road, Elsenham. **No comment.**

## **6. New Community Hall**

### **6.1. Ransom strip and the transfer of the land to the Parish Council.**

An email had been received from Emma Barry (EB) at UDC responding to some outstanding issues. EB had contacted Adam French (AF) at Crest Nicholson (CN) asking for CN solicitors' details, AF had replied that CN has not appointed a solicitor yet. EB said she would keep chasing them.

EPC cannot progress with the transfer until all three solicitors, DWH, CN and EPC are in contact with each other.

LJ to contact EB asking for an update.

### **6.2. Contact Nockolds.**

LJ is still awaiting CN solicitor's details to forward to Nockolds.

### **6.3. Transfer of S106 contribution money from DWH and CN to the Parish Council.**

UDC say they will not release the S106 monies to EPC until they see progress moving forward. However, EPC have never received clear details or trigger points to establish what UDC defines as 'showing progress.'

Section 106 monies may not be under the total control of Nigel Brown, other departments within UDC, such as Finance and Legal, may also have an influence upon the control of S106 monies and have preconditions that are linked to the funds released to recipients.

EPC cannot move forward with the project without spending a considerable amount of money and UDC will not release the funding until the project has moved forward. EPC have asked District Cllr. Petrina Lees (PL) to intervene on their behalf and obtain answers to these questions, However, PL has not been willing/unable to do so. GM is to send an email to PL asking the question; *are Finance and Legal at UDC involved in the release of section 106 monies?*

### **6.4. Requests for contributions from other developers.**

#### **6.4.1. Bloor Homes, 350 dwellings.**

Bloor were not receptive at the onsite meeting when a contribution to the new community hall was raised. However, they suggested they might be willing to visit the topic again once the detailed planning application is approved.

#### **6.4.2. Gladman, 220 dwellings.**

The contribution to the new community hall is on the draft section 106 agreement. At the appeal, the inspector asked GM for further details regarding this contribution.

#### **6.4.3. Rush Lane, 40 dwellings.**

This development remains quiet.

#### **6.4.4. Dandara, 99 dwellings.**

Dandara were not positive about contributing to the community hall at the last meeting. EPC could approach them again once they obtain detailed approval.

#### **6.4.5. Pegasus, 50 dwellings.**

Extra documents have been submitted to UDC, but this application remains noticeably quiet.

## **6.5. Pre-app.**

A pre-app meeting had been held with Clive Theobald (CT), Planning Officer at UDC. The following issues were outstanding from the meeting;

CT was unclear whether the new community hall would come under D1 or D2, this would affect the amount of parking required, CT was going to ask ECC.

CT was going to talk to Nicky Parsons from Bloor and Amy Atkins from Dandara about making contributions towards the community hall.

CT was going to speak with Nigel Brown and Emma Barry to find out where UDC is with collecting the Section 106 monies from the three developers, BH, CN and DWH, and to ask when EPC can expect to receive funding.

CT was going to speak with Emma Barry regarding the ransom strip.

CT was not aware of the release process of section 106 funding. CT suggested that EPC ask Manuden PC what their understanding was on UDC's policy on releasing Section 106 contributions, as Manuden PC had been very successful in obtaining a new community hall. However, it is EPC's understanding that the Manuden Community Hall was built by the developer and did not include Section 106 payments.

EPC's last correspondence with CT was on the 25 September 2021. LJ to contact CT and ask what action has been taken on these points as agreed in the minutes of the meeting.

## **7. UTT/19/0462 – Bovis Homes, now Vistry.**

Four new documents and five photos, dated the 28 September 2021, were posted onto UDC's website planning page, relating to the nursery and sports pitch area. In the car parking there is a point that shows a 'drop off point'.

LJ to ask UDC's planning department for clarity on these new documents, who posted them and why?

It would be useful to know when Bovis intend to start their development as it has a bearing on the section 106 contribution. EPC have not seen the final Section 106 document.

GM would like confirmation from Vistry that the public right of way the runs through the site will be diverted during construction; so, it may be kept open.

GM to draft an email to Vistry asking these questions, the email is to be sent to PJ and SW first.

## **8. Crest Nicholson.**

### **8.1. Allotments land transfer.**

EPC are still awaiting confirmation of CN solicitors so the allotments land can be transferred.

### **8.2. Open space including trim trail.**

EPC can do nothing further to help residents of Elsenham Vale. It is now up to CN, UDC and the residents.

## **9. David Wilson Homes**

### **9.1. Transfer of play area.**

EPC are still waiting for Land Registry to register the play areas to EPC.

### **9.2. Maintenance money has been received.**

EPC have been given approval from DWH and UDC that a percentage of these funds can be used to purchase new equipment for the play area on the playing field. The Finance Committee would have to set a limit on the spending.

## **10. Land South of Bedwell Road UTT/20/2908/OP 50 market and affordable dwellings.**

Some more documents were posted on UDC's website, this application is still awaiting determination.

## **11. Bloor Homes UTT/17/3573.**

A site meeting was held on 1 October 2021. The minutes have been circulated and a copy sent to Bloor Homes, who have acknowledged receipt.

LJ to contact Paul Jarvis, Chairman of Elsenham Youth Football Club, informing him of the sizes of the football pitches that Bloor Homes are proposing.

## **12. Gladman UTT/19/226.**

The appeal was held on 14 – 24 September 2021.

**Proposal** EPC contribute £2,000 to Henham Parish Council costs.

PJ proposed, GM seconded, the vote was carried unanimously.

## **13. Rush Lane UTT/19/0437.**

No further progress with this development.

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

The detailed application has been made; EPC objections were posted on UDC's website on 28 September 2021.

## **15. UTT/20/1643/FUL Erection of 11 dwellings. Land at The Stables, May Walk, Elsenham Road, Stansted.**

An Appeal has been lodged; all the submissions already made to UDC will be sent to the inspectorate.

## **16. Local Plan.**

GM stated that at the Local Plan Leadership Group meeting, it had been announced that the Call for Sites would now be going out to Parish/Town Councils in Autumn 2021, this had originally been scheduled for August 2021. District Cllr. P Lees said at the Parish Council meeting that the consultation on the call for sites would now only go out to Parish/Town Councils if there was a question about their accuracy.

## **17. UDC Planning Committee meeting.**

Next meeting to be held on 27 October 2021.

## **18. Enforcement notices.**

### **18.1. ENF/21/0159/D 2 August 2021.**

**Daisy Mays Farm, Hall Road** Commercial camp site set up without permission.

**18.2. ENF/21/0161/D 2 August 2021.**

**Church Lane, Elsenham.** Unauthorized earthworks.

**19. Date of next meeting.**

To be advised.

**20. Any other business.**

The report of UDC planning was quite scathing, on both the Planning Department and the Planning Committee.

UDC are not forthcoming on the amount that has been spent on defending the Stansted Airport Planning Application and the amount of costs that are involved.

PJ had looked on UDC's website under the Section 106 and it does not mention any section 106 payments to Manuden towards a new community hall.

PJ will contact his associate at Manuden community hall to confirm.

The meeting finished at 1.48pm.