

Elsenham Parish Council

Minutes of the Planning Committee held on 10 January 2022

at 2.00pm in Old Franks, High Street,

all meetings are open to Councillors, the public and press

Planning Committee Members:

Dr. G Mott (GM), Mr. P Johnson (PJ),
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 16 November 2021.**
The minutes were agreed and signed by the GM as a true and accurate record.
5. **To agree responses to the following planning applications:**
 - 5.1. **UTT/21/3727/HHF** Proposed demolition of existing rear porch and erection of single storey rear extension and single storey side extension. Hall Cottage, Elsenham Hall, Elsenham. **No comment.**
 - 5.2. **UTT/21/3662/HHF** Proposed first floor rear extension. Home Farm Cottage, Gaunts End, Green Street, Elsenham. **No comment.**
6. **New Community Hall**
 - 6.1. **Ransom strip and the transfer of the land to the Parish Council.**

A Meeting with Mr. Chris Hill from Nockolds Solicitors was held on 13 December 2021. The meeting was very useful. Mr. Hill thought the best way to deal with the ransom strip would be to obtain a right of way over the land. EPC instructed Nockolds to proceed with obtaining a right of way and the transfer of the new community hall land.
 - 6.2. **Transfer of S106 contribution money from DWH and CN to the Parish Council.**

Invoices totalling £3,430 were sent to Emma Blazeby (EB) on 19 October, asking for reimbursement. EB acknowledged receipt and said she had forwarded the invoices to UDC Finance. LJ to email EB, asking if she could chase this up, or provide a name who we could contact in the finance department.

PJ said that when EPC receive the S106 payments from the developers, EPC will go over the £200,000 threshold. If this continues for three years EPC would have to change from receipts and payments accounting to income and expenditure.

LJ to email EB asking if Crest Nicholson Developer has paid their section 106 monies towards the new community hall to UDC, and if not, what was holding it up.

The third contribution from Vistry (Bovis Homes) is of some concern. The developer does not seem to be in a hurry to sign the Section 106 agreement. Until the section 106 is signed there is no time limit as to when the development has to start, once the Section 106 is signed the developer must begin the work within three years.

6.3. Requests for contributions from other developers.

- a) Bloor, 350 dwellings. EPC to keep track on the section 106 agreement.
- b) Rush Lane, 40 dwellings. No further progress.
- c) Dandara, 99 dwellings. EPC to keep track on the section 106 agreement.
- d) Pegasus, 50 dwellings. EPC to keep track on the section 106 agreement.

6.4. Pre-app.

A Community Hall Working Group meeting was held with Clive Theobald (CT), on 8 September 2021. There has been no further development on the pre-app. LJ to send email reminding CT of his action points he had agreed to at the meeting, namely if it had been agreed with ECC whether the new community hall would be classified as a D1 or D2, as this would have a bearing on the number of parking spaces required. Also, has he spoken to Jack Bennett, to ask for advice on the orientation of the building.

6.5. Community Hall Working Group CHWG.

Bianca Donald has asked to become a member of the working group. It was agreed to arrange a meeting with councillors, co-opted members and Cllr. Ray Gooding.

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

A further two documents have been posted to UDC's website. Neither of them adds anything of significance. EPC would like to know if UDC are talking with Vistry.

8. Crest Nicholson

Allotments land transfer.

Crest Nicholson developer is waiting for a letter of satisfaction from UDC regarding the open spaces. They want to transfer the allotments and the open spaces at the same time to avoid any boundary disputes.

It was agreed that the next EPC Planning meeting, Cllr. Lees and Cllr. LeCount will be invited to attend. EPC will explain the problems facing the Parish Council with trying to move the new community hall forward, and state that EPC would like and expect some help from their District Councillors.

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.

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

This application has now been reduced to 48 new houses.

The developer has added a new document, Revised Noise Assessment. PJ is to contact Alison Hutchinson at UDC to ask if UDC are going to engage a noise consultant, if not EPC may have to consider engaging one.

11. Bloor Homes UTT/17/3573.

Objections submitted to UDC, 16 December 2021.

UTT/21/2799 re access road. Approved by UDC Planning Committee, 15 December 2021
Community Governance Review submitted to UDC.

It looks as if Bloor Homes will keep the public right of way open during construction.

12. Rush Lane UTT/19/0437.

Still no detailed application submitted.

13. Dandara, 99 dwellings west of Isabel Drive, UTT/21/2461/DFO.

Objections submitted to UDC, 28 September 2021.

Determination awaited.

UTT/21/3247/DOC - CEMP. Objections submitted to UDC, 28 December 2021.

Informal access from Orchard Crescent.

EPC made a request to Dandara to keep the informal access open which is a track that runs from their development to south of Orchard Crescent, this would give residents a shorter walking distance to the train station and shops. Dandara refused on the grounds that the track had no known owner. GM found a letter from Mr. Colin Hart which was on the outline application for what eventually became the David Wilson Homes Site. Mr. Hart says there is a right of access but does not say who it belongs to. GM is to write a letter to Mr. Hart asking him if he has any information as to the ownership of the track.

14. District Strategic Flood Risk Assessment.

UDC has sent a Flood Risk Assessment report to councils asking for them to fill out any flooding that occurs in their village, this is to help UDC in their Local Plan. GM said he would complete the form and send it round to all members before submitting it. The areas in Elsenham that are prone to flooding are, Station Road, south of Orchard Crescent and Old Mead Road. The deadline is 17 January 2022.

15. Local Plan

There has been no further information circulated.

16. UDC Planning Committee meeting.

Next meeting to be held on 19 January 2022.

17. Enforcement notices.

17.1.ENF/21/0159/D 2 August 2021 Daisy Mays Farm, Hall Road Commercial camp site set up without permission.

17.2.ENF/21/0161/D 2 August 2021 Church Lane, Elsenham. Unauthorized earthworks.

17.3.ENF/21/0299/C Land to the West of Isabel Drive, Elsenham Unauthorized work before permission granted UTT/21/2461/DFO.

LJ to email Enforcements to tell them that the Enforcements on UDC's website is not working.

18. Date of next meeting TBA.

19. AOB.

There was no other business.

The meeting finished 3.45pm.