

Elsenham Parish Council

Minutes of the Planning Committee held on 16 November 2021

at 1.30pm in The Memorial Hall

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 12 October 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/21/3109/LB Proposed removal of existing rear conservatories and associated repair works. Tumble Weed Cottage, Green Street, Elsenham.**
No Comment.
 - 5.2. **UTT/21/3152/FUL Change of use of a redundant rural building into 2 no. residential dwellings. Plots 7 & 8 Eastfield Stables, May Walk, Elsenham Road, Stansted.** EPC to object to this planning application on the grounds of overdevelopment, inappropriate access and development in the countryside. PJ to write the response.
 - 5.3. **UTT/21/3269/DFO Bloor Homes Approval of reserved matters (layout, scale, appearance and landscaping) relating to outline application UTT/17/3573/OP for the erection of 350 dwellings, internal roads, open space and sports pitch provision, other associated infrastructure including that required to serve future primary school and early years facility and siting of sports pavilion. Land to the Northwest of Henham Road.**
EPC to submit comments on the following.
Not the required amount of parking spaces.
Visitors parking unevenly distributed.
Land that is dedicated for a primary school is being used for visitor parking.
Some of the gardens are smaller than the Essex guidelines.
There are 2 x 3 storey flats, EPC would like them removed as Elsenham is a village.
Concerns about flooding in Old Mead Road.
The bungalows mix is good, although EPC would like to see some maisonettes.
The plans are very difficult to read, plus the various shades denoting the

gardens are all very similar. EPC would have liked to have seen a schedule, with a list of the houses, number of bedrooms and size of gardens.
Bloor are to move the 30mph sign to just beyond their access, EPC would like them to take it further to opposite the junction to Henham.
The footpath from the access road towards Henham is very overgrown.
A separate letter is also to be sent to Essex Highways regarding the footpath and moving the 30mph sign.
The planning application for the access road to this development has not yet been determined.

6. New Community Hall

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

PJ has contacted Rob Yates of CN sending full details, but without result.
Emma Blazey (EB) said she was still chasing this.

6.2. Contact Nockolds

LJ sent an email to Nockolds on 19 October 2021, asking for a meeting to discuss transferring the land to EPC before resolving the issue with the ransom strip. There had been no reply. SW and LJ to chase with the objective to obtaining a quotation for a Zoom meeting with Nockolds, in order to seek approval at the next meeting of the PC.

GM is to see if he can find any information regarding the ransom strip via the Land Registry.

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

CN have still not paid any of their contributions, EB said she is chasing them.
Invoices totalling £3,430 were sent to EB on 19 October, for reimbursement. EB acknowledge receipt and said they have been forwarded to UDC Finance.

6.4. Requests for contributions from other developers.

- a) Bloor, 350 dwellings.
- b) Rush Lane, 40 dwellings.
- c) Dandara, 99 dwellings.
- d) Pegasus, 50 dwellings.

There has been no further contact regarding contributions. EPC may contact Dandara again.

6.5. Pre-app.

Community Hall Working Group meeting held with Clive Theobald, 8 September 2021.

There has been no further development on the pre-app. LJ sent an email to Clive Theobald on 18 October 2021, asking for any progress, there has been no reply.

6.6. Recruitment of more members to Community Hall Working Group CHWG.

Paul Jarvis, Allan Hathaway and Elaine Terry were co-opted onto the CHWG at the Parish Council meeting on 1 November 2021. It was agreed to try and get an answer from Nockolds before arranging a meeting with the new members.

A meeting with Ray Gooding is to be arranged to see what he recommends that EPC can realistically do in the interim.

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

LJ had sent an email to UDC Planning asking for clarity on the new documents on their website. No reply was received, LJ to email Ann Howells asking the same question. An email was sent to Bovis asking when they intended to start their development as it has a bearing on the section 106 contribution, no reply was received.

8. Crest Nicholson

Allotments land transfer.

PJ had spoken to Rob Yates at CN, who said the reason the allotments have not been transferred is that CN 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.

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 in the playing field.

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

Still awaiting determination.

11. Bloor Homes UTT/17/3573.

Community Governance Review submitted to UDC.

12. Gladman UTT/19/226.

Appeal refused 25 October 2021, Gladman may still take the application to the High Courts.

13. Rush Lane UTT/19/0437.

No further progress with this development.

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

Objections submitted to UDC on 28 September 2021.

Determination awaited.

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

Appeal dismissed on 30 October 2021.

16. Local Plan.

The consultation for the Parish/Town Councils to question the accuracy on the 'Call for Sites' was discussed. This was difficult as the Parish Council were not given all the facts. The times for the 'Land South of Henham Road' was agreed, GM to go through the other three sites and circulate his timings.

17. UDC Planning Committee meeting.

Next meeting to be held on 24 November 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.

18.3.EN/21/0247/B 19 October 2021.

Motts Hall, Green Street, Elsenham. Unauthorized creation of an earth bund within the curtilage of a Listed Building – at the above location. Case officer is Clive Sear.

19. Date of next meeting.

To be advised.

20. Any other business.

There was no other business.

The meeting finished at 3.40pm.