

# **Elsenham Parish Council**

## **Minutes of Planning Committee Virtual Meeting**

**via Zoom, at 7.30pm on 2 March 2021**

**all meetings are open to Councillors, the public and press**

### **Planning Committee Members**

Dr. G Mott (Chairman GM), Mrs. I Curlewis (IC), Mrs. M Jackson (MJ),  
Mr. P Johnson (PJ), Ms. J Rayment (JR) and  
Mrs. L Johnson (Parish Clerk LJ).

### **Minutes**

1. **Apologies for absence. None**
2. **Declaration of Interests. None**
3. **Open to the public. None.**
4. **The minutes of the meeting held on 18 January 2021 were approved as a true record. The minutes of the meeting with Whitworth held on 12 February 2021 were approved as a true record.**
5. **To agree responses to the following planning applications:**
  - a) **UTT/21/0509/FUL** Proposed erection of entrance gates. Elsenham Hall, Elsenham.  
**No Comment.**
  - b) **UTT/21/0415/CLP** Garage conversion. 15 De Mandeville Road, Elsenham.  
**No Comment.**
  - c) **UTT/21/0306/FUL** Proposed alteration and extension to form residential annexe, including of existing garage. Broomfield House, Station Road, Elsenham.  
**No Comment.**
  - d) **UTT/21/0214/FUL** Change of use, conversion and alterations of existing buildings to form offices (use class Eg) and storage and distribution (use class B8) alongside access, parking, landscaping and other associated development. Home Farm, Gaunts End, Green Street, Elsenham.  
**No Comment.**

#### **1. New Community Hall**

To review progress

#### **The transfer of the land to the Parish Council.**

PJ had sent an email to Arwen Blackery at Crest Nicholson, regarding the land transfer, who is now liaising with the company's director.

PJ to chase in the next week.

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

GM had received an email from District Cllr. Petrina Lees (PL) informing him that UDC are commissioning a review of the Planning Department and asking for a reminder of EPC's outstanding issues.

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

No action on this issue at present.

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

**Costings have now been received from Whitworth.**

At the meeting held with Whitworth on 12 February 2021, it was proposed by Whitworth that only 50% of the car park should be costed for. GM said The Community Hall Working Group should add on the amount for the provision of the whole car park.

GM had been asking developers, apart from the three that are already committed, to contribute towards the community hall. A favorable reply had been received from Fairfield but not from any of the others. GM suggested sending the Whitworth details to the developers to consolidate the request. EPC would require Whitworth's permission, but it would show the costings and total amount of the project.

PJ said that developers should be aware of the cost of a new community hall.

At the Whitworth meeting the possibility was discussed about approaching UDC with a scoping opinion on the community hall, to ascertain any showstoppers. In the new financial year there may be enough funds to commission an outline proposal, which could form part of the scoping application to be submitted to UDC.

LJ to arrange a Community Hall Working Group meeting, to discuss these matters further.

**UTT/19/0462 - Bovis Homes.**

Section 106 provisions,

See email sent 29 January 2021.

LJ to write to Bovis Homes to ask if they anticipate bringing the Hall Road site forward for development in 2021, and to ask if they have any comments to make on EPC's response to the section 106 agreement that EPC forwarded to them.

**Crest Nicholson**

CN are still awaiting a letter of completion from UDC.

**Allotments**

All number posts are now installed. LJ has started to allocate plots to residents on the waiting list. Two new locks may need to be purchased plus further research on the hiring of a skip.

The allotment land has still not been transferred over to EPC. As far as EPC know, UDC have still not issued a letter of satisfaction. EPC are not asking for a letter of completion for the whole development, only a letter of satisfaction regarding the allotments.

At the meeting held with Nigel Brown (NB) and Emma Barry (EM) on 25 June 2020, EB had said that when EPC were happy to accept the allotments to inform her and she

would send a letter of satisfaction to CN. LJ had emailed EM and the planning department on 15 January 2021 asking them to issue the letter, there had been no reply. LJ to chase.

#### **David Wilson Homes - Transfer of play area**

LJ to contact Chris Hill at Nockolds Solicitors and ask what the current position was regarding the transfer. Until it has been registered with Land Registry, UDC will not transfer the maintenance contribution.

As the play area is technically still owned by David Wilson Homes, LJ out of courtesy is to inform them about the recent vandalism in the play area.

#### **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 received a reply to their representation on the planning application South of Bedwell Road from the developer's agents; EPC with the agreement of Ugley PC have now sent back a response.

LJ to send the response to UDC to be posted on their website.

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

Gladman have informed EPC that they are going to appeal in early March 2021, due to complete lack of communication from UDC. LJ to acknowledge email, thanking them for informing EPC.

#### **Fairfield UTT/17/3573**

This application is pending due to Henham PC's action, appealing against the Inspector decision.

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

Matthew Homes have asked to meet with EPC once they have purchased the site with planning outline agreement. EPC awaits to hear further details.

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

EPC sent a request for contribution to the community hall on the 5 January 2021, no response has been received.

#### **15. UTT/18/0460 Stansted Airport**

The appeal only has a couple more weeks to proceed. GM had asked the District Councillors, at the Parish Council meeting, whether Stansted Airport is going to make any application for costs from UDC. District Cllr. LeCount said he would find out.

#### **16. Land North of Stansted Airport**

Columbia Threadneedle held a meeting with Stansted PC. There is only limited information, but it looks like this is a commercial development rather than residential. The official public consultation will be launched within the next 2 to 3 weeks.

If the application were to the north of the airport, as it is stated, this would place it in Elsenham, however, the development is to the west of the airport and therefore not in Elsenham. Columbia Threadneedle is going to ask for a meeting with EPC.

### **Local Plan**

The community consultations are ongoing, this week is 'Theme 8, Homes'. The deadline for representation is in April 2021, EPC must decide whether they will respond.

The Local Plan Leadership Group are holding a meeting on 3 March 2021, this will be open to the public.

### **S106 agreements and parish consultation**

UDC had recently commissioned a Planning Department review. The initial findings are that the department is down 6/7 officers. District Cllr. Lees has been saying for many months the department was understaffed.

### **UDC Planning Committee meeting**

The next meeting is on 17 March 2021.

### **Date of next meeting**

To be advised.

### **AOB**

GM had been corresponding with Nick Barker, the Chairman of Henham Parish Council regarding the problem with Grove Hill. GM had suggested that both PCs should be seeking close examination of Essex Highways latest solution, which was a proposal that there should be a second detector at the top of the hill which detects how many cars are waiting and then control the lights accordingly. GM thought that Highways had not presented the projected results. If Henham PC commissioned someone to find out the results EPC would contribute to the cost.

GM agreed that if a meeting were arranged with Gordon Glenday, Assistant Director Planning at UDC, he would attend. The agenda of the meeting would be to find out how the liaison works between Essex Highways and UDC.

It would be useful to know if UDC were going to defend the Gladman planning application in Bedwell Road: Cllr. Lees said that UDC were going to defend it.

The planning application for 45 houses in Henham was firmly rejected by UDC Planning Committee.

The meeting closed at 8.30pm.