Elsenham Parish Council

Minutes of the Planning Committee

22 March 2022 at 2.00pm

in Old Franks, High Street, Elsenham

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 22 February 2022.**
   The minutes were agreed and signed by GM as a true and accurate record.

5. **To agree responses on the following planning applications:**
   5.1. UTT/21/3711/FUL Change of use from a detached garden storage area and outbuilding to create a children's pre-school. Lyndhurst, Station Road, Elsenham. **EPC note that the number of children expected to attend the school was not stated. EPC object to the application on the issue of parking. The application states there is room for 6 cars on the driveway, these will presumably be used by the staff. The application also states that children will walk to school, and therefore no drop off and pick up point will be required. This statement cannot be guaranteed. The property is on a junction on a busy road which has double yellow lines.**

   5.2. UTT/22/0473/CLP Loft dormer and single storey rear extension, 39 Isabel Drive, Elsenham. **No objection.**

   5.3. UTT/22/0650/HHF Proposed Annexe to replace existing stable building. Home Farmhouse, Gaunts End. **No objection.**

6. **New Community Hall**
   6.1. Ransom strip and the transfer of land to the Parish Council
   LJ contacted Chris Hill for an update on 14 February 2022 and again on 18 March 2022, to date there has not been a reply.

   6.2. Transfer of S106 contribution money from DWH and CN to the Parish Council.
   District Cllr. Garry LeCount was unsuccessful in arranging a meeting with Nigel Brown (NB). NB said he was too busy. LJ to send draft agenda to District Cllr. Garry LeCount.

It was agreed at the New Community Hall working group meeting that EPC should seek a meeting with the recently appointed Chief Executive, Peter Holt, and the Leader of the Council, District Cllr Petrina Lees, who is ward member for Elsenham and Henham. The agenda should include:

a) Request to amend the S106 for the Bloor Homes development in order to remove the changing rooms from the junior football pitch site and re-direct the funds saved to the Community Hall project.

b) Request for clear guidance on the release of S106 funds to the Parish Council, with a view to the swift settlement of all invoices as they arise.

c) The present unsatisfactory situation regarding the transfer of the land, and the resolution of the 'ransom strip' issue.

If Nockolds Solicitors informs EPC that this is progressing, point C may be removed from the agenda, GM to draft the request.
PJ said it must be made clear that EPC are requesting this meeting as this is a million-pound project which covers three departments at UDC, Planning, Finance and Legal.

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.

Once Bloor Homes detailed planning application is accepted, it may be prudent for EPC to ask once again for a contribution to the New Village Community Hall.

6.4. Community Hall Working Group meeting held with Clive Theobald, 8 September 2021.
As previously advised.

6.5. Community Hall Working Group CHWG meeting held on 3 February 2022, attended by Mr. J Bennett, UDC's Principle Urban Designer.
As previously advised.

7. UTT/19/0462 – Bovis Homes, now Vistry.
There is still confusion with the new documents on UDC's website.
EPC would like to arrange for the S106 to be changed so that the second payment for the Community Hall is before 90% of dwellings occupied rather than 100%.
EPC would like to ask NB about both these issues.

8. Crest Nicholson (CN)
The reason the allotments have not been transferred is that CN is waiting for a letter of satisfaction from UDC regarding the open spaces. CN want to transfer the allotments and the open spaces at the same time to avoid any boundary disputes. EPC do not agree with this. There is a chain linked fence around the boundary of the allotments, there is no ambiguity.

9. **David Wilson Homes**
   Still waiting for Land Registry to register the area to EPC.

10. **Land South of Bedwell Road UTT/20/2908/OP, 50 market and affordable dwellings.**
    Another question EPC would like to ask NB is, are UDC going to engage a noise consultant? If not, EPC may have to.

11. **Bloor Homes UTT/17/3573.**
    An email was sent on 16 March to UDC planning and NB asking for an extension to this application, there is more than 140 documents and EPC were only given 2 weeks to respond; no reply has been received. It was therefore agreed to send the request to Tracey Coleman, UDC's temporary Director of Planning.

    LJ has asked Bloor Homes for hard copies on the following documents;
    Revised - site layout.
    Revised - building heights plan.
    Revised - parking strategy.
    Revised - back-to-back distance.
    Revised - tree protection plan - Rev D.

12. **Rush Lane UTT/19/0437.**
    Still no detailed application submitted.

13. **Dandara, 99 dwellings west of Isabel Drive, UTT/21/2461/DFO.**
    Dandara has submitted quite a few new documents, but there is no summary as to what the changes are. The deadline for response is 11 April 2022.

14. **Local Plan**
    The latest from UDC as to when the results would be circulated on the Call for Sites, is 'late spring'.

15. **UDC Planning Committee meeting.**
    Next meeting to be held on 13 April 2022.

16. **Enforcement notices.**
    16.1. **ENF/21/0159/D 2 August 2021 Daisy Mays Farm, Hall Road** Commercial camp site set up without permission.

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

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

    The reason why enforcements notices are not on UDC's website is because of data protection. Information on the progress of ongoing enforcements is only passed onto the person who reported it.

17. **Date of next meeting TBA.**

18. AOB

It was agreed to send an email to NB with a heading 'Quick Questions', asking the following questions;

UTT/21/3269/DFO - Bloor Homes, up to 350 dwellings off Henham Road.

1) Please can we have an extension?

Community Hall.

2) Has the contribution from Crest Nicholson been received?
3) Are the contributions which you hold in an account attracting interest?
4) Can you encourage contributions from Bloor, Dandara (99 dwellings off Isabel Drive), Rush Lane and south of Bedwell Road?

UTT/19/0462/FUL - Vistry, 130 dwellings off Hall Road.

5) Can the draft S106 be varied so that the second payment for the Community Hall is before 90% of dwellings occupied rather than 100%?
6) When do you expect the S106 to be signed?
7) Can anyone explain the new documents on the website, September 2021 and January 2022?

UTT/20/2908/OP - up to 50 dwellings south of Bedwell Road.

8) Will this be determined, or will it go to appeal on the grounds of non-determination?
9) Will UDC appoint a noise consultant, or should the Parish Council consider appointing a noise consultant?

Crest Nicholson

10) Can you progress the legal transfer of the allotment land from CN to the PC? The PC has been in effective possession for over a year, but CN decline to proceed on the grounds that they want agreement as to the boundary with the open space land. But there is no reason for uncertainty.

UTT/19/0437/OP - 40 dwellings off Rush Lane.

11) Will a detailed application be made at some time?

GM said he would like to be informed when developers go direct to the Inspectorate. It was unclear when a developer would decide.

The meeting finished at 3.45pm.