

Elsenham Parish Council

Minutes of the Planning Committee

4 May 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 March 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/22/1054/HHF** First Floor extension at the rear. 49 Hailes Wood, Elsenham.
No Comment.
 - 5.2. **UTT/22/1050/FUL** Demolition of garage and rear extension and erection of a two-storey dwelling together with associated access, car parking and amenity space. 13 Broom Farm Road, Elsenham. EPC object to this application on the grounds of one dedicated parking space is on someone else's Land. PJ to write the response.
 - 5.3. **UTT/22/0952/LB** Proposed work to floor in living room and main bedroom, works to plinth and lowering of ground level and works to sole plate and junction between plinth and hard render on wall. 1 Wells Cottages, Robin Hood Road, Elsenham. **No Comment.**
 - 5.4. **UTT/22/0876/HHF** New driveway, parking area and cart lodge. White Cottage, Tye Green Lane. **No Comment.**
 - 5.5. **UTT/22/1127/HHF** Demolition of existing single garage. New one and a half storey side extension with glazed link. Tye Green Cottage, Tye Green Lane.
No Comment

6. New Community Hall

EPC have been trying since the 24 March to arrange a meeting with Nigel Brown. Nigel Brown has always maintained that he is too busy. However, Bloor Homes asks Nigel Brown for a meeting this week and one has been arranged for this Friday. EPC requested a meeting with Chief Executive, Peter Holt, and the Leader of the Council, District Cllr Petrina Lees, who is ward member for Elsenham and Henham. Peter Holt referred it onto Tracey Coleman, see Tracey Coleman's email 25 March. A meeting has still not been arranged.

Cllr. Petrina Lees (PL) had informed GM that UDC had agreed that EPC could spend up to 20% of the funding on preoperational work and EPC will be receiving a letter from Tracey Coleman, temporary Planning Officer, confirming this.

LJ to email PL saying that we had not yet received confirmation. Hopefully once the letter arrives it will give more details of

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

PL had said at the Annual Parish meeting that the ransom strip was no longer an issue.

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

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.

EPC have an on-site meeting with Bloor Homes on Friday 6 May 2022. Also attending is PL and Nigel Brown. The issue of the football facility on the Bloor Homes development site is an issue. Paul Jarvis, Chairman of Elsenham Youth Football Club, has always maintained that for the age group of the children playing on these size pitches, changing room are not required and would not be used.

If it is expected that the changing room and showers are not required and are removed from the Section 106 agreement, the money saved could be diverted to the New Community Hall. However, to change the section 106 could cost up to £10,000. PJ suggested that UDC could compose a condition of the Section 106 variant.

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

There has been no further development.

The Section 106 agreement on UDC's website shows edited texts, which has either been added by UDC or Vistry's solicitors.

The contribution towards the new community hall wording has been changed to read 'not exceeding £310,000' this is in case the new community hall does not require all the funding.

8. Crest Nicholson (CN)

Emma Blazeby has now informed EPC that the open spaces on CN site has been sign off and a letter of satisfaction has been issued.

The current solicitor acting for EPC is leaving Nockolds. Once a new solicitor is appointed to EPC, LJ will contact him/her regarding the transfer of the allotments.

9. David Wilson Homes

Once the new solicitor is appointed LJ to ask about registering the Isabel Drive play area at Land Registry.

10. Land South of Bedwell Road UTT/20/2908/OP, 50 market and affordable dwellings.
EPC would like to know if UDC are going to engage a noise consultant?

11. Bloor Homes UTT/17/3573.

The application was deferred at UDC planning meeting.

PL spoke about the football facilities, visitors parking and the path through Halies Wood. Bloor should not suggest a link through Hailes Wood as there is not one, this is misleading.

GM also spoke objecting about the process. EPC were not given enough time to respond and then on the Monday just 2 days before the planning meeting 54 new documents were added to the UDC's website. There are too many houses for the site. On the Fairfield outline application, they only given one parking space per house, declaring that the residents would use the buses, and so managed to fit 350 houses on the site.

Bloor has also added three storey flats. At the first public consultation they said there would only be two and a half storey.

PL spoke to request that the application be deferred to allow Essex Highways to explain their decisions relating to parking.

GM (on behalf of Elsenham PC) spoke to request that the application be deferred to enable proper consideration by the Parish Council of the significant additional documentation now received.

The application was deferred. There is no time scale. EPC will continue to object until the number of houses are reduced.

12. Rush Lane UTT/19/0437.

Still no detailed application submitted.

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

EPC response to the revised application was put on UDC's website on 14 April 2022, there has been no further movement.

14. Local Plan

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.