**Elsenham Parish Council**

**Minutes of Planning Committee virtual Meeting**

 **via Zoom, at 2.00pm on Monday 2 August 2021**

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

**Planning Committee Members:**

Dr. G Mott (Chairman GM), Mr. P Johnson (PJ),

and Mrs. F Lambert (FL), L Johnson (Parish Clerk LJ).

1. **Apologies for absence.** None
2. **Declaration of Interests.** None
3. **Open to the public.** None
4. **A****pproval of the minutes of the meeting held on 7 June 2021.**

With the amendment to 5.1 to read ‘At the meeting held on 25 June 2020 with Nigel Brown and Emma Barry.’ The minutes were agreed as a true and accurate record.

1. **To agree responses to the following planning applications:**
	1. **UTT/21/2212/HHF** Erection of two storey rear extension and recladding of exterior of original building. 56 New Road, Elsenham. **No Comment.**
	2. **UTT/21/2359/FUL** Proposed demolition of garage and erection of 1 dwelling. Land right of 35 New Road, Elsenham. **No Comment.**
	3. **UTT/21/2329/AV** 1 no. V stack sign. Land to the West of Isabel Drive, Elsenham.

**It was noted that the sign has already been erected. No Comment.**

* 1. **UTT/21/2282/HHF** Proposed ground floor rear and part side extension and front porch. Roof dormers front and back, 13 New Road, Elsenham. **No Comment.**
	2. **UTT/21/2285/OP** Outline application with all matters reserved for the erection of 6 no. dwellings. 2 Loppingdales Cottages, Grants End. **The design and access statement on UDC website is not complete. EPC to respond to UDC stating that the without the full Access and Design Statements they had been unable to determine this application. Therefore, would UDC please add it to their website plus any other documents associated with this application. Due to this delay EPC ask for an extension of one-week until the 2 September 2021.**

1. **New Community Hall**
	1. **Ransom strip and the transfer of the land to the Parish Council.**

There had been no further correspondence from Nigel Brown (NB) or Emma Barry (EB) regarding any progress concerning the ransom strip.

* 1. **Contact Nockolds.**

An email and plans have been submitted to Nockolds, asking for the best way forward in obtaining the land unencumbered by any rights over it.

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

There had not been any correspondence from NB or EB regarding the S106 contribution money from CN. GM may ask if UDC would transfer the Section 106 contribution from DWH to EPC.

A zoom meeting is to be arranged with NB and EB.

* 1. **Requests for contributions from other developers.**
		1. **Bloor Homes, 350 dwellings.**

At the meeting with Bloor Homes held on 21 July 2021, Bloor Homes said they would consider a contribution to the new community hall as their plans progressed.

Bloor Homes are holding a pre-application meeting with UDC Planning Committee and Cllr. John Evans (Portfolio Holder of Panning and the Local Plan) to pursuant of approval of reserved matters submission. GM has registered to attend the meeting, LJ to confirm with UDC that GM will be attending the meeting as a Full Member, allowed to ask questions and not there just as an observer.

* + 1. **Gladman 220 dwellings**.

The contribution to the new community hall is on the draft section 106 agreement, this will be submitted to the Inspectorate presiding the appeal.

* + 1. **Rush Lane, 40 dwellings.**

An email had been sent to the developer, Matthew Homes with all the details of the new community hall and asking if they would consider contributing. EPC has not received a reply.

* + 1. **Dandara, 99 dwellings.**

Dandara had contacted EPC to introduce themselves and said they would be happy to meet with EPC once the application is approved.

EPC has never seen the final section 106 document.

* + 1. **Pegasus, 50 dwellings.**

All the correspondence with Pegasus asking for a contribution to the new community hall is now on UDC’s website. If this application is refused these documents will be sent to the inspectorate presiding the appeal.

* 1. **Pre-app.**

The pre-app has been submitted to UDC planning; there has been no response from UDC.

* 1. **Recruitment of more members to CHWG.**

GM to draft emails to Paul Jarvis, Elaine Terry, Annie Gleeson, Allan Hathaway and Victoria Farrell saying that EPC were still committed to them joining the Community Hall Working Group, but it was considered that it was still very early days and the project needed to be further advanced before they joined the working group.

* 1. **Meeting with UDC.**

A meeting with Nigel Brown and Emma Barry is being arranged for the beginning of August 2021.

1. **UTT/19/0462 - Bovis Homes, now Vistry.**

At the meeting with Nigel Brown on 26 May 2021, GM had raised the issue of the gap on the northern footway near to the access on Hall Road, the gap is opposite an oak tree. All the previous applications from Bovis had always shown the footway as continuous; NB said he would discuss this with Vistry.

There is a public right of way that runs across the site, EROWOS would like to talk to Vistry asking them to keep this footpath open as much as possible. For Vistry to close the public right of way they would first have to get agreement from ECC.

GM to ask Margaret Shaw if it would be beneficial to contact ECC Footways Department asking for a discussion ahead of any developer’s application.

1. **Crest Nicholson.**

At the meeting with UDC on 26 May 2021, Emma Barry said she would talk with her contact at CN to arrange for the transfer of the allotments.

1. **David Wilson Homes - Transfer of play area.**
	1. EPC are still waiting for Land Registry to register the play areas to EPC.
	2. Maintenance money has been received. The Playing field Committee are pursuing the agreement to spend a percentage of these funds on new equipment for the play area on the playing field. Both DWH and UDC have been approached, DWH were quite favorable to the suggestion. The response from DWH has been sent to Emma Barry. District Cllr. Garry LeCount has agreed to pursue this with UDC.
2. **Land South of Bedwell Road UTT/20/2908/OP**

50 market and affordable dwellings.

This application is still awaiting determination.

1. **Bloor UTT/17/3573**

The minutes of the meeting held on 21 July 2021 have been sent to Bloor Homes, who have

acknowledged receipt.

The response to the Community Governance Review has been submitted to UDC. Bloor Homes

are aware of the proposal that the Elsenham/Henham boundary is moved so the whole of their

site is in Elsenham.

1. **Gladman UTT/19/226**

The appeal is on 8 September 2021 for 8 days, representations have been made to the Inspectorate.

GM has asked to appear as interested party. Henham is appearing as a Rule 6 party. The appeal is to be held virtually unless UDC could offer a venue.

1. **Rush Lane UTT/19/0437**

S106 outstanding.

Matthew Homes have asked to meet the EPC when the purchase is complete.

Details of the Community Hall have been sent to Matthew Homes. EPC have not received a reply.

GM to ask UDC at the next meeting why there has been no further progress with this development.

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

Dandara are the developers for this site, EPC have agreed to a meeting with Dandara, as there are matters that need to be raised.

There has been some serious earth moving on the site, more than normal for an archaeological survey. LJ to contact Dandara and ask why large mounds of earth are being moved before the detailed planning application has been approved.

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

An Appeal has been lodged, all the submissions already made to UDC will be sent to the inspector and any further submission must be fresh information only.

1. **UTT/18/0460 Stansted Airport.**

UDC have submitted an application for a judicial review, they are challenging in the High Court, the Planning Inspectors’ decision to approve MAG’s application and the outstanding costs which were made against the Council.

1. **Local Plan**

UDC have published the results of the ‘Call for Sites’, for the new Local Plan. 299 sites were put forward from landowners for consideration, resulting in 70,000 dwellings; UDC local plan require 12,000 new dwellings. Therefore, many of the sites will not form part of the new Local Plan. The plan will be subject to consultation by all interested parties in March 2022.

GM spoke at the Local Plan Leadership Group meeting, where he pointed out that Elsenham had doubled in size since 2011, so when UDC look at the sites for the Local Plan would they please take this into account.

1. **UDC Planning Committee meeting.**

Next meeting to be held on 4 August 2021, there is nothing of interest to EPC. The following meeting is the 1 September 2021.

1. **Date of next meeting.**

To be advised.

1. **AOB.**

**Enforcement notices**

**ENF/21/0159/D 2 August 2021**

**Daisy Mays Farm, Hall Road** Commercial camp site set up without permission.

**ENF/21/153/D 23 July 2021**

**Crossways Station Road.** Complete removal of hedge – not in accordance with planning permission.

**ENF/21/153/D 23 July 2021** approval at the appeal for 2 storey and then builds 2 ½ story (also approved 4 bed dwelling then makes it 6 beds)

**ENF/21/0161/D 2 August 2021**

**Church Lane, Elsenham.** Unauthorized earthworks

FL said that at the meeting with Bloor, Bloor had said that the wheel washer would be used at the top of the 200-yard access road, so by the time the lorries joined the Henham Road they would not have mud on their wheels. However, mud coming off their wheels onto the access road would be picked up by the next lorry using the road. So, mud would find its way onto the Henham Road.

The adverts for the car boot sale to be held on Elsenham’s playing field, do not mention the fact that dogs are not allowed on the playing field.

LJ to contact Elaine Terry reminding her that dogs are not allowed on the playing field.

The meeting finished at 3.50pm.