

# **Elsenham Parish Council**

## **Minutes of the Planning Committee meeting held on Tuesday 2 August 2022 at 3.15pm in Old Franks, 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 28 June 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/22/1893/HHF** Loft conversion including dormer windows. 31 Franklin Drive. Elsenham. **No Comment.**
  - 5.2. UTT/22/1955/FUL** Erection of 1 detached dwelling with vehicular access. Land at 54 New Road, Elsenham. **No Comment.**
  - 5.3. UTT/22/1952/PAR3** Prior notification of proposed Change of Use of Agricultural Building to a flexible use within Storage or Distribution (Use Class B8), Hotels (Use Class C1), Commercial Business Service (Use Class E), or until the end of July 2022, uses previously classified as Assembly and Leisure (Use Class D2). Building at New Farm, Elsenham Road, Stansted. **EPC would like clarity as to what the change of use is to be. The application has listed multiple classes**
  - 5.4. UTT/22/2099/HHF** Single storey rear/side extension. The Laurels 18 Park Road, Elsenham. **No Comment.**
- 6. New Community Hall**
  - 6.1. Ransom strip and the transfer of the land to the Parish Council.**  
Nockolds sent an email on 22 July 2022. Nockolds had engaged with the solicitor for David Wilson Homes but was having less success with Crest Nicholson's solicitor. If no further update is received by 1 September 2022, LJ to chase.
  - 6.2. Transfer of S106 contribution money from DWH and CN to the Parish Council**  
Cllr. Lees had forwarded the email regarding clarification on spending 20% of the funding, to Dean Hermitage. Dean Hermitage had replied on 7 July 2022, saying he

would deal with this as soon as possible. Background information on the land transfer had been emailed to Dean Hermitage on 11 July 2022.

A list of questions was sent to Emma Blazeby, one being,

*Are the contributions which you hold in an account attracting interest?*

Emma's reply to this question on 28 March 2022 was '**Accounts will need to confirm this, I shall raise the question and come back to you.**'

LJ to email Emma Blazeby asking if she has now got an answer to this question.

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

A signed Section 106 agreement is now on UDC's website. There is a contribution to the new Community Hall, of £310,000 index linked. 50% of the funding is to be paid before commencement, the rest before occupation of the 50<sup>th</sup> house.

**8. Crest Nicholson (CN)**

LJ to contact Nockolds regarding any update on the allotment land transfer from Crest Nicholson.

**9. David Wilson Homes**

LJ to contact Nockolds regarding an update on registering Isabel Drive play area with Land Registry.

**10. Land South of Bedwell Road UTT/20/2908/OP, 50 houses.**

This planning application was refused by UDC on 6 July 2022. The developer has six months to appeal.

**11. Bloor Homes UTT/17/3573.**

**50 dwellings to the north-east of Henham Road, Elsenham**

**Now that the building work has started, it was agreed to ask for a meeting with Bloor Homes.** Issues had been raised by residents regarding the heavy machinery, the amount of dust generated and work starting at 7.00am. The traffic lights have also caused a problem with houses in the middle of the lights not knowing when to pull out. After EPC contacted Bloor regarding the lights, they were quick to try and alleviate some of the problems.

LJ to contact Adam Lowe, who raised the problem with the lights, to see if he was now happy with the situation. If he is LJ to contact Bloor and thank them for their speedy response.

Other issues to raise at the meeting,

- Phasing of the development.
- S106 provision concerning NEAP, LEAP and other communal areas, and funding.
- Moving of 30 mph limit to the east of the development.
- Planning Performance Agreement.
- Henham Road flower box.
- Possible substitution of Ludlow and Dereham house-types by two maisonettes.
- The 'Green Heart' communal space.
- Storey height.
- Community Hall.
- Design, including house types and overlinks.
- 20mph speed limit and adoption by Essex County Council.
- Chimneys.

LJ to arrange a face-to-face meeting which will be open to the public.

**12. Bloor Homes for 'Phase 2' 200 new dwellings. Land East of Station Road, Henham.**

GM had attend the webinar which he thought was a disgrace. The meeting was conducted on an unequal basis.

This application is in Henham, Henham PC is engaging Geoff Gardner as a planning adviser and Simon Watts for the transport advice.

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

Still no detailed application submitted.

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

This application is due to come forward soon.

**15. Proposed development on Land South of Henham Road for 130 dwellings.**

Countryside Properties are submitting a planning application for 130 houses on Land South of Henham Road, opposite the Crown Public House. This application is being made to the Planning Inspectorate, bypassing UDC, which is under a Designation Notice. However, UDC still must consider it and make a recommendation.

Cllr. Lees (PL) had implied that there was a good reason why this application would not be approved. PJ to contact PL and ask what that reason is.

EPC would be looking to engage a Planning Consultant for this application.

GM to reply to Countryside Properties email of 29 July 2022, sending information about the new community hall.

LJ to send an email to Dean Hermitage drawing his attention to the two potential developments in the village (Bloor 'Phase 2' and south of Henham Road) and saying that provision for a contribution to the Community Hall should be included in the Section 106's.

**16. Local Plan**

The Local Plan has been put back by a further six months, to allow for a new and significant proposed addition to the Call for Sites to be appraised.

**UDC Planning Committee meeting.**

Next meetings to be held on 6 July 2022.

**17. Enforcement notices.**

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

Daisy Mays Farm have started to advertise that their camp site is open again.

LJ inform UDC's Enforcement.

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

LJ to write to Mrs. Doreen Taylor, asking her to arrange for the compacted mud on Church Lane to be removed, the entrance to the allotments to be reinstated and the War Memorial to be replaced. Doreen Taylor telephoned saying that the three issues would be addressed.

**17.3. ENF/22/0043/C** 8 March 2022 Land adjacent to Pennington Hall, Henham Road, Elsenham. Waste brought on site.

**17.4.ENF/22/0045/C** 8 March 2022. Land West of M11 Elsenham Road, Stansted.  
Unauthorized groundworks and clearing of land.

**18. Any other business.**

Planning application 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.

A planning Officer at UDC when asked why a decision had not been made on this application explained that the previous case officer asked the applicant for revision to the plans and so no decision can be made until the applicant addresses these revisions.

This application has been refused once. Why are officers allowing the applicant to make revisions? Also, will all the people that have objected be notified of the amendment and given the opportunity to respond again?

**This application has been referred to Cllr. Lees.**

The meeting finished at 4.50pm.