

Elsenham Parish Council

**Minutes of the Planning Committee meeting
held on Wednesday 8 February 2023 at 6.30pm
in Old Franks, High Street, Elsenham**

All meetings are open to Councillors, the public and press

Planning Committee Members:

Dr. G Mott (Chair GM), Mr. G Bentley (GB), Mr. P Johnson (PJ),
Mrs. S Waite (SW) and Mrs. L Johnson (Parish Clerk LJ).

Members of the public: 0

- 1. Apologies for absence.**
- 2. Declaration of Interests. None.**
- 3. Approval of the minutes of the meeting held on 11 January 2023.**
The minutes were agreed and signed by GM as a true and accurate record.
- 4. To agree responses on the following planning applications.**
UTT/23/0178/FUL Erection of stables, Eastfield Stables, May Walk, Stansted.
No comment.
- 5. New Community Hall.**
 - 5.1. Action points following meeting of New Community Hall Working Group, (NCHWG) 25 January 2023.**

Section 106 contribution should be in an interest-bearing account. Possible FoI request
The NCHWG were very concerned that EPC had been informed that the S106 contributions held by UDC were not in an interest bearing account. LJ to contact Cllr. P Lees (PL) saying the NCHWG would like to know what account the funds are being held in, if the answer is not satisfactory then EPC would raise a Freedom of Information request.

Possible grant funding from Sport England and the Football Association
The grant depends on a legal agreement between Elsenham Youth Football Club (EYFC) and EPC. The legal agreement can only be in the form of a license not a lease. Information is required from EYFC before this can proceed. **Action:** Playing Field Committee.

Completion of draft business plan.
Ray Gooding has agreed to complete the business plan.

Specification for architects.
Ray Gooding has agreed to prepare the specification for the architects.

Consultation with residents concerning Community Hall provision.

It had been decided at the meeting to consult with residents first before any architectural plans were drawn up. Residents would be asked what they would like to see in their new community hall. A page is to be published in the Elsenham News, which residents can complete and hand in at the post office. The article will be in the Elsenham News March edition. **Action: Ben Ogilvie and Allan Hathaway.**

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

It had been agreed at the meeting on 28 November 2022 to proceed with the transfer of land. Taking advice from PL that the ransom strip issue will then resolve itself.

LJ advised Nockolds of the decision on 5 December 2022. On the 23 January 2023 a reply was received from Nockolds informing EPC that they were finalizing their review and would be in touch the following week. LJ to contact Nockolds to say that EPC was very disappointed in the lack of progress made to date.

GM suggested that with any future legal issue, EPC may wish to employ different solicitors.

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

EPC has had assurances from PL that the funds will be available when they are required.

5.4. Requests for contributions from other developers

- Bloor, 350 dwellings _____ Abandon the request.
- Rush Lane, 40 dwellings _____ No further progress.
- Dandara, 99 dwellings _____ Raise again when detailed application is approved.

A reply had been received from Andrew Owen which suggested no further contributions could be made, which EPC replied, 10 January, saying this is not correct.

- Pegasus, 50 dwellings _____ Request remains active.
- Countryside, 130 dwellings _____ Contribution requested for inclusion in S106.
- Bloor, Phase 2, 200 dwellings _____ Contribution requested for inclusion in S106.
- The Old Vicarage, 5 dwellings _____ Contribution requested.

6. UTT/19/0462 – Vistry (Bovis Homes)

Commencement awaited, which should initiate Community Hall contribution. Street names submitted.

UTT/22/2186/DOC Refused to agree discharge of Conditions re use of car, 17/12/2022.

UTT/22/3463/PRW Objected to application to divert FP13, 7/01/2023. This application has disappeared without trace.

7. Crest Nicholson (CN)

LJ has informed Nockolds on 5 December 2022 that CN were ready to transfer the allotment land over to EPC.

LJ to contact Nockolds to say EPC are disappointed with the lack of progress.

8. David Wilson Homes – Transfer of play area

Still waiting for Land Registry to register the areas to EPC.

9. Bloor Homes UTT/17/3573

9.1. Although promised at the meeting held on 23 September 2022, BH have still not sent an introductory letter to residents, they have not sent an adequate phasing plan and they have not dealt with the unacceptably early start times.

LJ has now obtained the details of the site manager.

9.2. Moving of 30 mph limit – RG is dealing with this issue.

9.3. Open Spaces

A request was received from Bloor asking if EPC would like to take over the open public spaces on 6 January. A recommendation to Full Council, not to accept the open spaces on the Bloor development, will be added to the March agenda.

9.4. Football Pitches and Pavilion

EPC needs to decide if they would like to take over the football pitches and the pavilion and then hire/lease them to Elsenham Youth Football Club (EYFC), or for EYFC to take them over. This will be added to the Parish Council's March agenda.

EPC need to involve EYFC re future management of football pitches.

9.5. Parish correction

Despite UDC being advised that all the Bloor development is now in Elsenham, some of the documentation was still showing Elsenham and Henham. This needs to be addressed.

10. Bloor application for 'Phase 2' 200 dwellings UTT/22/2760/PINS; S62A/2022/0012

Hearing under S62A provisions held at UDC offices on 12 December. Decision awaited.

Contribution for Community Hall should be included in S106 if approval is given. The inspector has still not made a decision.

11. Rush Lane, 40 dwellings, UTT/19/0437/OP

No detailed application has been submitted. EPC had been informed by a resident that the developer has a problem regarding the access to their development. The access was to be via Rush Lane, across land belonging to Metropolitan Housing, however Metropolitan Housing will not give their permission. The developer is now looking at the entrance being at the end of Robin Hood Road.

This planning application deadline is September 2023.

2 streetlights belonging to Essex Highways are not working in Rush Lane. Highways have refused to repair them until the trees and vegetation are cut back.

LJ has asked the landowner, Highway Rangers (before they were disbanded) and Metropolitan Housing Association to cut back the trees and vegetation, but no one will accept responsibility for them. LJ to contact Sasha Holms, who is the one of the landowners, to say that as no one will take responsibility EPC may have to take action and cut back the trees and vegetation so that the streetlights can be repaired. LJ could also try ECC Agricultural Department.

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

This planning application was heard by UDC Planning today 8 February 2023.

The hearing was specifically around amendments aimed at addressing the noise issue.

The applicants have amended the layout once more and engaged their third consultants in an attempt to meet Condition 17. Environment.

GM spoke at the meeting, on behalf of EPC, making the point that the developer must provide how the noise level is going to be addressed now, it cannot remain for further consideration and approval.

Dandara must also meet UDC's Urban Design Officer objections. UDC deferred the decision.

- 13. Rochester Properties, 50 dwellings south of Bedwell Road, UTT/20/2908**
The appeal is to be held on 21 March 2023. GM has registered to speak at the meeting on behalf of EPC and Ugley PC. UDC are not going to defend it.
- 14. Countryside, 130 dwellings south of Henham Road, UTT/22/2174/PINS; S62A/22/0007**
Two new documents have been lodged on the PINS website recently, one from ECC Highways, the other from ECC Planning and Development. The additional information, including a new traffic survey, has not been located on the PINS website. EPC asked under section 62A applications to be notified of the amendments and the new information. A reply was received saying the inspectorate would consult on it at that time with responses being due by 17 March. They would of course include EPC in that consultation. The provisional date for the hearing is 13 April 2023. Simon Watts will need to prepare and submit a new report.
- 15. 5 dwellings, The Old Vicarage, Hall Road, UTT/22/2184/FUL**
Called in by Cllr Lees, for reference to Planning Committee if recommended for approval.
It is unknown as to why this application is taking so long to be heard by UDC.
- 16. The Local Plan**
UDC Parish & Town Council Survey - Services and Facilities.
UDC's Planning Policy Team have now sent a partly completed survey to EPC. PJ agreed to fill out the missing information and circulate it to all members.
- 17. UDC Planning Committee meeting.**
Next Planning Committee meetings: 22 February 2023 and 8 March 2023.
- 18. Enforcement notices.**
 - 18.1. 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.
UDC's Enforcement has confirmed that investigation into this matter has been carried out and the file has now been closed. the following reason was given, The site meets Schedule 2 Part 5 Class A of the GDPO 2015.
 - 18.2. ENF/21/0161/D** 2 August 2021 Church Lane, Elsenham. Unauthorized earthworks.
There had been no further correspondence from Mrs. Doreen Taylor regarding the War Memorial that was smashed by a lorry depositing earth into Mrs. Taylor's Field. Despite assurances from Mrs. Taylor that the War Memorial would be repaired and re-installed, this has not been done and the remains of what was once a War Memorial to the men who lost their lives in WW1, has been broken and thrown on the side of the path. Mr. Allan Hathaway has kindly offered to try and repair it as much as possible.
LJ to ask Enforcement for any update on this enforcement.

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

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

19. UDC Parish Forum Planning 28 March 2023.

UDC has asked for questions or comments for the agenda.

1. Section 106 agreement

UDC integrate parish councils in their section106 agreements as they do with ECC and NHS.

So, each planning application has a check list for contributions towards refurbishing a community hall or for a new community hall. At present it just happens when UDC think of it.

2. Highways

Parish Council are not consulted by Highways.

Highways can submit only their conditions. Which are not necessarily what the parish want or require.

3. Appeals

Parish Councils are not given any information regarding what is happening with appeals. It would be considerate of UDC to let parishes know what lines they are going to take on appeals. Whether they are going to defend the appeal and employ experts or if they have decided not to defend.

20. Date of next meeting

The next scheduled meeting is Wed 22 February 2023 If there are no applications needing attention or urgent business the meeting is postponed until 8 March 2023. The meeting will start at 6.45pm.

Any other business.

None.

The meeting finished at 8.20pm.