

Elsenham Parish Council

Minutes of the Planning Committee meeting held on Wednesday 17 May 2023 at 6.45pm 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),
Mrs. S Waite (SW) and Mrs. L Johnson (Parish Clerk LJ).

Members of the public: 3

1. Election of Chairman

Proposal GM is elected Chairman for the coming year.
SW proposed, GB seconded the vote was carried unanimously.

2. Apologies for absence. Mr. B Burlton (BB).

3. Declaration of Interests. None.

4. Approval of the minutes of the meeting held on 12 April 2023.

The minutes were agreed and signed by GM as a true and accurate record.

5. Open to the public.

Residents objected to number 5.2 planning application UTT/23/1087/HHF.

This is a retrospective planning application. The neighbours had no objections to the first application, which was submitted for a single storey rear extension with a flat roof. However, the extension was not built in accordance with the plans, a pitch roof was erected with a window and the size of the extension was increased by 33%.

The neighbours informed UDC Enforcement who said they had been checking the building work at each level and had told the builder to stop building. The builder did not stop and continued late into the evening.

The retrospective planning application has now been submitted for a larger extension with a pitched roof. This has an overbearing effect on the neighboring property and blocks out natural light into the kitchen. There is also the question of why a window has been installed in the pitched roof as this application is for a single storey extension?

6. To agree responses on the following planning applications.

6.1. UTT/23/1094/HHF Proposed new window to the first floor on the side elevation. 60 Hailes Wood, Elsenham. **No objection.**

6.2. UTT/23/1087/HHF Section 73A Retrospective application for a single storey rear extension. 46 Glebe End, Elsenham. **EPC to object on the grounds of overbearing the neighbouring property and blocking natural light. Also, confirmation is required as to why a window has been installed in the pitch**

roof, is it going to be used for accommodation? It should also be noted that the neighbours did not object to the original plans UTT/22/2539/LLP.

- 6.3. UTT/23/0947/FUL** Erection of 1 no. Dwelling. Land At Elsenham Meadows, Green Street, Elsenham. **No Objection.**
- 6.4. UTT/23/1148/HHF** Removal of existing Conservatory and erection of single storey extension. Turner House, Station Road, Elsenham. **Withdrawn.**
- 6.5. UTT/23/1083/FUL** Demolition of existing building and erection of 3 number detached dwellings with associated car parking, private gardens and access. Barn at old Mill Farm, Stansted Road, Elsenham. **EPC object to this application on account that the applicants claim that UDC have a five-year housing land supply of 2.68 years, this is incorrect, the current calculation is 4.89 years. The visibility on leaving this site is difficult with limited sightline to the right. An ecological study needs to be produced with in-depth report on the bats that reportedly live in the barn.**

7. New Community Hall.

To review progress.

- 7.1.** Action points following meeting of Community Hall Working Group, 12 May 2023.
- Review of results of public consultation.
117 replies were received from the public consultation. The items most mentioned were a café, a large kitchen area, a bar, and a large main hall.
 - Possible grant funding from Sport England and the Football Association.
This depends upon a legal agreement with EYFC and EPC giving EYFC the rights to play football on the Elsenham playing field for 30 years. If EPC agree to this, Essex Football association may give up to £100,000 towards the new community hall over a period of 10 years. **Action: Playing Field Committee**
 - Completion of draft business plan.
Ray Gooding is making progress with the specification for the architects.
Action: Ray Gooding.
 - Members of the New Community Hall working group thought that calling the new building a Community Hall did not give the correct impression of what the committee was trying to achieve, it should be referred to as the Community Centre.
 - **Next meeting**
An email had been sent to Ray Gooding suggesting another meeting in early June, Ray had not yet replied.
- 7.2.** Ransom strip and the transfer of the land to the Parish Council.
On 6 May 2023 instructions were sent to Nockolds to go ahead with the transfer of the land. No reply has been received yet.
- 7.3.** Zoom meeting with Emma Blazeby, 25 April 2023.

At the meeting Emma agreed to seek further advice on the question of interest, and to make enquiries as to when Vistry (Hall Road) will start. There have been no answers from Emma yet.

7.4. Requests for contributions from other developers

Rush Lane, 40 dwellings	No further progress, likely to be abandoned
Dandara, 99 dwellings	Possibility raised with Dandara (see 12 below)
Pegasus, 50 dwellings	Appeal hearing 21 March. £100,000 included in the section 106 agreement
Countryside, 130 dwellings	Contribution to be included in draft S106
Bloor, Phase 2, 200 dwellings	Contribution of £596, 154 agreed
The Old Vicarage, 5 dwellings	Application refused

8. UTT/19/0462 – Vistry (Bovis Homes)

Commencement awaited, which should initiate a Community Hall contribution.

9. Crest Nicholson - Transfer of allotment land

On 6 May 2023 EPC instructed Nockolds to proceed with the transfer of the allotment land. No reply yet.

10. David Wilson Homes - Transfer of play area.

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

11. Bloor, 350 homes, UTT/21/3269/DFO

11.1. Meeting with Bloor on 27 April. Actions agreed:

- Planting of crocuses in Autumn 2023.
- Boundary with cricket field, there are gaps in the bund at both ends, when is the permanent boundary being installed?
- Second flower box on Henham Road.
- Moving the 30 mph limit to east of the development.
- Timing of contributions towards Community Hall. If phase 2 is not started until after phase 1 is completed, EPC could be waiting many years before receiving the first payment towards the community hall.

11.2. Open space, football pitches & pavilion

EPC asked for the boundary of the fences to be moved, Bloor compromised and did move some, so this is now resolved. GM is to draft an email asking if this is now going to proceed.

11.3. UDC requested to amend parish to Elsenham on related applications, 24 Feb 2023.

Some documents are still stating that part of the development is in Henham.

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

Outline approval by PINS, 11 April.

Contribution for Community Hall to be included in S106.

Detailed application will be made to UDC, rather than PINS.

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

No detailed application has been submitted.

Deadline is 4 September 2023 (three years from outline appeal allowed).

Information that access will not be allowed from Rush Lane.

Now that the vegetation had been cleared, LJ has reported to Highways the two streetlights in Rush Lane that need repairing. GB to check if the work has been carried out.

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

An email on sundry points was sent to Andrew Owen, who acknowledged the email on 21 April. LJ to follow up.

Dandara has erected fencing around both parcels of land. They have blocked off the public footpath that runs parallel to Alsa Wood. An email has been sent to Ned Gemmill at Essex Highways and Dandara asking for the footpath to be cleared and made available. Part of the Section 106 agreement is for Dandara to improve this footpath, which would mean closing it. Dandara should ask for the footpath to be diverted through Alsa Wood while the work is being carried out.

15. Rochester Properties, 50 dwellings south of Bedwell Road, UTT/20/2908

Appeal inquiry held on 21 March 2023. Decision is still being awaited, UDC did not contest the appeal. The draft S106 includes provision of £100,000 for Community Hall, but the terms are not satisfactory. If the appeal is allowed EPC will pursue this matter.

16. Countryside, 130 south of Henham Road, UTT/22/2174/PINS; S62A/22/0007

Despite EPC's request to postpone the hearing due to the developer having produced more documents the day before, the hearing went ahead under S62A provisions on 11 May, attended by GM and Simon Watts.

17. Local Plan

The Section 18 Consultation scheduled for summer 2023. If UDC cannot produce a local plan the Government may step in.

18. UDC Planning Committee meeting.

After the election UDC will have new members and will vote in a new Chair. Next Planning Committee meetings, 7 June and 21 June.

19. Enforcement notices

19.1. ENF/21/0161/D 2 August 2021 Church Lane, Elsenham. Unauthorized earthworks. A letter was sent to Ms. Doreen Taylor 5 July 2022 asking her to address the compounded mud along Church Lane, the steps leading to the allotments and the War Memorial. Ms. Taylor responded with a phone call saying all three issues would be addressed.

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

Enforcement Notice issued, 8 December 2022, takes effect 23 January 2023, with six months for compliance.

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

20. Date of next meeting.

Wednesday 7 June, 6:30p.m

N.B. Meetings are held on the first and third Wednesday of each month, with the option to cancel the next meeting after a meeting has been held.

21. AOB

GB would like to ask Bloor Homes about their biodiversity policy. Bloor are building properties on farmland, which produce approximately 30 tons of wheat per year. The government is saying the UK must produce more food, so why are developers allowed to build on farmland.

The meeting closed at 8.25pm.