

# **Elsenham Parish Council**

**Minutes of the Planning Committee meeting  
held on Wednesday 12 April 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: 0**

1. **Apologies for absence.** Mr. P Johnson (PJ).
2. **Declaration of Interests.** None.
3. **Approval of the minutes of the meeting held on 8 February 2023.**  
The minutes were agreed and signed by GM as a true and accurate record.
4. **To agree responses on the following planning applications.**
  - 4.1. **UTT/23/0713/OP** Outline Planning Application, with All Matters Reserved Except Scale & Access, for the erection of up to seven dwellings and associated work. Land West of Old Mead Road, Henham. **EPC's objections to the previous planning application still stand. Namely, no footway, flooding, garden sizes and parking. GM to draft a response.**
  - 4.2. **UTT/23/0654/FUL** Erection of temporary marquee, with associated catering facilities, toilets and services, and 80 dedicated parking spaces, plus 20 overflow spaces, drop-off bay and service area vehicle turning head. Golf World Stansted Ltd, Hall Road, Elsenham. **No comment.**
  - 4.3. **UTT/23/0464/FUL** Demolition of existing commercial buildings and erection of 4 no. detached dwellings with associated off-street parking (revised scheme to that approved under (UTT/19/2614/FUL). Apple Tree Yard, Fullers End, Tye Green Road, Elsenham. **No comment.**
  - 4.4. **UTT/23/0780/HHF** Erection of two storey rear and side extension, internal alterations and changes to fenestration. 2 The Croft, Elsenham. **No comment.**
  - 4.5. **UTT/23/0847/HHF** Conversion of integrated garage, internal alterations and addition of dormer window to the front elevation. The Limes, Robin Hood Road, Elsenham. **No comment.**

**5. New Community Hall.**

Action points following meeting of Community Hall Working Group, 25 January 2023.

**5.1.** Confirmed by UDC email, 6 March that the contributions are earning interest.

**5.2.** Possible grant funding from Sport England and the Football Association  
Dependent upon legal agreement with EYFC.

**Action: Paul Jarvis, member of the Playing Field Committee, is arranging the legal agreement.**

**5.3.** Completion of draft business plan and Specification for Architects.

**Ray Gooding has made some progress with both documents and will have a draft ready to show members by May's meeting.**

**5.4.** Consultation with residents concerning Community Hall provision via  
*Elsenham News*, April edition, and social media.

**The deadline for the consultation is 30 April 2023. BO will consolidate and summarize the replies into three categories:**

**1. Beyond our means, e.g. swimming pool.**

**2. Implications for the structure of the new hall, e.g. badminton, dramatic Productions.**

**3. Use of the new hall, e.g. brownies, weddings.**

LJ to arrange a meeting in early May.

**6. Ransom strip and the transfer of the land to the Parish Council.**

On the 10 February EPC received a draft transfer document from Nocklolds. EPC raised a concern that they do not believe it was reasonable that they should be expected to contribute towards the cost of the upkeep of estate roads. LJ to chase Nocklolds.

**6.1. 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.

**6.2. Requests for contributions from other developers.**

<b>Rush Lane, 40 dwellings</b>	No further progress.
<b>Dandara, 99 dwellings</b>	Detailed application has now been approved. GM to raise the request with Dandara again.
<b>Pegasus, 50 dwellings</b>	Appeal hearing 21 March. £100,000 included in the section 106 agreement.
<b>Countryside, 130 dwellings</b>	Contribution requested for inclusion in S106.
<b>Bloor, Phase 2, 200 dwellings</b>	Contribution requested for inclusion in S106. This application has now been approved. Alex Clark has asked for a meeting to discuss Section 106 monies and other issues.
<b>The Old Vicarage, 5 dwellings</b>	Contribution requested.

- 7. UTT/19/0462 – Vistry (Bovis Homes).**  
Commencement awaiting, 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.  
Still do not know why this development has not started. They signed the section 106 agreement last year so the deadline for commencing the development is July 2025.
- 8. Crest Nicholson (CN).**  
An email from Nockold's on 20 March said they would get back to CN solicitors regarding EPC's queries on the allotment land transfer. As there has been no further correspondence LJ will chase.
- 9. David Wilson Homes – Transfer of play area.**  
An email from Nocklods on 10 October 2022 said the registering of the play area by Land Registry would take place soon. As there has been no further correspondence, LJ will chase.
- 10. Bloor Homes UTT/17/3573.**
- 10.1.** Objections to **UTT/22/0311, /0310, /0308, /0307/FUL** re lack of phasing plan.
- 10.2.** Consider email to Bloor concerning:
- Crocuses at junction with main road.
  - Boundary of access road and cricket field.
- Alec Clark has asked for a meeting. These issues can be raised at the meeting, also, the issue with the boundary between Bloor's land and the old cricket field, Bloor has installed a small earth bank about 18 inches tall, which seems inadequate.
- 10.3.** Moving of 30 mph limit (Ray Gooding).  
GM is to draft an email to Ray Gooding. This junction is extremely dangerous. It is on a bend with very little sight line of oncoming traffic. The 30-mph sign needs to be moved as soon as possible, also cameras should be installed.
- 10.4.** Open space, football pitches & pavilion.  
Another question to ask at the meeting with Bloor is the boundary fence around the football pitches. Emails ongoing re terms of transfer to EPC.
- 10.5.** UDC requested to amend parish to Elsenham on related applications, 24 February 2023.
- 10.6. UTT/23/0418/DOC** Application to discharge condition 23 (hedgerow gap planting), reply sent 2 March 2023.  
The gaps in the hedge along PRow 15 are used by walkers to weave in and out of the path as part of it is very overgrown and impassable. EPC would like these gaps to remain, this would also help with not disturbing the badger sett.

**10.7. Elsenham News.**

Another issue that could be raised at the meeting is the publishing of the Elsenham News magazine. With more houses being built in the village, the Elsenham News is having financial difficulties. A sum of the money from Bloor could be a significant help, ensuring the ongoing publication of the magazine.

**11. Bloor application for ‘Phase 2’ 200 dwellings UTT/22/2760/PINS; S62A/2022/001.**

This application was approved by the inspector on 11 April 2023.  
LJ to arrange a public meeting with Alex Clark from Bloor.

**12. Rush Lane, 40 dwellings, UTT/19/0437/OP.**

Still no further information regarding this development.  
This planning application deadline is September 2023.  
Metropolitan Housing Association has now accepted that the trees and vegetation that runs the length of the road is their responsibility and have cut them back. LJ has reported the faulty streetlights, BD to check if they have been repaired.

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

This application was agreed by UDC’s Planning Department on 5 April 2023.  
GM to draft an email on matters of interest, including making good the footpath along the side of Alsa Wood and a contribution towards the new community hall.

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

The Section 106 was written by the applicant not UDC. There is a provision for £100,000 towards the new community hall. But there are parts of the document that EPC do not understand. GM has asked to speak to a UDC Legal Officer.

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

The proposed hearing date of 13 April was postponed. A new date will be set, EPC will be notified at least 2 weeks before the new hearing date.

**16. 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.

**17. The Local Plan.**

UDC say a section 18 will be sent out after the election (4 May).  
UDC are working with a historic local plan from 2005, this is part of the reason why so many developments have been built in Elsenham.

**18. UDC Planning Committee meeting.**

Next Planning Committee meetings:  
19 April 2023- there is nothing of interest to Elsenham.  
7 June 2023 – new Planning Committee.

**19. Enforcement notices.**

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

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

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

**20. Date of next meeting.**

The next scheduled meeting is Wednesday 3 May 2023. If there are no applications needing attention or urgent business, the meeting is postponed until 17 May 2023. The meeting will start at 6.30pm.

**Any other business.**

**Potholes.**

GB said that Highways blame the state of the roads on lack of money.

Section 106 agreements should provide funds to repair roads during and after the construction of their developments. The HGVs coming to and from the site put a lot of pressure on the roads and cause damage.

In a section 106 agreement a sum of money is always given to the NHS and Education, why is a payment not given to Highways to repair the damage their construction lorries cause? Why do the taxpayers have to pay?

Highways also blame the utility companies for not repairing the roads to a good standard.

GB said that Highways have the right to tell the Utility Company to come back and do the job to the correct standard.

GB would like to make a proposal at the next Parish Council meeting that EPC write to the Secretary of Transport saying that Essex Highways are not fulfilling their legal duties by not keeping the roads in good order.

GB to email LJ the proposal.

The meeting finished at 9.10pm.