

# **Elsenham Parish Council**

**Minutes of the Planning Committee meeting  
held on Wednesday 22 June 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), Mr. B Burlton (BB),  
Mrs. S Waite (SW) and Mrs. L Johnson (Parish Clerk LJ).

**Members of the public: 0**

1. **Apologies for absence.** None.
2. **Declaration of Interests.** None.
3. **Approval of the minutes of the meeting held on 17 May 2023.**  
The minutes were agreed and signed by GM as a true and accurate record.
4. **To agree responses on the following planning applications.**  
There were no planning applications to consider.
5. **New Community Hall.**  
To review progress.
  - 5.1 Action points following meeting of Community Hall Working Group, 12 May 2023.
    - **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 is dependent upon a legal agreement with EYFC.  
**Action: Playing Field Committee.**
    - **Completion of draft business plan and specification for architects.**  
Ray Gooding should have both these documents completed in draft form by the next New Community Hall meeting on Tuesday 29 June.
    - **Possible renaming of Community Centre.**  
It was agreed that the Community Hall name did not give the correct impression of what EPC wanted to achieve with the new building, Community Centre was a more descriptive name. GM to put the new name to the Full Council on 3 July.

- **Visit to Duxford.**

A visit to see Duxford’s Community Centre has been arranged for 19 July.

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

On 1 June EPC sent an email confirming the plan of the area, there has been no further correspondence. **Action LJ to chase.**

**5.3. Zoom meeting with Emma Blazeby (EB) 25 April 2023.**

EB informed EPC at the meeting that the contributions to the new community hall are held by UDC in an interest-bearing account, as stipulated in the S106. If the project does not proceed as planned, and repayment is made back to the developer, it is made with interest. If the project proceeds, then the payment is made to EPC without interest and UDC keep the interest. When GM questioned this, saying this did not seem right, EB agreed to seek further advice. There has been no further correspondence.

EB’s answer regarding the interest was sent to Cllr. Petrina Lees and Cllr. Ray Gooding, neither councilor have commented.

It was agreed to ask District Cllr. Bianca Donald if she could help in this matter. Bianca Donald is also an Elsenham Parish Councillor and a member of the New Community Hall Working Group. **Action, LJ to chase.**

EB also agreed to find out when Vistry intended to begin work on their development in Hall Road, EM has still not replied with a date.

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

<b>Rush Lane, 40 dwellings</b>	No further progress, likely to be abandoned.
<b>Dandara, 99 dwellings</b>	Possibility raised with Dandara (see 12 below)
<b>Pegasus, 50 dwellings</b>	Appeal allowed, £100,000 included in the Section 106 agreement
<b>Countryside, 130 dwellings</b>	Appeal allowed, £310,000 included in the Section 106 agreement.
<b>Bloor, Phase 2,200 dwellings</b>	Contribution of £596,154 agreed, index linked.

**6. UTT/19/0462 – Vistry (Bovis Homes).**

Still no indication as to when this development will commence. The Section 106 should include a Community Hall contribution.

**7. Crest Nicholson - Transfer of allotment land.**

On 6 May 2023, EPC instructed Nockolds to proceed with the transfer of the allotment land. A further email asking for an update was sent on 1 June, no reply has been received. **Action, LJ to chase.**

**8. David Wilson Homes - Transfer of play area.**

Still waiting for Land Registry to register the areas to EPC. **Action, LJ to chase.**

**9. Bloor, 350 homes, UTT/21/3269/DFO.**

**9.1.** Meeting with Bloor on 27 April with Alex Clark, who agreed the following actions;

- **Boundary.**  
A permanent boundary with the cricket field is required, the bund that is current on the boundary is not adequate.
- **Flower box.**  
Bloor are still committed to installing a flower box to match the one on the other side of Henham Road.
- **30mph sign.**  
Bloor has made the contribution as stipulated in the S106 and would support EPC for early action from ECC to move the 30-mph speed limit to east of the development. **Action, Highways Panel.**
- **Timing of contributions towards Community Hall.**  
The contributions for the new Community Hall total £596,154 and are to start before commencement of construction. GM asked if BH would agree to make the payments sooner rather than later, thereby helping greatly in planning the project. Alex Clerk said he would investigate this request, but there has been no reply.

### 9.2. **Open space, football pitches & pavilion.**

EPC emailed Bloor on 11 June, saying that now the boundary fences have been resolved, can we now proceed with this. Awaiting a reply.

### 9.3. **Parish Boundary.**

UDC requested to amend parish to Elsenham on related applications, 24 Feb 2023. Follow-up needed. **Action, GM.**

## 10. **Bloor application for ‘Phase 2’ 200 dwellings UTT/22/2760/PINS; S62A/2022/0012. Henham Parish.**

A meeting with Bloor and Pegasus was held on 8 June 2023.

Contribution for the Community Hall to be included in S106.

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

Bloor to report back on bee bricks, tandem parking and payment of Community Hall contributions.

GB said he, like many others, could not attend the meeting due to it being in the afternoon and at very short notice. GB would like a long talk with Bloor to ask them about their biodiversity policy. **GB will email Nicky Parsons.**

Bloor Homes had delivered leaflets to many of the houses in Elsenham. The leaflets advertise their Public Consultation runs from 19 June – 9 July.

It was agreed that EPC would respond to the consultation, some of the issues to raise would be, that Bloor are not listening to the needs of the village. Elsenham needs more bungalow and maisonette accommodation for residents to downsize, not just large 4 - bedroom houses. Maybe ward assisted homes. Affordable houses should be distributed around the development. Bloor said the affordable houses would be in clusters, UDC’s policy is no more than 10 in a cluster. **Action, GM.**

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

It is now likely that this application has been abandoned.

All the streetlights in Rush Lane are now working.

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

Approved by UDC Planning Committee, 5 April 2023.

Dandara cleared the margin against Heras fencing to make footpath 13/31 available. An onsite meeting with Peter Roberts of Dandara was held on 9 June. Still awaiting confirmation of the minutes from Peter Roberts.

EPC had asked Dandara if when they relocate the signs on Stansted Road that they are increased in height to 1.8 metres; this would give room for a flower box beneath. Dandara has replied saying the feasibility of an increased height will be considered.

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

The Appeal was allowed on 15 June 2023.

Draft S106 includes provision of £100,000 for Community Hall, but the terms are not clear. Section 106 looks like it was drawn up by the developer solicitors. UDC have bound EPC to a course of conduct in a document to which EPC was not a signatory. The Section 106 states that EPC provides:

- An undertaking to apply the contribution for community hall purpose.
- Full details of the expenditure.
- Confirmation that any unspent contributions will be returned with interest.

It was agreed to wait until the developer had detailed approval before pursuing the interpretation of Section 106.

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

The Outline application was approved on 15 June 2023. GM said that the inspector basically disregarded everything. Highways objected to this application on cumulative impacts on the roads. The inspector took the stance that one more small increase in traffic won't make much difference.

GB said that EPC could make a complete case against the Inspector for disregarding Highways. GM said he would look at the website and consider the options.

Pegasus, 50 new houses in Bedwell Road, also won their appeal. The inspector said there was not a problem with noise. This result could make Gladman go to appeal for their development on Bedwell Road.

**15. Local Plan.**

Section 18 Consultation was scheduled for summer 2023, it looks very unlikely that this will now happen. UDC have set up a Local Plan Leader Group, although no members have yet been assigned.

**16. UDC Planning Committee meeting.**

Next Planning Committee meeting is to be held on 5 July.

**17. Enforcement notices.**

**17.1. ENF/21/0161/D** 2 August 2021 Church Lane, Elsenham. Unauthorized earthworks. A letter was sent to Ms. Doreen Taylor on 5 July 2022 asking her to address the compound 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.

**Repairing the War Memorial is to be discussed at July's Parish Council meeting.**

**17.2. 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.

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

Daisy Mays Farm are advertising their camping facility again. **Action, LJ to inform Enforcements.**

**18. Date of next meeting.**

Wednesday 5 July and/or 19 July at 6.30pm.

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.

**19. AOB.**

GM had attended a meeting at Saffron Walden called Leveling Up. They were asked to say how UDC Planning Officers are performing. Not many people said anything in their favour. GM said that UDC find it difficult to employ and keep qualified staff. A report is going to be released on the findings of the meeting.

The meeting closed at 8.15pm.