

# **Elsenham Parish Council**

**Minutes of the Planning Committee meeting held on Wednesday 19 July 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),  
Mrs. S Waite (SW) and Mrs. L Johnson (Parish Clerk LJ).

## **Members of the public: 0**

1. **Apologies for absence.** Mr. B Burlton (BB).
2. **Declaration of Interests.** None.
3. **Approval of the minutes of the meeting held on 22 June 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/23/1682/FUL** Proposed demolition of existing dwelling and erection of replacement two storey dwelling. The Haven, Tye Green Road, Elsenham.  
**No Comment.**
  - 4.2. **UTT/23/1748/HHF** Erection of two storey rear and side extension, internal alterations and changes to fenestration. 2 The Croft, Elsenham.  
**No Comment.**
  - 4.3. **UTT/23/1743/DOC** Application to discharge condition 20 (footpath diversion) of UTT/19/0462/FUL. Land West Of Hall Road, Elsenham, Essex. **GM had drafted a response to this application. The Parish Council objects to the proposal in the strongest possible terms. This proposal is inconsistent with a central concept in the application as agreed. Instead of the public footpath being maintained in a green corridor, it would be diverted around two sides of a block of housing in a modern housing estate.**
  - 4.4. **UTT/23/1742/DOC** Application to discharge condition 12 (construction method statement) of UTT/19/0462/FUL. Land West Of Hall Road Elsenham. **GM to write a response to this application. The method statement doesn't include a construction route.**
5. **New Community Hall.**  
To review progress.
  - 5.1. A Community Hall Working Group meeting was held on 29 June 2023.  
Ray Gooding (RG) produced a document that showed the costing and time scales.  
The total funding required was £2,775,000, with the time scale just under 3 years.

Total of Section 106 monies comes to £2,026,154. However, it is unknown when and if, all the payments will be made.

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

**Action: LJ to contact Ricky Lambourne, Chair of Elsenham Football Club, to ask if the Football club would be prepared to pay for EPC's solicitors to write the legal agreement and to confirm the least number of years that Sport England require from EPC guaranteeing Elsenham Football Club may play of the Elsenham playing field.**

A visit to Duxford Community Centre still needs to be arranged.

**Action: LJ to arrange.**

Once RG has completed the tender document for architects, a Full Council meeting could be arranged to establish what the main requirements are for the new Community Centre.

EPC are looking at fund raising to bridge the shortfall in the funding. Bianca Donald may know someone in the village that could help with fundraising.

**Action: Bianca Donald.**

EPC have replied to Bloor's consultation.

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

After LJ asked for an update of the land transfer, Nockolds replied on 14 July saying they had to have one last look over the transfer and would get back to EPC shortly.

**Action: GM to see if Section 106 agreement states that David Wilson Homes will pay the solicitor's fees.**

### **6.1. Contributions from other developers.**

Requests for contributions from other developers.

<b>Rush Lane, 40 dwellings</b>	No further progress, likely to be abandoned
<b>Dandara, 99 dwellings</b>	Unresponsive
<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. Index-linked
<b>Bloor, Phase 2, 200 dwellings</b>	Contribution of £596,154 agreed, index linked

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

Still waiting for commencement. Section 106 should include a Community Hall contribution. Emma Blazeby, Section 106 Officer at UDC, said she was waiting for Luke Taylor to confirm when the development would start.

## **8. Crest Nicholson - Transfer of allotment land.**

The transfer document has now been signed and returned to Nockolds.

**Action: GM is to see if Section 106 agreement states that Crest Nicholson pays the solicitor's fee.**

- 9. David Wilson Homes - Transfer of play area.**  
Still waiting for Land Registry to register the areas to EPC. **Action: LJ to chase.**
- 10. Bloor Homes, 350 homes, UTT/21/3269/DFO.**
  - 10.1. Meeting with Bloor on 27 April.** No progress on actions agreed:  
**Boundary with cricket field;** gaps in bund at both ends, a permanent boundary is required, this has still not been done.  
  
**Second flower box on Henham Road.** Bloor are still committed to installing a flower box to match the one on the other side of Henham Road.  
  
**Moving the 30 mph limit to east of the development.** This is with the Highways Panel. **Action: LJ to ask RG when the next Highways Panel meeting is scheduled for.**
  - 10.2. 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.
  - 10.3. UDC requested to amend parish to Elsenham on related applications, 24 Feb 2023.**  
Follow-up needed. **Action: GM.**
- 11. Bloor application for 'Phase 2' 200 dwellings UTT/22/2760/PINS; S62A/2022/0012**  
Henham Parish.  
Meeting with Bloor and Pegasus held on 8 June 2023.  
Contribution for 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; Timing of the contributions to the Community Centre. Bloor has still not responded.  
  
GB had sent a question to Bloor via Nicky Parsons, regarding Bloor's environmental policy, biodiversity policy and sustainability policy. Bloor are building on 30 acres of farmland, which will be lost for future food production. NPPF paragraph 7 specifically sets out that all developments must be sustainable. It defines sustainability as not compromising the needs of future generations. Bloor is therefore not observing the NPPF. The production of food is one of the basic needs for future generations. GB has still not received a satisfactory answer, GB will ask again.
- 12. Rush Lane, 40 dwellings, UTT/19/0437/OP.**  
It is now likely that this application has been abandoned. They have up to September 2023 to begin work. UDC should inform EPC if/when this application terminates.
- 13. Dandara, 99 dwellings west of Isabel Drive, UTT/21/2461/DFO.**  
Approved by UDC Planning Committee, 5 April 2023.  
Still awaiting confirmation of the minutes from Peter Roberts. Still awaiting confirmation from Dandara that when they relocates the signs on Stansted Road they increase the height of the sign by 1.8 metres; this would give room for a flower box beneath.
- 14. Rochester Properties, 50 dwellings south of Bedwell Road, UTT/20/2908.**  
The Appeal was allowed on 15 June 2023. Awaiting the detailed application.

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

Awaiting the detailed application.

Alison Hutchinson, Planning Officer, has informed EPC that it is not worth pursuing a complaint against the Inspector.

**16. Local Plan.**

Section 18 Consultation was scheduled for summer 2023. Cllr. Petrina Lees has now said it is on target for Autumn 2023.

**17. UDC Planning Committee meeting.**

Next Planning Committee meeting is to be held on 2 August 2023.

**18. Enforcement notices.**

**18.1. 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.

Allan Hathaway is now very kindly reconstructing the War Memorial as close to the original as he can, using what was left of the original and local material. Allan would like to place a frost-free ceramic poppy where the figure of Christ used to hang, as the figure is beyond repair.

The poppy will cost £60. LJ has written to the landowner asking if she would agree to pay for the poppy.

During the work at the end of last year, a lot of soil was dumped around the existing trees on the land between Daisy Mays and Church Lane, the trees have now died and are in danger of falling across Hall Road. LJ to inform Essex Highways.

**18.2. 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 affect 23 January 2023, with six months for compliance.

**18.3. ENF/22/0045/C** 8 March 2022. Land West of M11 Elsenham Road, Stansted.

Unauthorized groundwork and clearing of land.

**19. Date of next meeting.**

Wednesday 2 August 2023, this meeting will be for only assessing any planning applications that have been submitted in the last 2 weeks. The next full meeting will be held on 16 August 2023 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.

**20. AOB.**

There was no further business to discuss.

The meeting closed at 8.00pm.