

Elsenham Parish Council

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

All meetings are open to Councillors, 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.** None.
2. **Declaration of Interests.** None.
3. **Approval of minutes for the meeting held on 19 July 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/23/1874/CLP** Proposed loft conversion with rear dormer and roof lights. 44B Hailes Wood, Elsenham. **No comment.**
 - 4.2. **UTT/23/1174/OP** Outline application with all matters reserved for the erection of 4 no. detached dwellings. Elsenham Sawmill, Fullers End, Elsenham. **EPC objects to this application on the grounds of over development and out of character with other properties in Fullers End. GM to draft a response.**
 - 4.3. **UTT/23/1485/HHF** Demolition of existing single storey garage and erection of new garage with storage in same location as existing. 5 New Road Elsenham. **No comment.**
5. **New Community Hall.**

To review progress.

 - 5.1. A Community Hall Working Group meeting is to be held on Monday 21 August 2023.
There were still outstanding actions from the previous meeting on 29 June 2023.

Possible grant funding from Sport England and the Football Association.

Dependent upon legal agreement with EYFC. Although. Sport England had donated £50,000 to Duxford Community Centre, with no legal agreement between the Duxford Football Club and Duxford Parish Council.

LJ had contacted Ricky Lambourne, Chair of Elsenham Football Club, asking 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 on Elsenham playing field.

Ricky Lambourne replied saying he would have to consult the Football Club Committee, which was due to meet on 15 August 2023.

Tender document for architects

Ray Gooding should produce this document at the meeting on 21 August 2023.

Fund raising

Bianca Donald knows someone in the village that may be able to help. Hopefully, Bianca will have an update at the meeting on 21 August 2023.

Lack of monetary interest on S106 funds held by UDC.

Bianca Donald was pursuing this. It was noted that when Duxford Parish Council were building their community centre, South Cambridge District Council handed over all the funds at the start of the project.

GM was considering sending a Freedom of Information request to UDC asking;;

- On what date the funds were paid to UDC and how much.
- The account the funds being held in and the current rate of interest.
- The amount of interest that has accrued on the funds to date.
- Where is the legislation or UDC's policy that states EPC are not entitled to the interest.

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

On 31 July Nockolds emailed saying they would get back to EPC in a day or so if they have any further queries. **Action LJ to chase.**

UDC Section 106 Officer, Emma Blazeby, confirmed that David Wilson Homes should pay the solicitors fees for the transfer of the play area. Nockolds said they would liaise with DWH solicitor regarding the payment and assume EPC would want the developers to also meet the cost of the Community Hall Land and the Allotments.

Action LJ to confirm.

5.3. A visit to Duxford Community Centre

Report circulated – noted.

On Friday 11 August GM, LJ and 2 members of the New Community Centre working group visited Duxford Community Centre. It was a very worthwhile trip. It is run by trustees. There is a rota of seven daily duty managers, who are all volunteers. Would Elsenham be able to find 7/8 volunteers who would be willing to commit to being a duty manager? The café is run as a separate enterprise by a manager. He runs it as his own business and makes a living out of it plus paying various part-time staff.

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

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

LJ asked Emma for Luke Taylor's contact details, Emma has not replied.

The developer submitted an application to divert the PRoW from a rural field to pass through a housing estate. When the original plans were drawn up the idea was to retain the PRoW as far as possible as a rural experience.

Thanks to the many detailed emails sent by GM to Essex Highways objecting to this, the developer has now revised their plan to divert the PRoW to a route that is as close as they can practically align it to the existing one.

7. Crest Nicholson - Transfer of allotment land.

The signed transfer document has now been received by Nockolds.

8. David Wilson Homes - Transfer of play area.

UDC Officer Emma Blazeby has confirmed that the £500 fee for registering the play area should be paid by David Wilson Homes.

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

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. There is a gap at the road end of the bund which could allow a caravan to gain entrance.

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.

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.

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

GM sent an email to UDC informing them that some documents still stated that part of this development was in Henham. The documents have not yet been changed.

10. 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 has still not received a reply from Bloor on his question on Bloor's environmental policy, biodiversity policy and sustainability policy.

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

A Detailed Planning Application has now been submitted to UDC.

Comments should be made by the 11 September 2023. The site has planning permission, so objections cannot be made regarding the development, only the details of the plans.

The entrance to the site is still on Rush Lane. Members to look at the detailed plans to see if there is anything EPC wants to comment on.

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

Approved by UDC Planning Committee, 5 April 2023.

There has been no change. Still awaiting confirmation of the minutes from Peter Roberts. Still awaiting confirmation from Dandara that when they relocate 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.

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

The Appeal was allowed on 15 June 2023. Awaiting the detailed application.

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

Awaiting the detailed application.

15. Review of S106 and Conditions Summary

Currently there are six major approved developments at different stages of implementation: two where construction work has commenced (Bloor Phase 1 and Dandara); one where commencement is imminent (Bovis/Vistry); three where outline approval has been given and a detailed application is awaited (Bloor Phase 2, south of Bedwell Road and south of Henham Road).

GM has constructed a table showing all the S106 and conditions that were of consequence to Elsenham. At each Planning Committee meeting the document is to be reviewed and action taken if necessary. No action was required.

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 30 August 2023.

18. Enforcement notices.

18.1. ENF/21/0161/D 2 August 2021 Church Lane, Elsenham.

Unauthorized earthworks. **Ms. Doreen Taylor has donated £60 towards repairing the War Memorial which Allan Hathaway is now restoring. LJ have informed Essex Highways that due to the soil which 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.**

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 effect 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 6 September 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 ended at 7.50pm.