

Elsenham Parish Council

Minutes of Planning Committee Virtual Meeting

via Zoom, at 2.00pm, Monday 20 July 2020

all meetings are open to Councillors, the public and press

Planning Committee Members

Dr. G Mott (Chairman GM), Mrs. M Jackson (MJ), Mr. P Johnson (PJ)
and Mrs. L Johnson (Parish Clerk LJ).

- 1. Apologies for absence - None.**
- 2. Declaration of Interests - None.**
- 3. Open to the public - None.**
- 4. The minutes of the virtual meeting held on 28 April 2020 were approved.**
- 5. To discuss and agree responses to the following planning applications.**
 - a) **UTT/20/1495/HHF** Erection of two storey side extension. 1 Ridley Gardens, Elsenham. No Comment.
 - b) **UTT/20/1645/FUL** Section 73A Retrospective application for the change of use of land for the siting of a mobile home. Daisy Mays Farm, Hall Road, Elsenham.
The application is for a period of three-years only. The owner states that this is a thriving business, and there is nothing to suggest why the accommodation will not be needed after 3 years. Therefore, claiming that a much-needed accommodation is only temporary, is not the case.
- 6. To receive the minutes of the meeting with UDC Planning held on 25 June 2020.**

LJ had sent the minutes to Nigel Brown (NB) and Emmy Barry (EM) three times, asking for confirmation and acceptance of them, to date, LJ has not received any acknowledgment. It was therefore agreed to ask District Cllr. Petrina Lees (PL) to contact NB for confirmation that the minutes had been received. Also, to point out to PL that by not acknowledging an email they are in contravention of their own statement of intent, which says they will endeavor to reply to an email within 10 working days.
- 7. New Community Hall Working Group (NCHWG)**
Item 1 of the meeting with UDC Planning on 25 June 2020.
To receive the minutes of the meeting of the NCHWG held on 10 July 2020 and to progress actions where possible.

The NCH is a sub-committee of the Planning Committee.

LJ to contact EPC's solicitors to ask if they had been contacted by UDC regarding the land transfer.

As of 13 July 2020, Nockolds Solicitors had not received any communication from UDC regarding the transfer of the land for the new community hall. At the meeting with UDC on 25 June 2020, NB said he would try and arrange for the transfer of the land to be in the hands of the solicitors by the 3 July 2020. LJ to ask PL how this is progressing.

GM to write to EB asking for clarification of the final payment from the developers.

One of the documents that EB had sent to EPC suggested that the amount that was due to be paid by the two developers was more than EPC expected. LJ to send the email which had been drafted by GM to EB.

LJ to ask NB if the costings have been formalized by EB and when will they be signed off by a quantity surveyor?

Before this action is taken, EPC must first receive an acknowledgement from UDC that they have received and agree to the minutes.

8. UTT/19/0462 - Bovis Homes.

Item 2 of the meeting with UDC Planning on 25 June 2020.

Item 6 of the meeting with NCHWG held on 10 July 2020.

NB had no recollection of the email sent by EPC requesting items to be added to the S106 agreement. LJ has resent the list, there has been no acknowledgment from NB. LJ to contact PL to establish if the email had been received.

9. Crest Nicholson – Allotments.

Item 3 of the meeting with UDC Planning on 25 June 2020; agree further action.

EB had said when EPC are happy to accept the transfer of the allotments, she will issue the letter of satisfaction.

A meeting is to be arranged by the Allotment Working Group to look at the allotments and decide on any issues that are showstoppers. EPC could then contact Crest Nicholson saying EPC are willing to take over the allotments if these issues are rectified first.

10. David Wilson Homes - Transfer of play area.

Item 4 of the meeting with UDC Planning on 25 June 2020.

Solicitors' progress with the transfer to EPC.

At least one of the three gates are now open to the play area on DWH site.

LJ to contact DWH to ask for the other 2 gates to be unlocked.

Nockolds Solicitor confirmed by email on 13 July 2020 that the necessary changes to the plan have been made and Nockolds were now awaiting the engrossment version which can then be signed by EPC, it can then be moved to completion.

Emma Barry's e-mail re: maintenance contribution, 25 June 2020.

Once it is transferred EPC will ask UDC for the maintenance contribution.

The litterbins in the play area are full. LJ has approached EPC playing field litter picker and asked him for a quote on litter picking and emptying the bins in the play area once it is transferred.

LJ to add a proposal on the Parish Council's agenda that EPC take responsibility for emptying the bins in the DWH play area before it is transferred over.

LJ to confirm that the DWH play area will become part of the Playing Field Committee's responsibility.

11. Fairfield UTT/17/3573

Items 5 and 9 of the meeting with UDC Planning on 25 June 2020

The appeal for the Fairfield Development is on 9 November 2020.

GM has sent further updated representations to the Planning Inspectorate re HGVs on Grove Hill.

12. Rush Lane UTT/19/0437

Item 6 of the meeting with UDC Planning on 25 June 2020.

The appeal is scheduled for 6 August 2020, to be heard remotely via Microsoft Teams.

GM will be present at the meeting; Alison Hutchinson will be representing UDC.

13. UTT/19/2470/OP Outline application for residential development of up to 99 no. dwellings. Land to The West of Isabel Drive.

Item 7 of the meeting with UDC Planning on 25 June 2020.

NB confirmed at the meeting on 25 June, that Claire Holman who is the air quality consultant has been instructed for this application. UDC are going to object to this application on the grounds of air quality and/or landscaping.

14. UTT/19/2266 - Gladman, up to 220 dwellings, North of Bedwell Road.

Item 8 of the meeting with UDC Planning on 25 June 2020.

UDC have not made a final decision on this application yet. Highways have objected to this application.

15. Local Plan.

The new Local Plan was discussed at UDC's Scrutiny Committee meeting on 6 July 2020. The inspectors rejected UDC's previous Local Plan and recommended that UDC start again. UDC then consulted East of England Local Government Association (EELGA), who also recommended that they start again. UDC then consulted EELGA as to the convenience of the project. At present all UDC are discussing is how they are going to manage producing the plan. The time scale is described as challenging. The Government has said they expect Local plans to be in place by the end of 2023. The Planning Policy Working Group, who previously used to oversee the local plan has been replaced with the Local Plan Leadership Group, there is also going to be a Scrutiny Group and the EELGA will also continue to have a role in procedures.

GM as a resident, not on behalf of EPC, is going to email District Cllr's Lees and LeCount to put some questions to them.

GM said that he had concerns about the period of the new plan which is 2020-2040, the previous plan was 2011-2033. By moving the start date, it could mean that all the new housing that has been built from 2011 until now, will not get considered; this could be a serious issue for Elsenham. UDC had not put the details of this meeting on their website, it had only been listed as a Scrutiny Meeting

16. UDC Planning Committee meeting.

Next scheduled meeting: 22 July 2020.

No applications in Elsenham.

Further meetings are scheduled for 19 August and 9 September 2020.

UDC seem to be holding more meetings but not on a regular timetable. This could be because site visits are still not permitted.

17. Date of next meeting.

To be advised.

18. AOB.

LJ to ask Peter Snow if he would send the link giving information on 'Building Control' which he had promised at the last meeting.

The meeting ended at 3.10pm.