

Elsenham Parish Council
Planning Committee Meeting
held on 18 September 2019 at 9.15am
Old Franks, High Street, Elsenham.

Minutes

(All meetings are open to the public and press)

Present:

Dr. G Mott (Chairman GM), Mr. P Johnson (PJ), Mrs. M Jackson (MJ),
Ms. J Rayment (JR), Mrs. A Warwick (AW)
and Mrs. L Johnson (Parish Clerk LJ).

1. Apologies for absence – none.

2. Declarations of interest – none.

3. Open to the public – 9.

4. Approval of the minutes

The minutes of the meeting held on 15 August 2019 were signed by the Chairman as a true record.

5. Open to the public

GM informed members of the public that they would be given time to put their questions to Bovis Homes representatives later in the meeting.

6. The following items were outstanding from the planning meeting on 15 August 2019.

Ransom Strips

GM to send an email to UDC stating that;

The Parish Council assumes that UDC accepts the accuracy of the notes which were forwarded of the meeting held at the Council offices on 15 March 2019.

Then listing the following action points which remained outstanding.

GM to draft email. Email sent 30 May, reply from GG on 3 June, acknowledging receipt, said he would discuss with NB and EB and get back to me early next week. Further email sent 19 August 2019.

GM asked District Councillor Petrina Lees to press Emma Barry about the transfer of the community land from David Wilson Homes to the Parish Council. PJ pointed out that the recent plan that Emma Barry had sent, shown the community facility as being land locked. The surround land was either owned by the Management Company, Highways or the ransom strips, which are owned by Crest Nicholson, this leaves no access on to the community land. UDC do not seem to be making any progress with transferring the ransom strips over to EPC. EPC's solicitors, Nockolds have strongly advised that EPC do not accept the Community Land while it is incombered by the ransom strips.

PJ is to draft an email attaching the plan saying that this is not satisfactory, the email is to be sent to Cllr. Lees.

The play area on the David Wilson Site (DWS) looks complete but is currently fenced off. This area once completed should be transferred to EPC with a payment of £130,000, the payment should have been indexed linked from June 2012.

This has been addressed in an email from Emma Barry (UDC S106 Officer) on the 15 August 2019.

Kingswood Place play area

“An Auto-closing gate will be installed and will be done at the same time as the 2 final pieces of equipment. DWH will also be writing a letter to all residents at Kingswood Place explaining the situation with the play area and that it will be open at the end of August 2019 following a RoSPA inspection.

They will then transfer the S106 contribution payment and transfer the land without further delay following the satisfactory completion by the District Council”.

Emma Barry has sent a copy of the RSoPA report for the DWH play area, a few recommendations have been highlighted, which Emma says have been dealt with by DWH. It was agreed that all members study the report listing any items that they feel are unsatisfactory. EPC will also need to clarify that although DWH have confirmed that all the legal costs for the transfer of the land will be paid for by themselves, this includes the fee to register it with Land Registry. If EPC agree to the transfer a contribution of £130,000 for maintenance for a period of 10 years will be made to EPC, this sum is index linked from 27 June 2012, so the payment to date stands at £155,645.

EPC had requested that instead of having different play areas dotted around the village a better idea would be for developers to give a sum of money to enhance the play area in the Elsenham Playing Field. Unfortunately, this did not happen, and now EPC are in the position that they are being asked to take on the responsibility of play areas dispersed on various developments; EPC must decide if they want this responsibility.

Things to consider would be;

Annual RSoPA reports.

Weekly Inspections.

Grass cutting.

Emptying the litter bins.

Insurance.

Tree maintenance.

Replacing equipment when needed.

Vandalism.

Extra administration.

LJ to try and work out the cost to EPC.

If, however EPC chose not to accept the play areas this may restrict which play areas children could play in, and who could use the trim trail.

PJ is to ask Cllr. Lees what would happen to the play areas if EPC declined the transfer.

LJ to add to Full Council's agenda;

Proposal, to discuss and agree EPC's future policy on the adoption and acceptance of open spaces and play areas on local developments.

Bovis Homes representatives entered the meeting.

David Dodds – Bovis Homes

Jonathan Liberman – Boyer Planning

Ben Baillie – Cooper Baillie

Perry Miller – Newgate Communications

7. Bovis Homes Hall Road development

To discuss with members of Bovis Homes, the modifications they had made to their planning application for Land West of Hall Road.

BH had taken on board the comments and objections raised by EPC in response to their previous planning application. The parking and gardens all meet the relevant UDC policies. There is now enough room for all the waste bins. A four-bedroom affordable house has been added. All the housing conforms to 'Lifetime Homes' standards. All flats have access to amenity space.

The green corridor had been softened and was now 20 – 25 metres in width. however, it was still not a continuous green experience and walkers using the public Right of Way entry point in Hall Road would still be walking a short distance on pavement. BH said that the road must have a formal pavement however, the houses along the pavements had been set back and the gardens would be adjacent to the pavement, foliage would be planted in the gardens to give it a greener feel. Walkers would also still be required to walk across a turning head, and down another short path before regaining the green corridor footpath. BH said that they were restricted as to any alterations to this area, as the road was required for cars and had to be wide enough for refuse lorries to turn around.

BH have held initial discussions with UDC regarding S106 agreements. It was stressed that EPC would like to be involved with these talks before anything is set in stone, especially with talks regarding the community building.

The SUDS and swales will be maintained by a management company, BH said that even in the worst scenario the swales would not form a pond.

EPC objected to G38, 6 Crimean lime trees, being removed. BH replied that these trees would not survive due to the different levels that would have to be created down to the swale.

EPC said the site investigation report had given them cause for concern, it had mentioned possible landslides. BH had updated the report, a copy will be sent to EPC. BH had come up with various solutions, one being to use lighter soil which will stabilize the site.

If planning permission is granted BH will look at off-site parking for the employees. It was normal practice to have a wheel washer on developments, which every vehicle must use before leaving the site. EPC will be given a direct point of contact with Bovis and the site manager to report any problems.

The roads on the site are to be adopted by Highways and would therefore have street lighting installed.

BH agreed that the footpath, which runs down one side of Hall Road, will be kept open for pedestrians.

Open to the Public

It was pointed out that wheel washers were not effective when cleaning under the body and the inner rim of the wheels; a full body wash was required.

There is a seven-and-a-half-ton weight restriction coming into the village via Grove Hill, the only way construction vehicles can legally drive to the site is along Hall Road which, in places, would not be wide enough.

It was asked if it could be ensured that the site entrance was made wide enough for vehicles to access and exit the site without having to mount the pavements.

Concerns from residents in Robin Hood Road were raised over the noise level while the development was in progress. BH said that there would be an acoustic fence installed, there would also be the length of the garden, 12 – 15 metres. It was asked if the acoustic fence could be installed early in the development; BH agreed that should be possible. Start and finish times would be agreed in the S106 agreement, start time would probably be 8am. Any problems regarding noise levels to be reported to Bovis or the site manager.

It was asked, if BH intended to close public footpath 13, would they formalize it with ECC before doing so.

BH said that if any damage is caused to the roads by the construction vehicles, they will repair them.

The application is for 130 dwellings and change of use of land for educational use. If this development is approved, ECC will then have to submit a detailed application for the land. This would show details of the pre-school, car park and whether a drop off and pick up point was proposed.

There would be pedestrians access from the development to the railway crossing at Fullers End, through the existing PROW.

BH said that improvements to Grove Hill have been put in place, and ECC is satisfied with the results re Grove Hill.

BH are giving a contribution to improve the bus service in the village.

BH air quality report, which was on UDC website, shows that the air quality is acceptable. This was questioned, as an independent report that District Cllr. LeCount had received had contradicted those findings.

BH is to make a £51,000 contribution to the NHS. The monies may be given to Elsenham Surgery for a specific project, but it is decided in the S106 agreement.

It was asked when the money for the community hall would be paid. BH said this was dealt with within the S106 agreement.

The following plans were left with EPC;

Revised Parking Compliance Plan.

Revised Parking Strategy Plan.

Additional Tree Removal Plan.

Additional Tree Protection Plan.

11.30am - Representatives from Bovis left the meeting.

UTT/19/0462/FUL Full planning application comprising a residential development for 130 homes the provision of open space, play area, car parking, new pedestrian linkages, landscaping and ancillary work, with access off Hall Road, and change of use of 0.371 ha of agricultural land for educational use. Land West of Hall Road, Elsenham.

GM agreed to draft a response to the application, with the following points, Since the new timing of the lights at Grove Hill, traffic is becoming grid locked in Lower Street; the problem has not been resolved.

There are still great concerns regarding the traffic and air quality in the area.

AW left the meeting.

8. Items outstanding from the planning meeting on 15 August 2019.

Crest Nicholson (CN)

GM is also to write a letter to CN regarding outstanding items namely; the middle stepping-stone on the LAP is in the shape of a pyramid, therefore, not fit for purpose. The planting plans show bulbs and areas of wildflowers, these have not yet been planted. The safety improvements to the trim trail have not been done and the stones have not been removed from the grassed area. EPC would like confirmation as to when the ownership of the allotments would be transferred. Letter sent 28 May; acknowledgment received 29 May from Crispin Hanson saying he has arranged a meeting to address the relevant points with the build team.

This has been addressed in an email from Emma Barry on 5 August 2019.

Crest have said;

“Our apologies that the delivery of the public open spaces and the allotments have taken longer than envisaged. We have a full team currently working on the

site to complete all the work before the end of August 2019. We have addressed a number of the Parish Council's items and will ensure the area is completed ready for sign off to start the 1-year maintenance period".

GM had asked Cllr. Lees to raise the following points with Crest Nicholson

- a) **The top surface has not been applied to the new cycleway from Gilbey Cottages to Robin Hood Road, and there have been complaints that the raised kerb at the roadside is a trip hazard.**
- b) **The grass verge alongside the new cycleway needs to be made good.**
- c) **The surface of the area around the new bus stops near the motorway is unfinished.**
- d) **The bollard is now in place which guards emergency access near the motorway. There is also an iron fence, but it does not extend far enough, leaving a gap between the fence and the bollard.**
- e) **The weeds are of such prodigious height and density that they tend to hide the stones and rocks on the allotments and round the trim trail.**

EPC are waiting for a reply.

Wallace Land Investments (WLI)

LJ to send an email saying that in view of the interest in the community, they should extend the deadline by a fortnight: also, that EPC would like to meet them after all the feedback had been received. It was agreed that an extra Parish Council meeting would be called, this would allow time for Councillors and public to discuss with members from WLI their proposal for the two sites. A separate meeting will be arranged between WLI and EROWOS to discuss the Woodland Management Plan.

Email sent on 25 May. WLI extended the deadline to 28 June, they are going to send EPC their Wood land Management Plan, plus some dates for a meeting. It was agreed to continue to wait for WLI to contact EPC. WLI emailed on 20 August with two dates that were unsuitable, emailed back asking for dates from the 5 September onwards.

To be covered on item 10.

Hailes Wood

An email had been received from Emma Barry saying that Persimmon were pursuing the matter of the stepping-stones, which are under warranty. Once they have ascertained a suitable replacement, they will ask UDC's agreement ahead of installation. GM said that the stepping-stones had been removed and in their place were six small plants. **Ongoing.**

Land Registry

Nockolds had arranged for the names to be changed on the land registry

documents for land owned by EPC; they are now under the present Parish Clerk's address.

9. To discuss and agree responses to the following planning applications.

- a) **UTT/19/1836/HHF** Demolition of existing extension and construction of two storey rear extension. Quindon, Station Road, Elsenham. **No Comment.**
- b) **UTT/19/2126** To fell 2 horse chestnut trees and remove stumps, replace with trees of Local Authorities choice. 7 Orchard Crescent, Elsenham. **The decision to fell these trees have already been decided by UDC. GM to draft email asking UDC why PC's are not informed of planning applications to fell trees.**
- c) **UTT/19/2064/HHF** Single storey rear extension with half height two storey addition. Creation of new front door and open canopy on east elevation. 11 Oziers, Elsenham. **No Comment.**
- d) **UTT/19/0462/FUL** Full planning application comprising a residential development for 130 homes the provision of open space, play area, car parking, new pedestrian linkages, landscaping and ancillary work, with access off Hall Road, and change of use of 0.371 ha of agricultural land for educational use. Land West of Hall Road, Elsenham. **See item 7.**
- e) **UTT/19/2133/FUL** Change of use from B2 Industrial unit to D2 Gym. Old Mill Farm site, Stansted Road, Elsenham. **No Comment.**
- f) **UTT/19/1777/FUL** the change of use of land for the stationing of caravans for residential purposes together with hard standing and dayroom ancillary to that use and the erection of stables. Land to the south of Brick End, Broxted, CM6 2BJ. Email circulated from Broxted PC. **No Comment.**
- g) **UTT/19/2158/HHF** Proposed two storey and rear extension, single storey rear extension and front porch. 5 Stansted Road, Elsenham. **No Comment.**
- h) **UTT/19/2235/HHF** Single storey extension with glazed link to create two additional bedrooms and a bathroom to the rear of the property. Extension to existing bathroom to create a new en-suite to the master bedroom and internal alterations. 1 Wells Cottages, Robin Hood Road, Elsenham. **EPC have no objection providing that it is in character with the existing building and setting.**
- i) **UTT/19/0437** Outline planning application for up to 44 dwellings, south of Rush Lane, Elsenham. Revision to application. **Highways are now saying that the access to this development is acceptable, the number of houses has been reduced from 44 to 43. PJ agreed to study the plans for this application on the website to see if there are any other modifications from the original plans.**

10. LEAP and LAP at Kingswood Place

This had been covered in item 6.

11. UTT/17/3573 Fairfield application for up to 350 dwellings.

Geoff Gardner and Bruce Bamber had completed the draft response for the changes from the original planning application. Essex Highways are due to submit a response later this month. Nigel Brown at UDC has agreed that EPC may have an extension until after Essex Highways have submitted theirs. Cllr Nick Baker, Chairman of Henham PC, has constructed a document with responses for residents to use when objecting to this application, 500 copies are being printed.

It is understood that this application will not be heard by UDC Planning Committee until the new year.

12. Outstanding issues on current developments.

Future meetings with developers

It was agreed that when developers ask for meetings in the future with EPC, EPC will inform them that their first preference would be a public exhibition held in the Memorial Hall or Village Hall. If this is not possible, then the developers may attend a Planning Committee meeting which will be open to the public and press. The developers will be informed at the start of the meeting that members of the Planning Committee will listen to what they have to say and may ask questions to clarify points, they do not however, have the power to make any decision on behalf of EPC. EPC will not ask developers to attend a Full Parish Council meeting, due to time restraints.

LJ to contact the developers, Wallace Land Investments, Land West of Elsenham, Gladman, Bedwell Road and Phillips Planning Service, Land South of Rush Lane, informing them of EPC's decision.

13. Any Other Business

A letter has been sent to Mr Marlin, The Old Vicarage, Hall Road, Elsenham, asking if he would arrange for his hedge to be cleared back in order to give unimpeded access to the footpath. There had been no reply from Mr. Marlin and the hedge has not been cut back.

GM had studied the Draft Local Plan for the next round of consultations and had reached the decision that it was not necessary to send a further response.

There is currently a lot of planning issues and large developments going on in the village, this makes the Planning Committee meetings very long. Ways to make the meetings shorter needed to be looked at, this may mean that the Planning Committee hold two meetings a month.

The meeting closed at 14.05pm.