

Elsenham Parish Council

Minutes of Planning Committee Virtual Meeting

via Zoom, at 1.30pm on Wednesday 4 November 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),
Ms. J Rayment (JR) and Mrs. L Johnson (Parish Clerk LJ)

1. **Apologies for absence:** none.
2. **Declaration of Interests:** none.
3. **Open to the public:** none present.
4. **The minutes of the meeting held on 7 October 2020 were approved as a true record.**
5. **To agree responses to the following planning applications:**
 - a) **UTT/20/2046/FUL** Erection of storage barn, Land North of Springlands, Henham Road, Elsenham. **No comment.**
 - b) **UTT/20/2501/FUL** Section 73A Retrospective planning permission for retention of 2 x storage container. Daisy Mays Farm, Hall Road, Elsenham. **No comment.**
 - c) **UTT/20/2529/CLP** Proposed single storey rear and side extension. 39 New Road, Elsenham, CM22 6HA. **No comment.**
 - d) **UTT/20/2547/HHF** Proposed new vehicle crossing. 71 New Road, Elsenham. **No comment.**
 - e) **UTT/20/2741/HHF** Single storey side extension. 11 Ridley Gardens, Elsenham. **No comment.**
6. **New Community Hall**

To review progress
(See Minutes of NCH WG meeting, 14 September 2020.)

 - a) **The transfer of the land to the Parish Council.**

An email has been received from Chris Webber, planner from Barrett David Wilson Homes (DWH). In the email with Nigel Brown (NB), Chris Webber

states that he believes the issue with the ransom strips has been resolved, but there was not further information as to whether UDC would contact Crest Nicholson (CN) or leave it to EPC. It was agreed LJ would send an email to Jane Reynolds, law officer at UDC, informing her that there is an issue with the ransom strip and EPC was under the assumption that the transfer of the DWH land and the CN ransom strip would take place simultaneously; NB and Emma Barry (EM) to be copied in.

b) Transfer of contribution money from DWH and CN to the Parish Council.

UDC have stated that before any funds are drawn down, EPC need to demonstrate that the committee hall is a variable project. However, UDC have not clarified what they consider to be a variable project.

LJ is to send a second email to Jane Reynolds asking her to clarify where EPC stand with the contributions from DWH and CN.

c) Requirement for costings to be formalized by EB and signed off by quantity surveyor. No action on this issue at present.

d) Costings obtained from Wilby & Burnett (W&B)

EPC have now received the costings from W&B.

e) Costings due from Whitworth

EPC are still awaiting the costings from Whitworth. If these costings are in the similar range of W&B, it will leave EPC with a considerable shortfall of funds. EPC would then have to consider the best way to take the project forward.

GM is still trying to obtain a commitment from UDC to involve EPC in forthcoming discussions with Section 106 agreements. If EPC were involved a case could be presented for further contributions towards the community hall. When planning applications go to appeal there should be a draft S106 agreement. UDC have said that the Inspectorate can accept or reject the draft S106 agreement but does not have the power to amend it.

UDC have a policy that Parish Councils should be involved in the discussions such as infrastructure, amenities, and other matters subject to any S106 agreement.

7. UTT/19/0462 - Bovis Homes.

Section 106 provisions

There has been no further information regarding this development.

8. Crest Nicholson Allotments

The Allotments Working Group held an onsite meeting with CN contractors on 2 November 2020. EPC agreed to the transfer of the allotments at the Parish Council meeting on the 2 November 2020.

LJ to correspond with Adam French from CN, with regards to exchanging solicitors' details for the legal transfer to take place and to confirm that as the

transfer has now been accepted, CN would not have any objections to EPC having access to the site.

At the Parish Council meeting it had been agreed that up to £1,200 could be spent to purchase and install 60 number posts in the plots. However, the first quote received was for £1,500, plus, it was now considered there were more than 60 plots. The working group will need to establish how many plots there are and their sizes. This issue is to be discussed at the Finance Meeting on 5 November 2020.

It had also been agreed at the Parish Council meeting to set the finance year as a calendar year, with payments being made on 1 January. This may require change, to fit in with the growing season and the Allotment Act.

9. David Wilson Homes – Transfer of play area

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

Solicitors' progress in the transfer to EPC

The transfer document has been signed by GM and PJ and it has been returned to Nocklolds Solicitors

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

LJ has sent an email to NB informing him that the transferred document has been signed and could he start the progress of transferring the maintenance money to EPC. A reply had been received from NB, but it was not constructive. LJ to send an email to Jane Reynolds, explaining EPC where now the legal owners and should be receiving an, index link from 2012, maintenance contribution.

Investment of maintenance money when received

To be discussed under Finance Committee.

10. Fairfield UTT/17/3573

Appeal by Inquiry scheduled to start on 9 November 2020 for about 7 days. GM is attending and offering a written statement.

11. Rush Lane UTT/19/0437

The Rush Lane S106 included the provisions of three contributions, one each from, Rush Lane developers, Bovis Homes and Fairfield, these contributions are pro-rata on the number of houses and are to go towards enhancing the local bus service. The Fairfield contribution would be in excess of £900,000. GM is to state at the Fairfield appeal that this contribution could be better spent by going towards the community hall. The funding would support the bus service for 5 years, however more residents would benefit from a new community hall than extra buses. More buses would cause more traffic jams in Stansted Village and on Grove Hill, plus it was unlikely to achieve the objective of stopping people from using their cars. The current S106 monies for the community hall from the three developers are insufficient.

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

Appeal by Inquiry scheduled to start on 24 November 2020 for about 5 days. Representation to Planning Inspectorate has been made by EPC. UDC is being represented by Alison Hutchinson.

- 13. UTT/19/2266 - Gladman, up to 220 dwellings, North of Bedwell Road.**
A Zoom meeting with Gladman is scheduled for 9 December 2020 at 7.30pm. Ugley Parish Council will be attending. A notice is to be placed in the Elsenham News, on the village notice boards and social media. An agenda will need to be circulated. LJ to arrange a pre-meeting with Ugley Parish Councils to agree a joint approach as to how best to tackle the Gladman meeting.
- 14. Local Plan, UDC governance and Government policy**
Planning for the Future, representations submitted 27 October 2020.

Community Stakeholder Meetings

UDC are holding Community stakeholder meetings, the meetings are to invite the community to express their views and issues that matter to them. The feedback gathered from the exercise will be used to form the new local plan.

Consultation on SCI and Engagement Strategy, deadline 9 December

GM to look at both these documents regarding a response. Another consultation is also in progress called the Draft Protocol, the deadline for responses is 18 December 2020.

- 15. S106 agreements and parish consultation**
Email to UDC and councillors, 22 October 2020.
Follow-up to PL and GL, 25 October 2020.
Discussed on item 6 e.
- 16. UDC Planning Committee meeting.**
Next scheduled meeting: 18 November 2020.
- 17. Date of next meeting to be arranged.**
- 18. AOB**
PJ said that on the Wallace Land Investments website the maps showing the proposed development in Elsenham is one continuous line taking in the whole of Alsa Wood, which shows the 2 sites within one land mass and not the two parcels of land that was originally submitted.

The meeting finished at 1.50pm