

Elsenham Parish Council

**Minutes of the Planning Committee meeting
held on Friday 7 October 2022 at 2.30pm
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. P Johnson (PJ),
Mrs. S Waite (SW) and Mrs. L Johnson (Parish Clerk LJ).

Members of the public: Mr. Allan Hathaway (AH).

1. Apologies for absence. None.

2. Declaration of Interests. None.

3. Open to the public.

AH asked about the War Memorial in Church Lane which was damaged by lorries delivering to the adjacent field. AH said he would be happy to take away what is left of the memorial, repair and install it before Remembrance Day.

GM thanked AH on his kind offer, but as LJ had written again to Mrs. Doreen Taylor asking her to repair it before the 11 November, it was decided to wait to see if this happens before accepting AH offer.

When the memorial is repaired, EPC could take ownership of it to make sure it was looked after in the future.

4. Approval of the minutes of the meeting held on 26 August 2022.

The minutes were agreed and signed by GM as a true and accurate record.

5. To agree responses on the following planning applications;

5.1. UTT/22/2362/FUL Erection of 1 dwelling with new vehicular access. Land at 54 New Road, Elsenham. **No Comment.**

5.2. UTT/22/2067/FUL Erection of Garage for plot 4. 4 Eastfield Stables, May Walk, Elsenham Road, Stansted. **No Comment.**

5.3. UTT/22/2564/FUL Retrospective application for 4 no. containers for agricultural storage. New Farm, Stansted Road, Elsenham. **No Comment.**

5.4. UTT/22/2539/CLP Single storey rear extension and addition of roof light to rear of dwelling. 46 Glebe End, Elsenham. **No Comment.**

5.5. UTT/22/2536/OP Outline application with all matters reserved except access, for the erection of 3 no. dwellings and associated work. Land Adjacent to Brook House,

Tye Green Road, Elsenham. **The developer refers to Essex Parking Standards not UDC's. The developer says each house will have 2 or 3 parking spaces. Each house should be allocated 3 parking spaces and there should be 1 visitor parking space, making 10 altogether. These could be put on the north side of the site up against the railway line.**

5.6. UTT/22/2602/LB Timber frame repairs and associated repair works, Tumble Weed Cottage Green Street. **No Comment.**

5.7. UTT/22/2670/HHF Single storey rear extension, 33 Oak Drive Elsenham. **No Comment.**

6. UTT/22/1050/FUL Demolition of garage and rear extension and erection of a two-storey dwelling together with associated access, car parking and amenity space. 13 Broom Farm, Elsenham.

Planning application referred to Cllr. Lees.

Cllr. Lees should have refused strongly against this application. Still awaiting decision

7. New Community Hall.

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

An email was received from Nockolds on 27 September confirming that John Stigwood was due to speak to David Wilson Homes and Crest Nicholson the week commencing 3 October 2022. LJ to contact him asking for any feedback from this meeting as without it EPC could not move forward.

7.2. Transfer of S106 contribution money from DWH and CN to the Parish Council.

EPC to send an email to Cllr. Lees saying EPC have still not got anywhere regarding clarification on spending 20% of the funding. Would she please do what she can to get this moving and provide an answer.

GM to draft the email.

EPC still do not know if the funding is in an interest bearing account. This is even more important now as interest rates are going up.

7.3. Requests for contributions from other developers.

- Bloor, 350 dwellings. **At the meeting held with Bloor on 23 September 2022, Nicky Parsons had asked if EPC was asking for a donation towards the community hall, GM replied yes.**
- Rush Lane, 40 dwellings. **No further progress.**
- Dandara, 99 dwellings. **Will raise again once detailed planning application has been approved.**
- Countryside, Land south of Henham Road 130 houses. **EPC and UDC have both asked for a contribution to the community hall in the section 106.**
- Bloor phase 2, **if they agreed to a contribution on the same ratio as the other large developments in the village the amount would be £477,000.**
- Old Vicarage 5 houses. **EPC objected to this application. Cllr. Lees has called it in. If this planning application was agreed and EPC asked for a contribution pro rata, it would amount to £10,000.**

Many years ago, Sir Walter Gilbey gave a snooker table to Elsenham. Gordon Barker was the custodian. Gordon Barker has recently passed away and the custodianship has

passed to his son William Barker. For the past few years, the snooker table has been disassembled in the loft of the Memorial Hall. The Barker family has asked if there would be room to assemble the table and house it in the new community hall.

This would have to be discussed further.

The only other place at all possible for it to go is the Chapel.

8. UTT/19/0462 – Bovis Homes, now Vistry.

It looks like the development is going to commence soon. Vistry have erected a sign saying, 'New Houses, Summer 2023'. Vistry should give a month's notice to UDC and ECC before commencing work. Vistry should also give 50% of the community hall contribution before the commencement of the first house.

LJ to email Emma Blazeby informing her of the situation, copying in PL, GM, SW and PJ.

9. Crest Nicholson (CN).

CN is now ready to transfer the allotment land to EPC. LJ has informed Nockolds, waiting for a reply.

10. David Wilson Homes.

LJ to contact Nockolds regarding an update on registering Isabel Drive play area with Land Registry. Still ongoing.

11. Bloor Homes UTT/17/3573.

The minutes of the meeting held with Bloor Homes on 23 September 2022 have been sent to Alex Clerk and Nicky Parsons, they have not informed EPC of any amendments, so it is taken that the minutes are correct.

Bloor had sent EPC a phasing plan for their development, however this was inadequate only showing three stages of planning, the entrance, the new football pavilion and all the housing in one stage. There must be a greater detailed phasing plan as in the Section 106 agreement it refers to the open spaces being in a particular phase.

There is still no payment registered on the Section 106 agreement for the open spaces. Bloor said they would be sending introduction letters to residents living within a 500 meter radius; however, it is not clear from what point on the development the 500 meters would start from.

12. Bloor Homes for 'Phase 2' 200 new dwellings. Land East of Station Road, Henham.

This application is in Henham.

Bloor said at the meeting that no application has been submitted but one is being prepared. They had decided to move quicker than they anticipated due to Countryside submitting their plans. They are still considering whether to submit their planning application to UDC or go to the Inspectorate.

Bloor stated that they do not control all the land that Fairfield owned, they only have the land for the 350 houses plus phase 2, 200 new houses.

Residents have been reporting the excessive numbers of HGV's driving through Elsenham coming from and to Stansted. Unless the drivers are infringing a traffic regulation order, there is little the police can do about it. These are not all Bloor vehicles some were going to the sand quarry and other destinations.

13. Rush Lane UTT/19/0437.

Still no detailed application submitted.

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

Dandara planning application has been delayed twice. Once was because a statutory consultees report was missing, although the officer had still recommended it for approval. There is also a problem with the noise of the motorway, some of the gardens are above the accepted noise level.

15. Proposed development on Land South of Henham Road for 130 dwellings.

UTT/22/2174/PINS

There were 80 representations from members of the public on the Countryside planning application. Alison Hutchinson, on behalf of EPC prepared a first-class report objecting to this application including heritage, which is an argument that has not been raised before. Simon Watts also prepared a report objecting to the application on grounds of traffic and lack of infrastructure.

UDC Planning Committee considered the application in their capacity as consultees to PINS. The planning officer had proposed that UDC recommend approval.

However, UDC members were not happy with this recommendation and Nigel Brown suggested UDC send a letter setting out their objections, which included the impact on Elsenham. GM supplied a list to Nigel Brown of all the developments in Elsenham since 2012, this has been included with the letter and sent to the inspectorate.

16. The Local Plan.

Work on the local plan has been paused again. Three people on a team of seven resigned in a month. It looks as if the scrutiny committee will be disbanded. Regulation 18 public consultation and engagement is now going to be published after May's 2023 elections.

17. UDC Planning Committee meeting.

Next meetings to be held on 26 October 2022.

18. Enforcement notices.

18.1. ENF/21/0159/D 2 August 2021 Daisy Mays Farm, Hall Road Commercial camp site set up without permission.

Daisy Mays Farm have started to advertise that their camp site is open again.
LJ inform UDC's Enforcement.

18.2. ENF/21/0161/D 2 August 2021 Church Lane, Elsenham. Unauthorized earthworks.

LJ to write to Mrs. Doreen Taylor, asking her to arrange for the compacted mud on Church Lane to be removed, the entrance to the allotments to be reinstated and the War Memorial to be replaced. Doreen Taylor telephoned saying that the three issues would be addressed.

18.3. ENF/22/0043/C 8 March 2022 Land adjacent to Pennington Hall, Henham Road, Elsenham. Waste brought on site.

18.4. ENF/22/0045/C 8 March 2022. Land West of M11 Elsenham Road, Stansted. Unauthorized groundworks and clearing of land.

19. Date of next meeting

To be agreed later.

20. Any other business.

UTT/22/2184/FUL Erection of 5 dwellings with associated garages. Landscaping and a new vehicular access. The Old Vicarage, Hall Road, Elsenham.

This planning application has been called in by Cllr. Lees.

Manchester Airport Group (MAG) has turned down UDC's offer of 1.4million legal costs asking for 2.2million. UDC are now going to offer 2.05million.

The meeting finished at 4.50pm.