

Elsenham Parish Council

**Minutes of the Planning Committee meeting held on Thursday
28 September 2023 at 6.30pm, in The Memorial Hall, 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 the minutes of the meeting held on 16 August 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/23/2176/FUL** Retention of existing mobile home as a permanent dwelling. Daisy Mays Farm, Hall Road, Elsenham. **No objections**
 - 4.2. **UTT/ 23/2239/FUL** Erection of 3 holiday let cottages. Land At The Stables, May Walk, Elsenham Road, Stansted. **EPC objects to this planning application. There is nothing to show how the development would be confined to holiday lettings. This is an application for 3 residential dwellings, designed to mask the fact that this is not a sustainable location. Members agreed to submit the response GM had written.**
5. **New Community Hall.**

To review progress.

 - 5.1. **Community Centre Working Group held on 21 August 2023.**
Meeting scheduled for 18 September was cancelled.
Next meeting is scheduled for 16 October.
 - 5.2 **Actions outstanding from meeting of Community Hall Working Group, 21 August.**
 - 5.2.1 **Possible grant funding from Sport England and the Football Association.**
This was dependent upon a legal agreement with EYFC. It has now been agreed that EPC should approach Sport England and The Football Association directly.
 - 5.2.2 **Tender document for architects. Initial document by Ray Gooding.**
GM has now prepared full tender documents for consideration. The tenders are to be approved at the Community Centre meeting on 16 October.

5.2.3 Advertise for help with fund raising.

GM has produced a graph showing projected income from S106 contributions and expenditure over time. An article had been printed in the Elsenham News asking for help with fund raising but no one responded.
Still ongoing, action: Bianca Donald.

5.2.4 Pursue lack of monetary interest on S106 funds held by UDC.

This is still ongoing, action: Bianca Donald.

5.3 Transfer of the land to the Parish Council, and resolution of title restriction.

LJ had received an email from Nockolds on 27 September 2023, informing EPC that DWH solicitors has agreed to meet the costs for registering the play area and the transfer of the Community Centre land. Both were now progressing.

6. UTT/19/0462 – 130 homes, Vistry (Bovis Homes), UTT/19/0462/FUL.

The developer may have started work on this site now, GM to check. If work has commenced, LJ to inform Emma Blazeby UDC Section 106 officer, as this triggers the Community Centre contribution plus the construction method statement in the Section 106.

A meeting took place on 18 September with Mr. Rob Johnston, Adoptions Engineer at Vistry, regarding the PRoW. Vistry wanted to reroute the path through a housing development. Vistry have now agreed that the central section of the footpath is to go through the existing line of the PRoW forming a ‘green corridor.’

Mr. Johnston stated that the PRoW would not be closed during the construction.

At the meeting GM asked for a response to the questions that had been asked to Mr. Luke Taylor, Technical Manage Vistry, via email.

- Vistry are paying a contribution to the new Community Centre. 50% is due to be paid before the start of the development. Please would Luke inform EPC when this payment has been made and the amount.
- At a meeting with Bovis Homes on 18 September 2019, it was agreed that an acoustic fence facing the properties in Robin Hood Road would be erected early in the development.
- The only routes the construction vehicles may use are from Takeley or Henham. The other routes into the village have weight and width restrictions.

EPC asked if Vistry would consider contributing towards the costs of the ‘Elsenham News’ which was now running at a loss. Vistry asked for a written request.

LJ to confirm with Allan Hathaway that this has been sent.

Vistry have been asking Emma Blazeby for an invoice so they can pay their contribution to the Community Centre, as stated in the Section 106.

7. Crest Nicholson - Transfer of allotment land.

CN has agreed to pay the fee, the transfer is now progressing.

8. David Wilson Homes - Transfer of play area.

DWH has now agreed to pay the fees, the transfer is now progressing.

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

9.1 A meeting is to be held on 4 October 2023 with Alex Clerk of Bloor.

The following points will be raised at the meeting;

- Elsenham News funding crisis.
- Crocuses.
- Fencing around football pitches and pavilion.
- Henham Road flower box.
- Moving the 30-mph limit to the east of the development, scheduled for October's half-term.

9.2 UDC requested to amend parish to Elsenham on related applications, 24 Feb 2023.
UDC have now actioned this.

10. Bloor application for 'Phase 2' 200 dwellings UTT/22/2760/PINS; S62A/2022/0012

The following points will be raised at the meeting on 4 October,

Bee bricks.

Payment of Community Hall contributions.

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

Detailed application UTT/23/2028/DFO submitted, three weeks before the deadline.

Deadline for responses is 2 October 2023

It was agreed to submit the objections that GM had written. Objecting to inadequate visitor parking, affordable housing all clustered together, concerns that Wells Cottages have no foundations and the duty to preserve listed buildings. There is no mention of the natural spring, the attenuation pond will have a permanent wet area which is not acceptable this close to Stansted Airport because of the risk of bird strikes which also applies to the berry-bearing plants to be included in the hedges. The LAP is not acceptable, it does not even have one swing.

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

Meeting with Peter Roberts of Dandara on site 9 June.

Dandara had still not reported back on increasing the height of village entry signs.

EPC resolved to make no suggestions re street naming.

To help solve the problems with construction workers parking their vehicles in Isabel Drive, Cllr. Lees has given them permission to park on the new community land.

However, EYFC would like to use this space for an overflow car park at the weekends.

There are lots of construction vehicles queuing along Stansted Road and Isabel Drive waiting for the site to open in the mornings. LJ is to write to Dandara pointing out that parking on the community land space was a temporary arrangement and asking them when their compound will be available to take all the cars. Also, to ask for better management regarding the construction vehicles. Maybe give the drivers timeslots so they do not all arrive together and block the roads.

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

Appeal inquiry held on 21 March 2023. Appeal allowed 15 June 2023.

Detailed application awaited.

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

Hearing under S62A provisions on 11 May.
Outline application approved, 15 June.
Detailed application awaited.

15. Review S106 and Conditions Summary.

Vistry Section 106 condition 16, *Home Pack to be approved by EPC, before first occupation.*

This has not been approved by EPC, yet the Home Pack has now been discharged by UDC.

GM to draft an email to UDC planning asking why this document has been discharged without approval from EPC.

Condition 12 *Construction method statement before start of development.*

The method statement was objected to on 26 July 2023.

LJ to inform Emma Blazeby UDC Section 106 officer, of the two conditions that have been triggered.

16. Local Plan

The Local Plan Leadership Group is holding a meeting on Wednesday, 4 October 2023, to consider the Draft Uttlesford Local Plan 2021 – 2041 (Regulation 18) document.

Section 18 consultation will be from 3 November – 15 December 2023.

The draft Local Plan has this description of Elsenham.

Elsenham is a small village centre located approximately two miles north-east of Stansted Mountfitchet. It is located immediately adjacent to a double roundabout which can make accessibility by car challenging. The centre has just four town centre units comprising a Tesco Express store, a post office, a hair salon and a takeaway.

There are no further developments in the Local Plan for Elsenham.

Some of the houses have been allocated to the following villages;

- Takeley 1,636.
- Stansted Mountfitchet Key Settlement Walpole Meadows North, 250.
- Stansted Mountfitchet East of High Lane North 140.
- Great Dunmow 869.
- Saffron Walden 845.
- Newport 412.
- Henham 112.

The Local Plan states that infrastructure will be put in place for the new houses. Houses that have been built since the last Local Plan expired in 2012 however, will not have retrospective infrastructure put in place.

The Local Plan is due to be adopted in mid 2026. After it is published it should carry some weight with the inspectors.

17. UDC Planning Committee meeting.

Next Planning Committee meetings: 27 Sept (nothing re Elsenham), 25 October.

18. Enforcement notices.

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

Unauthorized earthworks.

LJ has informed Essex Highways that due to the soil which was dumped around the existing trees on the land between Daisy May's 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.

Wed 4 October, 7.00pm (joint meeting with Bloor Homes).

The next planning meeting is due to be held on 18 October, as GM cannot make this meeting the next meeting will be held on 1 November 2023 at 6.30pm.

N.B. Meetings are normally 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 8.00pm.