

Elsenham Parish Council

**Minutes of the Planning Committee meeting held on Thursday
1 November 2023 at 6.30pm, in Old Franks, 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 28 September 2023.**
The minutes were agreed and signed by GM as a true and accurate record.
The minutes for the meeting with Bloor Homes on 4 October will be signed at the next Planning Committee meeting.
- 4. To agree responses on the following planning applications.**
 - 4.1. UTT/23/2520/FUL** Demolition of existing building and erection of 2 no. detached dwellings with associated car parking, private gardens and access. Barn At Old Mill Farm, Stansted Road, Elsenham. **EPC to object to this application on the grounds that UDC now have a 5-year housing supply plus a draft Local Plan, which does not include this site. This proposed development has a very limited sightline with vehicles having to pull onto the road to see if any traffic is approaching from the right. GM to draft a response.**
 - 4.2. UTT/ 23/2501/HHF** Detached storage barn/outbuilding. Granary Barns, Green Street, Gaunts End, Elsenham. **No objection.**
 - 4.3. UTT/23/2193/PINS** Consultation on S62A/2023/0023 - Proposed erection 5 residential dwellings and associated infrastructure. Land At Eastfield Stables, May Walk, Elsenham Road, Stansted, Essex. **EPC to object to the application on the grounds that UDC now have a 5- year housing supply and a draft Local Plan which does not include this site. GM to draft a response.**
 - 4.4. UTT/23/1877/HHF** Removal of external wood and render. Replace with wooden effect composite cladding. 30 Leigh Drive, Elsenham. **No objection.**
 - 4.5. UTT/23/2598/AG** Galvanised Steel Agricultural Portal Frame Barn. Horseshoe design to create central sheltered area. Agricultural Roller shutters for plant access. Steel PA doors for pedestrian access. Single storey building with 10-degree apex roof. 4m to eaves to allow height required for Roller shutter for farm plant access. Land At Garrols Farm, Brick End, Broxted. **No objection.**

4.6.UTT/22/1050/FUL, APP/C1570/W/23/3322695. 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 Road, Elsenham. **Appeal lodged. Revisions to the application were made but were not drawn to EPC's attention. UDC now have a 5- year housing supply and a draft Local Plan which does not include this site. GM to draft a response.**

GM changed the order of the agenda.

5. Budget for 2024/2025.

The budget for New Housing advice 2023/24 is £4,000. So far this year only £910 has been spent, leaving £3,090. The only potential major application when EPC may wish to employ the services of a Planning Official is Gladman, 220 houses Land North of Bedwell Road. It was agreed to ask for £4,000 for 2024/2025.

6. New Community Hall.

To review progress.

Community Centre Working Group held on 16 October 2023. Minutes noted.

Actions outstanding from meeting of Community Hall Working Group, 16 October.

6.1. Tender document for architects. Initial document by Ray Gooding.

The Design Brief and instructions to tenderers were considered, and amendments were agreed. Some queries are to be referred to Ray Gooding. GM is going to speak with Ray. These documents can then be put on the Government Finders Website.

6.2. Advertise for help with fund raising.

Still ongoing, action: Bianca Donald. It was agreed at the meeting to ask Anna Mowbray if she would like to join the New Community Centre working group, as she has some experience with charity fund raising. Anna has since agreed and is getting up to speed with the background.

6.3. 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. Nockolds said they have asked for an undertaking.

LJ to chase.

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

Development commenced at the end of September 2023.

First instalment of Community Centre contribution has been paid, index-linked, date unknown. EPC asked for confirmation of the amount and date from UDC's S106 Officer, and from Vistry, no reply has been received from either.

8. Crest Nicholson - Transfer of allotment land.

The land has been transferred and Crest Nicholson has agreed to pay the fee.

This is now complete.

9. David Wilson Homes - Transfer of play area.

The transfer of the Play area on Isabel Drive has now been completed and registered with Land Registry. The Land Registry map, however, does not show the correct boundaries.

The boundary should be the fence around the play area, the map shows an extra piece of land to the side of the play area which includes the path and a surface water drain. It was agreed that no action would be taken.

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

10.1. Meeting with Alex Clark of Bloor on 4 October. Minutes noted.

10.2. Open space, football pitches & pavilion.

The football pitches will be maintained by the management company for one year after completion, being made available to EPC approximately September 2025.

10.3. Moving the 30-mph limit to east of the development.

This has now been completed.

10.4. Second flower box.

To be discussed by the Flowerbeds Committee.

11. Bloor application for 'Phase 2' 200 dwellings UTT/23/2063/DFO S62A/2022/0012.

UDC hold the parish incorrectly - should be Henham parish.

Meeting with Alex Clark of Bloor on 4 October. Minutes noted.

Alex Clerk has not replied to the minutes, so EPC assume that he is in agreement with them.

A revised application is to be made.

Alex Clerk gave an undertaking to give an update on NHS funding by the end of October. LJ to chase.

12. Rush Lane, 40 Dwellings, UTT/23/2028/DFO

Objections to the detailed application submitted on 2 October 2023.

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

Meeting with Peter Roberts of Dandara on site 9 June 2023.

Dandara to report back on increased height of village entry signs, and contribution to the Community Hall.

The construction vehicles are still parking on the Community Centre land. This was only meant to be a temporary arrangement. The site manager has informed EPC that the compound for vehicles to park on 'parcel A' will not be ready until after Christmas. GM to draft an email to Peter Roberts reminding him that at the meeting held via Zoom on 31 August 2021, Dandara had stated that all vehicles will park on site once the archaeological dig is complete.

Construction vehicles are using Grove Hill, this contravenes the Construction Management Plan, UTT/21/3247/DOC, 2.6. Cllr. Minor noticed the construction vehicles whilst carrying out speed watch duties and has reported them.

PRoW 13/31 blocked. LJ to inform Peter Roberts. Dandara should be improving the PRoW before the 1st house is occupied.

14. 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.

15. 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.

16. Review S106 and Conditions Summary.

The Vistry conditions have been raised with UDC and will be re addressed at the Teams meeting on 16 November 2023

17. Teams meeting with UDC Planning Officers, 16 November 2023.

A monthly Teams meeting is going to be held between EPC Planning Committee and UDC's Planning Officers, Madeleine Jones and Lindsay Trevilian.

EPC are going to draw to their attention the following conditions of Vistry off Hall Road development, which are due to be discharged before commencement. The development is now well under way, and discharge of the conditions is now overdue.

- Condition 5, Surface water drainage scheme. UTT/22/2186/DOC, received 3 August 2022, refused 14 April 2023; UTT/23/1704/DOC, received 4 July 2023, refused 30 August 2023.
- Condition 6, Minimise the risk of offsite flooding. UTT/23/1704/DOC, received 4 July 2023, refused 30 August 2023.
- Condition 9, Revised detailed landscaping plans. UTT/22/2533/DOC, received 12 September 2022, refused 29 December 2022; UTT/23/1754/DOC, received 10 July 2023, refused 30 August 2023.
- Condition 12, Construction method statement. UTT/23/1742/DOC, received 7 July 2023, awaiting decision. The Parish Council lodged an objection.

18. EPOA Parking Guidance Consultation.

<https://consultations.essex.gov.uk/rci/essex-parking-guidance-consultation-2023>

One of the conditions in this consultation is to reduce the number of car parking spaces. Areas will be split into three, Very Accessible, Moderate Accessibility and Low Accessibility areas. The number of parking spaces per house will be determined by the area depending on the accessibility of shops and public transport. Very Accessible, where shops and public transport is all within walking distance the parking will be reduce to one parking space per house. GM to draft objections.

19. Local Plan.

UDC Council meeting 22 November 2023. GM attended the meeting. A lot of members of the public attended and there were ten speakers, mostly speaking against the proposed development at Takeley in the Uttlesford Countryside Protection Zone. Unfortunately, UDC ignored the CPZ in the south of Elsenham, where 470 houses were built.

Although there are no further houses for Elsenham in the new draft Local Plan, there are offices at Gaunts End, Elsenham. EPC will have to decide whether to object to these or not, as they may help with employment in the village.

Regulation 18 Consultation is to be held between 3 November – 16 December 2023.

There are many houses in the plan for Stansted plus 112 in Henham although it does not state where these houses will be built.

20. UDC Planning Committee meeting.

Next Planning Committee meetings: 22 November 2023.

21. Date of next meeting.

Wed 15 November, or 6 December 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.

22. AOB.

There was no further business to discuss.

The meeting ended at 8.15pm.