

**Elsenham Parish Council
Planning Committee Meeting**

**To be held in Old Frank's, High Street.
At 6.30 pm on Wednesday 6 December 2023**

All meetings are open to Councillors, the public and press.

AGENDA

- 1. Apologies for absence.**
- 2. Declaration of Interests.**
- 3. Approval of the minutes of the meeting held on 1 November 2023.**

Approval of the minutes of the meeting with Bloor Homes held on 4 October 2023.

- 4. To agree responses to the following planning applications:**

4.1 UTT/23/2820/HHF Double storey extension to garage to provide living accommodation. Elsenham Cross Cottage, The Cross, Hall Road, Elsenham

4.2 UTT/ 23/2740/PAQ 3 Prior Notifications of change of use of agricultural building to 1 no. dwelling. Barn At Evie Rose Cottage Woodlands, Elsenham Hall, Elsenham.

4.3 UTT/23/2973/LB Conversion of outbuilding to annexe, including internal and external alterations to curtilage listed building. Priors Tye Green Lane Tye Green Elsenham

4.4 UTT/23/2922/LB Demolition of existing rear extension and parapet dormer. Erection of rear one and a half storey extension, alterations to rear dormer. Internal alterations to include vaulting internal first floor bedroom, removing modern partitions, converting existing attic. Erection of detached home office in rear garden. Tinkers Cottage The Cross Hall Road Elsenham

4.5 UTT/23/2622/PINS Consultation on S62A/2023/0026 - Outline application for the erection of up to 40 dwellings with all matters reserved except for access Land South Of (West Of Robin Hood Road) Rush Lane Elsenham
See 10. below.

- 5. New Community Hall**

To review progress.

5.1 Community Centre Working Group held on 20 November 2023. Minutes attached.

5.2 Actions outstanding from meeting of Community Hall Working Group, 20 November 2023.

Invitation to tender by architects lodged in Government website, with a deadline of Tuesday 23 January 2024

BB to research Public Works Loans, and attend course 'Winning Strategies for the Funding Game', 15 December.

5.3 Transfer of the land to the Parish Council, and resolution of title restriction.
Transfer of land still outstanding. Nocklolds had asked for an undertaking

5.4 Site visit arranged to Duxford Community Centre, 14 December

5.5 Next steps: see Minutes, 11

6. 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. We asked for confirmation of date from S106 officer.

UTT/23/1742/DOC Application to discharge Condition 12, Construction Method Statement. Objections sent, 27 November, with ref to access route.
Conditions 5, 6, 9 and 12 due for discharge before commencement.

7. David Wilson Homes - Transfer of play area.

Query as to who should pay Nocklolds fees of £500.

8. Bloor Homes, 350 homes, UTT/21/3269/DFO

8.1 Open space, football pitches & pavilion

Out to tender by Bloor. To be made available to EPC approximately September 2025

8.2 Second flower box.

Advised Alex Clark re position, 16 November.

9. Bloor application for 'Phase 2' 200 dwellings, UTT/23/2063/DFO

UDC still hold the parish incorrectly - should be Henham parish.

Revised application is to be made, probably after Christmas.

Undertaking by Bloor to give an update on NHS funding by end of October.

10. Rush Lane, 40 dwellings, UTT/23/2028/DFO

Objections submitted, 2 October.

New outline application submitted, 30 November, UTT/23/2622/PINS, S62A/2023/0026

Deadline for representations 8 January 2024

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

Meeting with Peter Roberts of Dandara on site 9 June. Followed-up on 4 July.

Dandara to report back on: increased height of village entry signs; contribution to Community Hall.

Andrew Owen is now Dandara contact. Asked for meeting, on site or Zoom.

Construction vehicles parking on Community Centre land. See emails.

UTT/23/2804/DOC Condition 12, Alsa Wood Management Plan. Objections drafted, deadline 14 December.

Contribution to improvements by ECC to footpath 13/32 and conditions 4, 6, 7, 14 all due for discharge before first occupation.

Construction vehicles using Grove Hill. See Construction Management Plan, UTT/21/3247/DOC, 2.6
PRoW 13/31 blocked. Due for improvement soon.
Report of lack of wheel washers on site; Sunday working

- 12. 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.

- 13. 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.

- 14. Review S106 and Conditions Summary**
See the attachment.

- 15. Teams meeting with UDC Planning Officers, 16 November 2023**
See Minutes attached.
Next meeting scheduled for 11.00 am, 21 December.

- 16. EPOA Parking Guidance Consultation**
<https://consultations.essex.gov.uk/rci/essex-parking-guidance-consultation-2023>
EPC objections scheduled

- 17. Local Plan**
Regulation 18 consultation, deadline 18 December 2023.

- 18. UDC Planning Committee meeting.**
Next Planning Committee meetings: 13 December 2023, 10 January 2024

- 19. Scheduled dates of next meeting.**
Wed 20 December, 6:30 pm; Wed 3 January 2024, 6:30 pm
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**