

**Elsenham Parish Council
Planning Committee Meeting**

**Minutes of the meeting held in Old Frank's, High Street.
At 6.30 pm on Wednesday 20 December 2023**

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

Planning Committee Members:

Dr. G Mott (Chair GM), Mr. G Bentley (GB), Ms P Davis (PD)
AND Mrs. S Waite (SW)

Members of the public: 0

In the absence of the Parish Clerk the minutes were taken by GM.

GM welcomed PD to her first meeting of the Planning Committee.

- 1. Apologies for absence.** Mrs. L Johnson (Parish Clerk LJ).
- 2. Declaration of Interests.** None
- 3. Approval of the minutes of the meeting held on 1 November 2023.**
The minutes were agreed and signed by GM as a true and accurate record, and will be delivered to LJ

Approval of the minutes of the meeting with Bloor Homes held on 4 October 2023.
The minutes were agreed and signed by GM as a true and accurate record, and will be delivered to LJ

4. To agree responses to the following planning applications:

4.1 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.

4.2 UTT/23/2965/OP Outline application with all matters reserved except access for the demolition of garage and erection of 1 no. dwelling and associated work. Chiming Fives Gaunts End Green Street Elsenham. **No response.**

4.3 UTT/23/3133/FUL S73 application to vary condition 2 (approved plans) of UTT/23/0464/FUL (Demolition of existing commercial buildings and erection of 4 no. detached dwellings with associated off-street parking) in order for revised plans to be considered Apple Tree Yard Fullers End Tye Green Road Elsenham. **No response.**

5. New Community Hall

To review progress.

- 5.1** Community Centre Working Group held on 20 November 2023. Minutes attached.
Community Centre Working Group held on 18 December 2023. Minutes outstanding.

5.2 Actions outstanding

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

BB to research Public Works Loans.

BB was unable to attend the meeting of the Working Group on 18 December.

The item is outstanding.

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

Transfer of land still outstanding. Nockolds had asked for an undertaking,

Last email from Nockolds was on 21 November.

Outstanding. It was agreed that there is little point in contacting Nockolds close to the holiday period, but that LJ should be asked to make contact early in the new year and state that the PC does not understand the continual delay.

5.4 Site visit to Manuden Community Centre, 14 December 2023.

See report.

GM reported that the visit was useful, if only to give some idea of things to avoid: the main hall is high enough for badminton, which is rarely played; it has a built-in stage, but there have been few dramatic productions; the only windows are high; the meeting room has no windows at all.

5.5 Course, 'Winning Strategies for the Funding Game', 15 December.

Report.

GM had attended an online NALC course 'Winning Strategies for the funding game' on 15 December. The course did not cover funding for projects like a new community hall. The speakers were an organiser for the National Lottery Heritage Fund and the parish clerk in a deprived area. The course organisers did however promise to send out a list of possible donors and GM will try to ensure it is received.

5.6 Approve if requested the engagement of Alan Lamb, initially for assistance in answering questions from architects.

GM reported that the Working Group had decided to recommend that Alan Lamb is engaged for help in answering architects' questions in the period up to the deadline for receipt of tenders, 23 January 2024.

Proposal: Alan Lamb is engaged to help in answering architects' questions in the period up to 23 January 2024.

GM proposed, SW seconded, the vote was carried unanimously.

5.7 Terms of Reference of CC Working Group - or Committee

GM said that Terms of Reference for the Working Group had not been set up. It originated as a Working Group within the Planning Committee, but there is a question as to whether that is still appropriate. As a Working Group, it cannot take

decisions and the matter becomes important where issues of finance are concerned, given that when the project is under way, large sums will be involved.
The feeling of the meeting was that the Working Group should be responsible to the full Parish Council. GM said that he would like to seek the views of all the members of the Parish Council

6. UTT/19/0462/FUL – 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.

Enforcement notice INV/23/0245/C has been raised re Condition 12, 12 December 2023.

Conditions 5, 6, 9 and 12 due for discharge before commencement.

Complaints of mud on Hall Road.

These issues will be raised at the meeting with UDC officers on 21 December.

7. David Wilson Homes - Transfer of play area.

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

David Wilson Homes has agreed to pay the fees. This item can now be deleted.

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

Noted

8.2 Second flower box.

Advised Alex Clark re position, 16 November.

Noted

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.

UDC officers will be asked when the revised application is likely to be made.

It is not considered likely that Bloor will offer anything by way of NHS funding.

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

Objections submitted, 2 October.

UDC officers will be asked to clarify the current status of this application, given that a replacement with access from Robin Hood Road has now been submitted.

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

Decided not to instruct a transport consultant.

Deadline for representations was 8 January 2024, now 12 January 2024.

Probably before UDC Planning Committee as consultees, 10 January 2024.

GM will prepare objections from EPC for discussion, and will also ask that, if the application is approved, a contribution to the Community Centre is included in the S106. GB will make personal objections, citing the narrowness of Robin Hood Road and the impact on the heritage assets of Wells Cottages, which lack foundations. Responses should be made to the Planning Inspectorate.

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. Objection sent. 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

PD and her neighbour will continue to monitor Dandara activity off Isabel Drive. At the Stansted Road site, cones and temporary traffic lights have been installed, but no work is happening. Enforcement issues will be raised at the meeting with UDC officers.

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.
Noted

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

See Minutes attached.
Next meeting scheduled for 11.00 am, 21 December.
Schedule of topics has been circulated.

16. Local Plan

Regulation 18 consultation, deadline 18 December 2023, representations submitted. UDC have not made submissions available.

17. UDC Planning Committee meeting.

Next Planning Committee meeting: 10 January 2024

18. Scheduled dates of next meeting.

Wed 3 January 2024, 6:30 pm; Wed 17 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.

19. AOB

GM will walk round the sites of ongoing developments with PD and SW.