

**Elsenham Parish Council
Planning Committee Meeting**

**Minutes of the meeting held in Old Frank's, High Street, Elsenham
at 6.30pm on Wednesday 17 January 2024**

All meetings are open to Councillors, the 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.** Ms. P Davis (PD).
- 2. Declaration of Interests.** None.
- 3. Approval of the minutes of the meeting held on 20 December 2023.**
The minutes were agreed and signed by GM as a true and accurate record.
- 4. To agree responses to the following planning applications;**
 - 4.1. UTT/23/3160/FUL** Erection of 2 no. semi-detached dwellings (amendment to previously approved scheme UTT/23/0947/FUL). Land at Elsenham Meadows, Green Street, Elsenham. **No objection.**
 - 4.2. 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. **No objection.**
 - 4.3. 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 the 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. **No objection.**
 - 4.4. UTT/23/2882/FUL** Proposed agricultural barn. Land At Garrolds Farm, Brick End, Broxton. **No objection.**
 - 4.5. UTT/23/2831/FUL** Conversion of barn to 1 no. dwelling and proposed garage. Pennington Hall, Henham Road, Elsenham. **No objection.**
 - 4.6. UTT/24/0016/LB** Proposed alterations to passenger waiting room including the installation of locking mechanisms and infrastructure to the entry door and installation of security cameras. Elsenham Railway Station, New Road, Elsenham. **No objection.**

5. New Community Hall.

To review progress.

Community Centre Working Group meeting held on 18 December 2023. Minutes noted.

Community Centre Working Group meeting held on 15 January 2024. Minutes noted.

5.1. Actions outstanding.

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

It was confirmed that GM will be moderator, and the appraisers will be Bob Burlton, Ray Gooding, Allan Hathaway, Anna Mowbray with Bianca Donald as reserve appraiser if required.

GM will arrange with LJ the opening of the tenders, distribution of tenders and the date of the meeting to review tenders and make recommendations. This is largely dependent upon the number of tenders received.

The committee agreed that it is necessary to generate interest. Research on Public Works Loans has been carried out. There is normally a maximum loan of £500,000 in a single financial year, although there is some flexibility. EPC needs to contact others who have secured and managed loans.

GM, LJ and Allan Hathaway held a meeting with an architect on site. Two of the main issues that came from the meeting were the necessity to secure buy-in from the public, and the possibilities of holding conferences as a good source of revenue.

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

Transfer of land is still outstanding. Last email from Nockolds was on 4 January 2024, which stated that they were chasing David Wilson Homes solicitors.

5.3 Role of Alan Lamb.

Alan Lamb has been employed by EPC to help with questions from architects.

Other things he could help with are;

1. Plans.
2. Long Term plan.
3. To help in submitting invitations to contractors onto the Government website.
4. To help with appraising the tenders.

5.4 Business Plan.

Members of the committee are going to look at the draft Business Plan, with a view to making suggestions at the next meeting. There is still a lot of work to be done on the Business Plan.

5.5 Terms of Reference of CC Committee.

It had been agreed that the New Community Centre Working Group should become a committee. GM had composed Terms of Reference for the new committee which will be added to February's agenda for adoption by the Full 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 paid, index-linked, 5 December 2023.

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.

Complaint about mud on Hall Road.

Things have not moved on. Some conditions have still not been discharged, these will be raised again at the Teams meeting on 25 January with Lindsay Trevillian and Madeleine Jones, Planning Officers at UDC.

7. Bloor Homes, 350 houses, UTT/21/3269/DFO.

7.1. Open space, football pitches & pavilion.

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

7.2. Second flower box.

Advised Alex Clark re position, 16 November.

Noted.

7.3 Walkway and cycle way to station.

At the meeting held on 8 October 2023, Alex Clerk informed members that the walkway to the station would be open by Christmas 2023. LJ to contact Alex Clerk for an update.

8. 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.

UDC said the revised application is likely to be February/March 2024.

9. Phillips, 40 dwellings off Rush Lane, UTT/23/2028/DFO

Objections submitted, 2 October 2023.

This application is still open.

Access off Robin Hood Road, UTT/23/2622/PINS, S62A/2023/0026.

New outline application submitted, 30 November.

Representations submitted to Planning Inspectorate before the deadline, 12 January 2024, with request for contribution to Community Hall included.

UDC had recommended a contribution to the new Community Hall to be included in draft S106.

The date of the hearing should be made public very soon as the decision is due around the 27 February 2024.

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

Meeting with Peter Roberts of Dandara onsite 9 June 2023. Followed-up on 4 July 2023.

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 neighbors 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. Andrew Owen has now agreed to an onsite meeting. LJ to reply agreeing to a meeting on Wednesday 24 January 2024 at 10am by the Dandara gates on Isabel Drive.

11. 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.

12. 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.

13. Review S106 and Conditions Summary.

Attachment -noted.

Vistry still has condition 12 Construction Method Statement outstanding, this should have been agreed before any work commenced.

One of Dandara's conditions is improvement of the PRow before the first occupation, this needs to be monitored.

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

Minutes - noted.

Next meeting scheduled for 25 January 2024. Schedule of topics has been circulated.

15. Local Plan.

Regulation 18 consultation, deadline 18 December 2023, representations submitted.

UDC have not made submissions available to view, they have said that all the comments would be tabulated together and published with an answer.

16. UDC Planning Committee meeting.

Next Planning Committee meeting: 7 February 2024.

17. Scheduled dates of next meeting.

Wednesday 7 February 2024, 6:30 pm; Wed 21 February 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.

AOB

There was no other business.

The meeting ended at 7.50pm.