

**Elsenham Parish Council
Planning Committee Meeting**

**Minutes of the meeting held in Old Frank's, High Street, Elsenham
at 6.30pm on Wednesday 21 February 2024**

All meetings are open to Councillors, the public and press

Planning Committee Members:

Dr. G Mott (Chair GM), Mr. G Bentley (GB), Mrs. P Davis (PD),
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 17 January 2024.**
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/24/0177/LB** Retention of internal works carried out in relation to conversion of Class C3 dwelling house to Class C1 guest house. 2 Loppingdales Cottages, Green Street, Gaunts End. Elsenham. **No comment.**
 - 4.2. **UTT/23/3132/FUL** Section 73A Retrospective application for change of use from Class C3 dwelling house to Class C1 guest house. 2 Loppingdales Cottages, Green Street, Gaunts End, Elsenham. **No comment.**
 - 4.3. **UTT/24/0161/FUL** Change of use from agricultural grazing land to land in connection with the commercial use of the wellness hub. Construction of a swimming pool and associated operational development. Eastfield Stables, May Walk, Elsenham Road, Stansted. **EPC objects to this application. An application for a tennis court was refused by UDC on *inappropriate form of development in the rural area and would fail to preserve the open and rural character and appearance of the site and area.* EPC believes that this application should be refused on the same grounds.** LJ to send a response to UDC.
 - 4.4. **UTT/24/0158/FUL** Installation of external air handling unit chiller, air conditioning condensers, wastewater tank including associated pipework and drainage, ductwork grilles and louvre inside elevation external cladding. Molton Brown Cosmetics, Green Street, Elsenham. **EPC objects to this application on the grounds that the wastewater tank is too close to their neighbour's boundary.** LJ to send response to UDC.

- 4.5. UTT/24/0068/FUL** Change of use from agricultural grazing land and construction of a tennis court. Eastfield Stables, May Walk, Elsenham Road, Stansted. A planning application for a tennis court on this land was refused by UDC. **EPC objects to this application. An application for a tennis court was refused by UDC on 5 January 2024 on the grounds of *inappropriate form of development in the rural area and would fail to preserve the open and rural character and appearance of the site and area.* EPC consider that these grounds still stand, and therefore this application should also be refused.** LJ to send a response to UDC.
- 4.6. UTT/24/0098/FUL** Conversion of existing garage with change of use to 1-bedroom unit for use as short term rental. 26 New Road, Elsenham. **EPC consider that there is not enough structural information on how the building will meet all the building requirements. EPC therefore leave it to UDC Officers to see that all building regulations are adhered to.** LJ to send a response to UDC.
- 4.7. UTT/23/3134/FUL** Demolition of existing dwelling and erection of 3 no. detached dwellings. Berries, Station Road, Elsenham. **EPC object to the application on the grounds that this is over development, lack of parking, lack of garden space, the height of the houses and overlooking neighbouring properties.** GM to send a response to UDC.
- 4.8. UTT/23/2239/FUL** Erection of 3 holiday let cottages. Land At The Stables May Walk, Elsenham Road, Stansted Essex. Appeal lodged, 31 January 2024. **This application has now gone to appeal. EPC had already sent a response objecting to this application; this will automatically be forwarded to the inspectorate.** GM said there was nothing else to add to EPC response.
- 4.9. Sand and gravel extraction site proposal.** See <http://www.essex.gov.uk/minerals-review>, site A76. This is a consultation which proposes a sand and gravel extraction in Henham. Henham PC are going to object that it will increase heavy goods traffic on the road into Stansted. **LJ to add this to the Full Council meeting on 4 March to ask Councillors if EPC should respond. Closing date 19 March 2024.**
- 5. New Community Centre.**
The Community Centre Working Group has now been constituted as a committee and will report to the Parish Council in future.
GM gave an update, EPC only received two tenders, neither were acceptable. There was a large cost difference, the changing rooms were not up to the Football Foundation Standard, one had not provided a café and other details. The Community Centre Committee are going to have to rethink, and probable reduce the spec.
- 6. Vistry (Bovis Homes), 130 dwellings west of Hall Road, 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 were all due for discharge before commencement. GM raised this again at the Teams meeting on 15 February with Madeleine Jones, Planning Officers

at UDC. Madeleine said that this had been reported to Enforcements, but the Enforcement Officer was now off sick, and UDC had no replacement.

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.

The attenuation pond in the south-west of the site has overflowed. It was then pumped out onto the land reserved for the future football pitches, and that land is now heavily waterlogged, with a very large puddle in the south-west corner.

An email has been sent to Alex Clark asking.

- Why can the attenuation pond not cope with exceptional rainfall?
- Will it be pumped out regularly onto the football pitch area?
- What steps will be taken to ensure that the football pitch area is fit for purpose?

7.2. Second flower box.

Advised Alex Clark re position, 16 November.

Still has not been supplied.

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. Alex Clark has now given an update that due to weather conditions the footpath will be open by Easter.

Section 106 states that the footpath should be open before the 80th house is occupied, approximately 35 houses are already occupied.

8. Bloor Homes, 'Phase 2', 200 dwellings, UTT/23/2063/DFO.

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

Due to the Urban Design Code changing, Bloor have had to revise their application extensively. The revised application is to be made probably, April/May 2024.

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

Application remains open.

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

S62A Hearing held 6 February 2024. Decision awaited.

Request made for contribution to Community Centre.

GM spoke at the S62A Hearing against this application. GM also requested, without prejudice, a contribution towards the community centre. UDC did not object to the planning application, but they did support EPC contribution request. However, it is unlikely that a contribution will be made as the applicants did not agree to a contribution to the new Community Hall.

10. Dandara, 99 dwellings west of Isabel Drive and off Stansted Road, UTT/21/2461/DFO.

Meeting with Dandara on site, 24 January 2024. Minutes noted.

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, 12 and 14 all due for discharge before first occupation.

The Woodland Management Plan has been rejected by UDC due to the lack of provision for the oxlips in the wood, these being a protected species. The plan must be in place before the first occupant, Dandara said this would be around 1 April 2024.

Contribution to ECC for the improvement to the public footpath through the wood is to be paid before first occupation. The amount due was expected to be paid in December/January, or possibly February, with EPC to be advised when payment has been made. Dandara said they were still awaiting an invoice from UDC, which they have chased several times.

GM said that as the contribution is to be paid to ECC, presumably the invoice should come from them. GM raised this at the Teams meeting with Madaline Jones, who said she would investigate it.

- 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. No advance has been made, still ongoing.
- 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. Still ongoing.
- 13. Review S106 and Conditions Summary.**
See the attachment.
- 14. Teams meeting with UDC Planning Officers.**
Meeting held on 25 January. Minutes noted.
Meeting held on 15 February. Minutes noted.
- 15. Local Plan.**
Regulation 18 consultation, deadline 18 December 2023, representations were submitted.
UDC will publish all representations with responses.
- 16. UDC Planning Committee meeting.**
Next Planning Committee meeting: 6 March 2024.
- 17. Scheduled dates of next meeting.**
Wed 6 March 2024, 6:30 pm; Wed 20 March 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.
- 18. A.O.B**
There was no other business.

The meeting finished at 8.10p