

**Elsenham Parish Council
Planning Committee Meeting**

**Minutes of the meeting held in Old Frank's, High Street, Elsenham
at 6.30 p.m. on Wednesday 20 March 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:** Mrs. P Davis (PD).
2. **Declaration of Interests:** None.
3. **Approval of the minutes of the meeting held on 21 February 2024.**
The minutes were agreed and signed by GM as a true and accurate record.
4. **To agree responses to the following planning application.**
 - 4.1. **UTT/24/0650/HHF** New brick porch to existing property with tiled pitched roof.
4 Also Leys Elsenham. **No Objection.**
5. **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.
UDC has now discharged the revised Condition 12, Construction Method Statement. The revised application has the correct construction route.
GM to ask Madeline Jones at the UDC Teams meeting if any progress has been made with the other outstanding Conditions 5, 6 and 9 which were due for discharge before commencement. UDC Enforcements have been informed.
6. **Bloor Homes, 350 dwellings, UTT/21/3269/DFO.**
 - 6.1. **Open space, football pitches & pavilion.**
An email was sent on 21 February to Alex Clark asking why 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, which has now made the land heavily waterlogged.
EPC asked Bloor the following questions.
 - 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?No reply has been received.
 - 6.2. **Second flower box.** Advised Alex Clark re position, 16 November 2023.

6.3. Walkway and cycleway to station. The latest information was that it will be open by Easter, weather permitting. The walkway and cycleway should be completed before the occupation of the 80th house, approximately 45 houses are now occupied.

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

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

A revised application was made on 1 March 2024; EPC responded.

Highways have made objections of some concern, re refuse vehicle access, site layout, visibility and surface finishes.

8. 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 to grant planning permission, 26 February 2024. Request for contribution to Community Centre was refused. The developer is also not paying a contribution to health or education; this is due to the applicants citing a legal precedent Nigel Brown at UDC said he was alarmed at this Inspector's approach on S106 on Health and Education. UDC are hoping this was a one off approach by an Inspector. Still awaiting detailed application.

9. 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/24/0471/DOC. Various conditions, including 4 (relocation of speed limit sign) and 12 (Alsa Wood Management Plan). Objections sent, 15 March.

EPC have made objections to conditions 4 and 12. Condition 4 does not include the increased height of the village sign which has been agreed by Dandara.

Condition 12, the additional protection of the oxlips is not adequate.

Contribution to improvements by ECC to footpath 13/32. A Contribution to ECC for the improvement to the public footpath through the wood is to be paid before first occupation. Dandara wants to pay the amount, but neither UDC, or ECC will take responsibility for it and send an invoice. GM raised this at the Teams meeting with Madeleine Jones, who said she would investigate it.

10. 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.

11. Countryside, 130 south of Henham Road, UTT/22/2174/PINS; S62A/22/0007.

Hearing under S62A provisions on 11 May 2023.

Outline application approved, 15 June 2023.

Detailed application awaited.

12. Gladman, 240 north of Bedwell Road, UTT/24/0543/OP

EPC Extraordinary Meeting, 15 March 2024. Resolved.

The noise coming from the motorway and the railway line was the determinative factor for the previous application being refused. Therefore, it would make sense to object to this application on the grounds of noise again. To mitigation the noise level Gladman are

proposing three-storey houses with the front door, kitchen and bathroom on the motorway side, and the living room and bedrooms on the other side away from the motorway. It was not clear if there will be houses or flats.

At EPC Extraordinary Meeting, on 15 March it was resolved to commission Stephen Gosling from 24acousites, at a cost of £1500+VAT, to review the application and see if there is a case for EPC to object on the grounds of noise.

Henham PC have agreed to contribute 50%.

EPC asked for a meeting with UDC and Gladman to discuss S106 provisions, about health, buses and the community centre. Nigel Brown replied the applicant did not engage with UDC in pre-application discussions. Had they done so UDC could have insisted, through the Community Involvement Protocol, that they engaged with the parish councils too.

However, with the Gladman application in 2021, Gladman had approached EPC asking for a meeting. At the meeting Gladman were happy to agree to a payment to the new community centre within the Section 106 agreement.

Nigel Brown has given permission for EPC to have an extension until 15 May 2024 to submit a response to the Gladman application.

13. Review S106 and Conditions Summary.

Needs updating.

14. Teams meeting with UDC Planning Officers.

Next meeting is due 21 March 2024.

15. Local Plan

Regulation 18 consultation, deadline 18 December 2023, representations were submitted. UDC have published all representations from the consultation with responses.

16. UDC Planning Committee meeting.

Next Planning Committee meeting: 3 April 2024

17. Scheduled dates of next meeting.

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

GM to arrange a trip to have a look at the Gladman site.

The meeting finished at 8.10 p.m.