

Elsenham Parish Council Planning Committee Meeting

**Minutes of the meeting held in Old Frank's, High Street, Elsenham
at 6.30pm on Wednesday 17 April 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 20 March 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/24/0338/FUL** Change of use from outbuilding to 2 no. studio holiday lets. The Stables, Green Street, Gaunts End, Elsenham. **No Objection.**
 - 4.2 UTT/24/0727/FUL** Proposed plant machinery and associated gantry at roof level including 1 no. air handling unit, 6 no. extractor fans and 12 no. external condensers and the erection of externally illuminated signage. Molton Brown Cosmetics, Green Street, Elsenham. **This application refers to 5 spotlights to be located remotely on the site. The location of these spotlights should be confirmed on the plans. Stansted Airport should also be consulted regarding their position.**
 - 4.3 UTT/24/0728/AV** 2 no. externally illuminated signs. Molton Brown Cosmetics, Green Street, Elsenham. **No objection.**
 - 4.4 UTT/24/0991/HHF** Proposed single storey rear extension and alterations including addition of first floor balcony. 12 New Road, Elsenham. **No objection.**
 - 4.5 UTT/24/0910/DOC** Application to discharge condition 14 (recreation strategy) attached to UTT/19/2470/OP. Land To The West Of Isabel Drive, Elsenham. **GM to write response. See number 9.**
- 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.
Conditions 5, 6 and 9 are due for discharge before commencement.

Still no development on the conditions that should have been discharged before commencement. GM to ask Madeline Jones, UDC Planning Officer, for an update at the meeting being held with UDC on 25 April 2024.

6. Bloor Homes, 350 dwellings, UTT/21/3269/DFO.

6.1 Open space, football pitches & pavilion.

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

Email sent to enquire why attenuation pond was pumped out onto this land.

Still no reply to the enquiry sent on 20 February, asking why the attenuation pond had been pumped out onto the area reserved for the new football pitches.

6.2 Crocuses.

Email 20 February to enquire why none planted.

Email 24 March to advise of ruts in the area at the entrance to the site.

Still no reply to the email sent on 20 February asking why no crocuses have appeared at the site entrance and informing Bloor that someone had driven across the wide verge at the site entrance making deep ruts in the waterlogged surface. EPC suggested placing bollards along the perimeter adjacent to the road, to prevent a repetition and either make good their promise to plant crocuses or rename the main access 'Non-Crocus Drive'.

6.3 Second flower box.

Advised Alex Clark re position, 16 November.

Still ongoing.

6.4 Walkway and cycleway to station.

The walkway was not open by Easter. It should be opened by the occupation of the 80th house; approximately 45 houses are now occupied.

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

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

Revised application made, 1 March 2024. EPC responded, 12 March..

Further extensive revisions, 9 April, deadline 25 April. Extension requested.

Lindsay Trevillian, UDC's District Wide Team Leader replied that the revisions are so minor in detail in that they do not materially alter the scheme from that of which the Parish Council has already reviewed and made comments.

LJ to email Lindsay Trevillian and Alex Clerk asking for a summary of the revisions.

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

Application remains open.

Revised documents dated 15 March have been lodged against the above application, with an Expiry Date of 29 March.

EPC understood that this application was to be abandoned in favour of UTT/23/2622/PINS, S62A/2023/0026, 40 dwellings off Robin Hood Road, approved under the S62A regulations, 26 February 2024.

The revisions to Rush Lane were not drawn to the attention of the Parish Council. EPC has requested an extension until after the deadline for the Gladman application, 29 May. A reply has been received from Rachel Beale, UDC Senior Planning Officer. Rachel Beale said that the revised plans were submitted after she raised several concerns with the layout. However, she now has concerns about the revised layout, so further amendments have been requested. That is the reason EPC have not been consulted. Rachel Beale said at no point has it been suggested that this application will be abandoned. Although it does seem strange, yet no detailed applications have been submitted that utilise the alternative access from Robin Hood Road. There is no contribution towards the new community centre on either planning applications.
GM to draft a reply to Rachel Beale.

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.

Request for contribution to Community Centre refused.

Detailed application is now awaited.

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 distributed.

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

Contribution to improvements by ECC to footpath 13/32, due for discharge before first completion: difficulties in raising invoice by ECC.

Conditions 4, 6, 7, 12 and 14 all due for discharge before first occupation.

UTT/24/0910/DOC Condition 14. See above, 4.5.

An email had been received from a resident living in Southfield Close, complaining about the cars from the Dandara site. Cars are arriving around 6.00am when the gate to the temporary car park is opened. They are also parking in the visitors' bay, and the turning bay, making it difficult for delivery vans/cars to turn. Many cars park in the bays even when the car park is almost empty.

LJ is to send the email from the resident, without the sender's name and email address, to Scott Waite and Andrew Owen pointing out that their work hours are 8.00am – 6.00pm Monday to Friday and 9.00am – 1.00pm on Saturdays. Informing them that all the cars should be parking on parcel A site, if there is no room due to the crane, then they should park on parcel B site, where there always seems to be spaces, it is then just a short walk to parcel A. There should not be any reason for cars to park in the visitors or turning bays on Southfield Close.

The first occupant has moved in. This should have triggered conditions 4, 6, 7, 12 and 14 all were due to be discharged before first occupation. GM to raise this with Madeleine Jones at the UDC Planning Meeting on 25 April 2024.

The improvement to the footpath through Alsa Wood should have been completed before first occupation, Dandara are having difficulties with ECC raising an invoice.

Dandara has submitted UTT/24/0910/DOC, application to discharge condition 14 (recreation strategy). The Woodland Management Plan (UTT/24/0471/DOC) was

rejected by UDC due to the lack of provision for the oxlips in the wood, these being a protected species. The new application is also incorrect regarding the oxlips. Dandara intends to place information boards in the wood. The Management Plan should have been discharged before the first occupant. GM to write the response.

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. Outline application approved, 15 June. Detailed application awaited.

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

Deadline for responses extended to 15 May. The redacted section. Stephen Gosling instructed to compile a report on noise. EPC's S106 requests held by UDC, 11 April. Ugley Village Hall S106 request, 11 April. Nigel Brown has agreed to an extension until 15 May 2024. EPC has commissioned Stephen Gosling from 24acousites to compile a report objecting on the grounds of noise, to be submitted to UDC. GM is also to write an objection on behalf of EPC, regarding other issues. EPC has sent a response to the Section 106 agreement which is now on the UDC's website. EPC have requested payment to the Ugley Village Hall, any remaining funds to Elsenham's new community centre. Also, payments to the Doctors surgery and the 7 and 7A bus route. Nigel Brown said he will be holding a meeting regarding the Section 106 with all three villages, Elsenham, Ugley and Henham. GM had asked Madeleine Jones for a copy of a four-page section in the Environmental Statement that is completely blanked out. Nigel Brown had refused the request.

13. Review S106 and Conditions Summary.

On going.

14. Teams meeting with UDC Planning Officers.

Next meeting is due 25 April 2024.

15. Local Plan.

Regulation 18 consultation deadline 18 December, representations published 20 March, without promised responses from officers. GM spoke at Local Plan Panel meeting, 10 April 2024. Division of responsibility between Local Plan Panel and Scrutiny. The scrutiny meeting is scheduled for 16 April.

GM addressed, on behalf of EPC, the Local Plan Panel, Uttlesford District Council on 10 April 2024.

One of the many issues GM raised was the Regulation 18 consultation and the promise that the planning officers would prepare responses to the various representations, grouped if necessary. This did not happen, with no explanation why. GM said EPC supports the proposal that there should be no new housing allocations to Elsenham, but the impact on the inadequate local road system of the large amount of housing approved but not yet delivered in Elsenham must be considered in the significant allocations to Stansted and Henham.

16. UDC Planning Committee meeting.

Next Planning Committee meeting: 1 May 2024

17. Scheduled dates of next meeting.

Wed 1 May 2024, 6:30 pm; Wed 15 May 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. AOB no other business.

The meeting finished at 8.20pm.