

Elsenham Parish Council Planning Committee Meeting

**Minutes of the meeting held at 1 Sant Road, Elsenham
at 6.30pm on Wednesday 15 May 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. Election of Chair

SW proposed GM as Chair, GB seconded, the vote was carried unanimously.

2. Apologies for absence: None.

3. Declaration of Interests: None.

4. Approval of the minutes of the meeting held on 17 April 2024.

The minutes were agreed and signed by GM as a true and accurate record.

5. To agree response to the following planning application:

5.1. UTT/24/1074/CLE Certificate of lawfulness for existing use of building as a standalone dwelling. Building At The Old Dairy Farm, Green Street, Elsenham.
No objection, leave to UDC Planning Officer.

5.2. UTT/24/1202/PAR3 Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to a flexible use within Storage or Distribution (Use Class B8), Hotels (Use Class C1), Commercial/Business/Service (Use Class E). Building At Fullers End Farm, Fullers End. Tye Green Road, Elsenham. **No objection, leave to UDC Planning Officer.**

UTT/24/0997/HHF Proposed new door opening in external flank wall. Flat 8, Elsenham Hall, Elsenham. **No objection, leave to UDC Planning Officer.**

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

Still no progress on the conditions that should have been discharged before commencement. GM to ask Madeleine.Jones, UDC Planning Officer, for an update at the meeting being held with UDC on 17 May 2024.

7. Bloor Homes, 350 dwellings, 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.

Email sent to enquire why attenuation pond was pumped out onto this land, 21 February 2024. **Still no reply.**

7.2. 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, a reminder is to be sent in the Autumn.

7.3. Second flower box.

Advised Alex Clark re position, 16 November. **On going.**

7.4. Walkway and cycleway to station.

The latest information was that it would be open by Easter; this did not happen. It should be opened before the occupation of the 80th house; approximately 50 houses are now occupied. The ground for the walkway and cycleway is currently underwater.

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

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

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

UDC Planning and Bloor asked for summary of revisions.

Further revisions, 29 April and Highways, 3 May. Deadline given as 6 May.

Due before UDC Planning Committee, 29 May.

EPC asked for the details of the revised application.

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 has already reviewed and made comments.

LJ emailed Lindsay Trevillian and Alex Clerk asking for a summary of the revisions, no reply was received from either. GM will ask Madeleine Jones again at the meeting on 17 May 2024, also asking for confirmation that this application is going to the Planning Committee on 29 May 2024.

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

Revised documents dated 15 March.

EPC asked to be advised by UDC when no further amendments are expected, 18 April 2024.

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

Hearing held 6 February 2024. Decision to grant planning permission, 26 February.

Request for contribution to Community Centre refused.

Detailed application is now awaited, this could be up to 3-years.

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

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, Recreation strategy.

Objection sent, 24 April 2024.

The first Woodland Management Plan was rejected by UDC due to the lack of provision for the oxlips in the wood, these being a protected species. The new application does not mention oxlips.

The first occupation was before the 13 April with a further 2 due in May and an additional 10 in June. These are all on Parcel A, off Isabel Drive.

Condition 4: Relocation of 30 mph speed limit sign,

Condition 7: Improvements to PRoW 13/31, Dandara are waiting for an invoice so they can pay the money to Essex Highways, Ray Gooding is investigating this.

Condition 6: Signal enhancement at Grove Hill, Stansted Mountfitchet.

Condition 12: Woodland Management Plan.

Condition 14: Recreation Strategy.

LJ emailed Dandara, Andrew Owen and Scote Wake, on 19 April, regarding the inappropriate parking and starting work earlier on Parcel A off Isabel Drive. A reply has not been received. LJ and PD to ask residents if this is still happening.

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

Deadline for responses extended to 15 May 2024.

The redacted section.

EPC's S106 requests held by UDC, 11 April.

Ugley Village Hall S106 request, 11 April.

Steve Gosling's report on behalf of the three parishes, plus objections from EPC have been submitted to UDC and are now on the website.

Nigel Brown, UDC Planning Manager, has agreed to a meeting with the three parishes to discuss the Section 106 contributions.

14. Review S106 and Conditions Summary.

Updated.

15. Teams meeting with UDC Planning Officers.

Meeting by Teams on Friday 17 May 2024.

16. Local Plan.

Regulation 18 consultation deadline 18 December, representations published 20 March, without promised responses from officers.

GM attended a Local Plan Panel meeting on 8 May 2024. GM spoke on behalf of EPC with reference to the Countryside Protection Zone (CPZ). There is a proposal on the Local Plan to adjust the boundaries on the southern side, to accommodate more development in Takeley. Takeley objects to this. GM pointed out that considerable incursions have been made into the CPZ on the northern side, where 470 homes were approved in Elsenham within the Zone. However, Takeley PC did not object to that.

17. UDC Planning Committee meeting.

Next Planning Committee meeting: 29 May 2024.

18. Scheduled dates of next meeting.

Wed 5 June 2024, 6:30 pm; Wed 19 June 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. A.O.B.

There was no other business.

The meeting finished at 7.20pm.