

**Elsenham Parish Council  
Planning Committee Meeting**

**To be held in Old Frank's, High Street.  
At 6.30 pm on Wednesday 15 May 2024**

**All meetings are open to Councillors, the public and press.**

**AGENDA**

- 1. Election of Chair.**
- 2. Apologies for absence.**
- 3. Declaration of Interests.**
- 4. Approval of the minutes of the meeting held on 17 April 2024.**
- 5. To agree response to the following planning application:**
  - 4.1 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
  - 4.2 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
  - 4.3 UTT/24/0997/HHF** Proposed new door opening in external flank wall. Flat 8 Elsenham Hall Elsenham
- 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.
- 7. 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, 21 Feb.
  - 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.
  - 6.3 Second flower box.**

Advised Alex Clark re position, 16 November.
  - 6.4 Walkway and cycleway to station**

Latest information was that it will be open by Easter.

**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.

**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

**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.

**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

Parking and early starting off Isabel Drive: email to Dandara sent after 17 April meeting.

**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.

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

Deadline for responses extended to 15 May  
The redacted section.  
EPC's S106 requests held by UDC, 11 April.  
Ugley Village Hall S106 request, 11 April.  
Steve Gosling's report to be sent to UDC, 10 May, from the three parishes.  
UDC's general representations to be sent to UDC, 11 May.

**13. Review S106 and Conditions Summary**

See the attachment.

**14. Teams meeting with UDC Planning Officers**

Next meeting due 17 May 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, 8 May, re CPZ.

**16. UDC Planning Committee meeting.**

Next Planning Committee meeting: 29 May 2024.

**17. 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.

**18. AOB**