

Elsenham Parish Council Planning Committee Meeting

**Minutes of the meeting held at Old Franks, Elsenham
at 6.30pm on Wednesday 5 June 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)
and Mrs. L Johnson (Parish Clerk LJ).**

Members of the public: 0

Apologies for absence: Mrs. S Waite (SW).

- 1. Declaration of Interests:** None.
- 2. Approval of the minutes of the meeting held on 15 May 2024.**
The minutes were agreed and signed by GM as a true and accurate record.
- 3. To agree response to the following planning applications**
 - 3.1. UTT/24/1375/HHF** Conversion of existing garage and carport to annex. 26 New Road, Elsenham. **Leave it to UDC's Planning Officers.**
 - 3.2. UTT/24/1373/PAQ3** Prior Notification of change of use of agricultural building to 1 no. dwelling. Barn At Evie Rose Cottage, Woodlands, Elsenham Hall. Elsenham. **Leave it to UDC's Planning Officers.**
 - 3.3. UTT/24/1049/FUL** Section 73A Retrospective application for erection of 6 no. dwellings with access and car parking (amendments to approved application UTT/18/1608/FUL). Land To The West Of The Oak Barn, Green Street, Elsenham. **EPC will object to this application on the grounds that the applicant had planning permission for 5 dwellings, now retrospectively they are asking for 6 dwellings. By increasing the number of dwellings by 1 there are not enough car parking spaces to agree with UDC's parking standards plus, 2 houses now do not have any garden. GM to write the response.**
- 4. 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/24/1261/DOC. Application to discharge Conditions 5, 6 and 9, due for discharge before commencement.
Vistry has now submitted an application to discharge condition 5, 6, and 9.

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

5.1. 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.**

5.2. 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.

5.3. Second flower box.

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

5.4. Walkway and cycleway to station.

The latest information was that it would be open by Easter; this did not happen. It should be open before the occupation of the 80th house; approximately 50 houses are now occupied.

GM will keep an eye on the number of houses occupied.

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

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

Approved by UDC Planning Committee, 29 May.

7. 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.

Further documents on the website on 21 and 24 May. Asked UDC for information, 26 May.

GM will ask Madeleine Jones, UDC's Planning Officer, where matters stand with this application at the Teams meeting to be held on 13 June.

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.

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

First occupation off Isabel Drive before 13 April 2024.

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

Condition 4 due before first occupation off Stansted Road, not overdue.

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

UTT/24/0910/DOC Condition 14, Recreation strategy.

Objection sent, 24 April

Contribution to improvements by ECC to footpath 13/32, due for discharge before first completion: difficulties in raising invoice by ECC. Margaret Shaw, co-opted member of EROWOS, is investigating this with her contacts at ECC.

There haven't been any further complaints about inappropriate parking and early starting.

9. 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.

10. 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.

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

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

Ugley Village Hall S106 request, 11 April.

Steve Gosling's report on behalf of three parishes held by UDC, 13 May.

EPC's general representations held by UDC, 13 May.

A new document has now been added to the website 'Consultees Responses'

The document contains two errors. The report from Ugley Parish Council is under the

name of Elsenham Parish Council and there is no mention of the noise report from Steve Gosling on behalf of the three parishes.

GM is to send an email to UDC pointing out these two errors.

12. Review S106 and Conditions Summary.

Updated.

13. Teams meeting with UDC Planning Officers.

Meeting scheduled for 17 May 2024 cancelled owing to officer's illness.

Next meeting is scheduled for 13 June.

14. Local Plan.

Regulation 19 consultation pending.

Due to the General Election called for 4 July, UDC will enter the pre-election period on 25 May 2024. Restrictions will be put in place to stop any support for a political party.

The hearing of the Local Plan has therefore been moved to 30 July 2024.

15. UDC Planning Committee meeting.

Next Planning Committee meeting: 26 June 2024.

16. Scheduled dates of next meeting.

Wed 19 June 2024, 6.30 pm, Wed 3 July, 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.

17. A.O.B.

There was no other business.

The meeting finished at 7.25pm.