

# **Elsenham Parish Council Planning Committee Meeting**

**Minutes of the meeting held at Old Franks, Elsenham  
at 6.30pm on Wednesday 3 July 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**

- 1. Apologies for absence:** Mrs. S Waite (SW).
- 2. Declaration of Interests:** None.
- 3. Approval of the minutes of the meeting held on 5 June 2024.**  
The minutes were agreed and signed by GM as a true and accurate record.
- 4. To agree response to the following planning applications.**
  - 4.1. UTT/24/1528/CLP** Proposed Certificate of Lawfulness for extension of existing garage for vehicle parking and storage. 4 Cranmore Close, Elsenham. **No comment.**
  - 4.2. UTT/24/1471/HHF** Proposed construction of a self-contained annexe. 14 Spencer Close, Elsenham. **No Comment.**
  - 4.3. UTT/24/1416/LB** Proposed conversion of stables and office block into 1 no. self-build dwelling with newbuild link. Fullers End Cottage, Tye Green Road, Elsenham. **UDC has already approved planning application UTT/21/1187/FUL, for the construction of a new house in the grounds of Fuller End Cottage. It is not clear if the occupant still intends to go ahead with this application. A condition should be added to planning application UTT/24/1416/LB that they do not go ahead with planning application UTT/21/1187/FUL, as there would not be sufficient parking or garden area within the boundary of the Fullers End Cottage. Action LJ.**
  - 4.4. UTT/24/1375/HHF** Conversion of existing garage and carport to annex. 26 New Road, Elsenham. No comment.
- 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/24/1261/DOC. Application to discharge Conditions 5, 6 and 9, due for discharge before commencement.

Vistry have applied to discharge overdue conditions.

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

Meeting with Alex Clark of Bloor Homes scheduled for 2 July 2024.

**6.1. Open space, football pitches & pavilion.**

Alex Clark (AC) reported at the meeting that they had been let down by the first tender for the building of the pavilion, so they had to go out to tender again. AC gave plans of the pavilion to Ricky Lambourne who said he would show these to the football club at their presentation day being held on Saturday 6 July. AC said a special consultant was being employed to construct the football pitch, which Bloor would maintain for 1-year before handing over to EPC. Work on the pavilion should start in August 2024 with work on the pitches September 2024, both should be handed over to EPC September 2025. There is a Section 106 payment of just under £60,000 indexed linked, there are no time spending restrictions. EPC will have to decide whether to hand the pavilion and pitches over to the EYFC or to lease them.

**6.2. Crocuses.**

Email 20 February to enquire why none have been planted.

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

AC said he was embarrassed that the crocuses had still not been planted. AC confirmed the crocuses would be planted this year with the help of some children from Elsenham Primary School.

**6.3. Second flower box.**

Advised AC re position, 16 November.

AC confirmed that a new flowerbox will be installed opposite the one near Elsenham Place on Henham Road.

**6.4. Walkway and cycleway to station**

Latest information was that it will be open by Easter 2024.

AC said the pathway had been started and would be ready in three months.

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

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

Approved by UDC Planning Committee, 29 May 2024.

Community Centre contribution.

The first contribution to the new community centre is due before the first occupation of the 200 houses, so is due to be paid in January/February 2025. The second contribution is due summer 2027. The payments are indexed linked.

There were no provisions made in the section 106 agreements to the NHS or education.

This looks like it was an oversight by UDC, which Bloor has taken advantage of.

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

Revised documents dated 15 March.

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

This application is probably going before UDC Planning Committee on 24 July. A response is required by EPC. Action GM.

A request should also be made that a survey is carried out on the possible damage that construction vehicles could cause to Wells Cottages. The Cottages are grade II listed and have no foundations.

**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.**

First occupation off Isabel Drive before 13 April 2024.

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

UTT/24/0471/DOC. Various conditions, including 12 (Alsa Wood Management Plan).  
Objections sent, 15 March.

UTT/24/0910/DOC Condition 14, Recreation strategy.  
Objection sent, 24 April.

Dandara has now installed new village entry signs on Stansted Road. EPC had asked many times if Dandara would make the new signs higher than the old ones to accommodate the flower boxes underneath, which Dandara agreed too. But the new signs are not high enough, or wide enough. An email was sent to Andrew Owen at Dandara on 23 June 2024 pointing out their error. Andrew Owen apologies and said he would get it rectified.

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

EPC have now put Dandara in touch with Samantha Blackwell at ECC, who monitors the S106 agreements for the Uttlesford area and raises invoices for the S106 payments, Andrew Owen said he would contact Samantha.

Residents on Isabel Drive are still having problems with large lorries parking on the road and cars arriving before the agreed starting time of 8.00am. LJ to report it to Andrew Owen and Scott Wake.

**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**

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.

This application is due to go to UDC's Planning Committee on 24 July 2024.  
Steve Gosling from 24 acoustics compiled a report on behalf of Henham and Elsenham PC on the noise level. GM will liaise with the Chair of Henham PC regarding who would be best to speak at the meeting.

**13. Review S106 and Conditions Summary.**

Updated.

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

The meeting will be held on 18 July.

**15. Local Plan.**

Regulation 19 consultation pending.

This has been put back because of the General Election.

**16. UDC Planning Committee meeting.**

Next Planning Committee meeting: 24 July 2024.

Gladman, 240 north of Bedwell Road, UTT/24/0543/OP and Phillips, 40 dwellings off Rush Lane, UTT/23/2028/DFO due to be heard at this meeting.

**17. Scheduled dates of next meeting.**

Wed 17 July, Wed 7 August, 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.**

Jarrold Spencer, a student at London South Bank University, studying the MA Town Planning course, asked if a councillor would take part in his research relating to Section 62A Applications and powers within planning decision-making. GM agreed to take part and had a 40-minute phone call with him. GM had some different views to Jarrold. Jarrold thought that planning inspectors were more qualified to assess a planning application, GM pointed out that planning inspectors did not always know the area and background of a proposed development.

The meeting finished at 7.30pm.