

Elsenham Parish Council Planning Committee Meeting

**Minutes of the meeting held in Old Franks, Elsenham
at 6.30pm on Wednesday 21 August 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 3 July 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/24/1854/HHF** Proposed single storey rear extension. 46 Crocus Drive Elsenham.
No Comment.
 - 4.2. UTT/24/1905/FUL** S73 application to vary condition 2 (approved plans) of UTT/23/2215/FUL (S73 application to vary condition 2 (approved plans) of UTT/21/2687/FUL (Improvement of existing vehicular access point and the construction of a single storey 'wellness hub' building and associated car, cycle and motorcycle parking area) allowed on appeal in order to amend the approved plans in order to amend the approved plans. The Stables, May Walk, Elsenham Road, Stansted.
EPC to object. It was agreed to submit the following to UDC.
Obviously, this is a further stage in the transition from the 'Wellness Hub' agreed under UTT/21/2687/FUL via the intermediate UTT/23/2215/FUL to the present application whereby the building will be used as a two-storey dwelling. There is no obvious reason why the 'Wellness Hub' should need dormer windows at first-floor level, and no explanation is provided. This is development by stealth.
- 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 now submitted detailed applications for condition 5, water drainage, condition 6, flooding and condition 9, landscaping.

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

Meeting with Alex Clark of Bloor Homes held on 2 July 2024.

6.1. Open space, football pitches & pavilion.

Work on the pavilion has now started with work on the pitches due to start in September, 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.

Due to be planted this year.

6.3. Second flower box.

The Flowerbed Committee are to judge if a second flowerbox would be appropriate or not.

6.4. Walkway and cycleway to station.

Condition 11 which reads, in part: *Prior to the commencement of the development, a scheme showing a footway/cycleway of minimum width of 3m, linking the development to Old Mead Road (as shown on the approved Parameter Plan (FFP012-132 Rev J), including details of associated signing and lighting shall be submitted to and approved in writing by the Local Planning Authority.*

EPC have asked UDC the following two questions.

1. Can you explain why the Condition has been discharged in full, when work is far from complete?
2. We cannot discern any provision for lighting on the plans as submitted. We feel it is essential that the new footway should be well lit. Can you please confirm?

GM is hoping to receive an answer to these 2 questions from Tim Cakebread at the Teams meeting tomorrow, 22 August 2024.

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. The cost of the new Community Centre is required before the optimum timing for the second payment can be determined.

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

Last revisions 12 June. UDC undertook to advise when further amendments are made.

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.
All the conditions are now overdue.

Condition 4 relocation of speed limit village entry signs.
Signs erected, not as agreed. Dandara undertook to rectify, 25 June 2024.

Condition 6 Enhance the signal on Grove Hill. Still long queues on Grove Hill.

Conditions 12 Also Wood Management Plan. EPC submitted objections on 15 March 2024.

Condition 14, Recreation strategy. EPC submitted objections 24 April 2024. A new document has been submitted, GM to see if they have answered EPC objections.

Contribution to improvements by ECC to footpath 13/32, due for discharge before first completion: difficulties in raising invoice by ECC. EPC have 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 inform EPC when the payment has been made. Once EPC have confirmation, they will contact Essex Highways to try and get the improvement to this footpath carried out as soon as possible.

The problem with large lorries parking on the road and cars arriving before the agreed starting time of 8.00am seems to have resolved itself.

10. Rochester Properties, 50 dwellings south of Bedwell Road, UTT/20/2908/OP; S62A/2024/0049 / UTT/24/1618/PINS.

Detailed application made via S62A procedure.
EPC sent representations to PINS on behalf of EPC and Ugley PC, 4 August 2024.

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.
Awaiting advice from UDC.
Gladman are still making changes regarding how they intend to mitigate the sound from the motorway.

UDC have promised a meeting will be held with the three villages, Elsenham, Henham and Ugley regarding Section 106.

13. Review S106 and Conditions Summary.

Updated.

14. Teams meeting with UDC Planning Officer.

Meeting held on 18 July.

Next meeting scheduled for 22 August.

15. Local Plan.

Regulation 19 consultation from 8 August to 3 October. We are now in the consultation period.

Further allocation of 110 dwellings, Bloor 'Phase 3', and educational provision.

BD spoke at LPP 15 July; GM spoke at Cabinet 18 July, Scrutiny 22 July, and Council 30 July, when Regulation 19 passed by 24 votes to 12.

Meeting with Dean Hermitage, Strategic Director of Planning, 24 July.

PD and GM attended the Parish Briefing at Priors Green Community Hall on 15 August.

PD holds information pack given out to parishes. PD to pass on the information pack to SW.

16. National Planning Policy Framework.

Consultation on new edition, deadline 9 September.

None of the members wanted to respond to the consultation. GM said he would ask Tim Cakebread at the Teams meeting if there was a summary of the changes.

17. ECC Transport Strategy.

Consultation, deadline 22 September.

GM to ask Cllr Franklin, EPC's transport representative.

18. UDC Planning Committee meeting.

Next Planning Committee meetings: 21 August, 18 September 2024.

19. Scheduled dates of next meetings.

Wed 4 September, Wed 18 September, 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. AOB.

At the Parish Council meeting a resident complained about the water pressure in the village. Sometimes it was so low residents could not flush the toilet or clean their teeth. GB was concerned about whether the fire brigade would have enough water pressure to put out any fires in the village. LJ is to contact the Saffron Walden fire brigade to ask if this could be a potential problem.

The meeting finished at 8.00pm.