



Elsenham Parish Council Planning Committee

**Minutes of the meeting with Uttlesford District Council planning officer
held on Thursday 19 September 2024 at 1.00pm
via Microsoft Teams**

Present:

Elsenham Parish Council (EPC):

Cllr. G Mott (Chair, GM) and Mrs. L Johnson (Parish Clerk, LJ).

Uttlesford District Council (UDC):

Mr. T Cakebread (TC) and Mr. D Porter (DP).

Absent:

Cllr. G Bentley, Cllr. P Davis and Cllr. S Waite.

1. Minutes of the meeting held on 22 August 2024.

TC was satisfied with the minutes from 22 August 2024.

2. Bloor Homes Phase 1, 350 dwellings off Henham Road, UTT/21/3269/DFO.

Football pavilion and pitches: handover to EPC approx. September 2025.

Work on the pavilion has now started with work on the pitches due to start in September 2024.

Condition 11. Walkway and cycle path to the station, completion before 80 occupied.

UTT/24/0710/DOC Condition discharged.

EPC had been told at the meeting, held with Alex Clerk from Bloor in July 2024, that the new walkway and cycle path would be available in October 2024. The path has been started and it appears that Bloor are well on the way to meeting that date. Condition 11 specifies that it should be available before 80 dwellings are occupied, and over 50 are occupied currently. However, EPC have recently been contacted by residents of the development, who have been advised that the cycleway/footway to the station will not be open until the end of 2026. The reason given is that the path would be too dangerous to use as building work will still be in progress. GM suggested that Bloor could easily fence the path off.

TC advised EPC to send an email to Alex Clark asking for reassurance that the path will be available soon. Also, suggesting that regular meetings with Bloor are scheduled, say quarterly. If EPC do not receive an answer, then contact UDC Enforcement Team for breach of contract.

3. Bloor Homes Phase 2, 200 dwellings east of Elsenham Station, UTT/23/2063/DFO.

To run concurrently with Phase 1, starting approximately January 2025.
No issues.

4. Vistry, 130 dwellings west of Hall Road, UTT/19/0462/FUL.

Development commenced at the end of September 2023.

UTT/24/1261/DOC Application to discharge Conditions due before commencement:

5. Surface water drainage scheme.

6. Scheme to minimise the risk of offsite flooding.

9. Landscaping plans.

Conditions discharged in full.

No issues.

5. Dandara, 99 off Isabel Drive and off Stansted Road, UTT/19/2470/OP, UTT/21/2461/DFO.

Progress on site. First occupation was before 13 April.

UTT/24/0471/DOC Application to discharge conditions 4 (relocation of speed limit sign), 6 (signal enhancement scheme), 12 (Woodland Management Plan), 15 (LEMP) and 16 (lighting scheme), application received 22 February 2024.

Condition 12 due for discharge before first occupation. EPC further comments, 24 July.

UTT/24/0910/DOC Application to discharge Condition 14 (Recreation Strategy), due for discharge before first occupation.

EPC objections, 26 August.

Further document on website, 8 August, needs evaluation.

Further condition due for discharge before first occupation

Condition 7, improvements to PRow 13/31 (alongside Alsa Wood).

See 18 July minutes: the whole length should be completed.

TC advised, 18 July, that Chris Tyler is aware of conditions outstanding.

S106, Schedule 3, Improvements to PRow 13/32. Contribution to ECC to be paid before first occupation.

TC was sent emails following 18 July meeting.

Dandara reported the payment was 'being processed' on 18 July.

EPC have enquired of ECC whether the payment has been made.

GM said that most issues had been resolved with Condition 12 Woodland Plan.

GM still could not find the cycle track that is mentioned.

TC said that Chris Tyler will determine this and respond to EPC.

EPC still do not know if ECC have received the payment from Dandara.

TC advised contacting Andrew Owen and asking him again. If EPC did not receive an answer TC will chase him.

6. 40 off Rush Lane, UTT/23/2028/DFO.

Withdrawn 2 September 2024. TC said the site had been sold to Matthew Homes, who said they would be submitting their own application shortly.

40 off Robin Hood Road, UTT/23/2622/PINS, S62A/2023/0026, new outline application submitted, 30 November 2023.

Application heard by PINS Inspector, 6 February 2024, and agreed, 26 February 2024, Detailed application awaited.

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

Detailed application via S62A procedure. UDC objected.

EPC sent representations to PINS on behalf of EPC and Ugley PC, 4 August 2024.

Decision by written submission.

The date for the decision to be made public is the end of October 2024. The date has been put back due to talks with Essex Highways.

8. Countryside, 130 south of Henham Road, UTT/22/2174/PINS; S62A/22/000.

Hearing under S62A provisions on 11 May.

Outline application approved, 15 June 2023.

Detailed application awaited.

No issues.

9. Gladman up to 240 North Of Bedwell Road, UTT/24/0543/OP.

Application lodged 1 March 2024.

EPC submission re S106, 11 April; Ugley Village Hall submission, 11 April.

Objection by Steve Gosling, noise consultant.

Further objections by EPC.

Applicants have submitted Sketch Layout and Response to Consultation, 5 June 2024.

A teams meeting has been arranged for 25 September by UDC with the three parishes to discuss the Section 106 agreement.

TC said that it was expected that this application would go before the Planning Committee in October or November. Discussions were still ongoing regarding the noise.

10. Local Plan.

Regulation 19 consultation, deadline 3 October.

Unexpected allocation of 110 to north and east of Bloor 2.

EPC will be objecting.

GM had attended a Local Plan meeting in Ugley Village Hall. GM had asked some questions to Planning officer James Blackaby, who had responded very quickly sending an email to GM with all the answers.

TC said UDC had a team working on the Local Plan. There are about 10 officers, out of which a core group was made up of 4/5 people, plus admin personnel.

11. AOB.

There was no further business.

12. Next meeting

17 October 2024 at 11.00am.

Future meetings are scheduled via Teams on Thursday, following a four-week cycle.