

**Elsenham Parish Council
Planning Committee Meeting**

**Minutes of the meeting held in Old Frank's
at 6.30pm on Wednesday 2 April 2025**

All meetings are open to Councillors, the public and the 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:** None.
2. **Declaration of Interests:** None.
3. **Approval of the minutes of the meeting held on 5 February 2025.**
The minutes were agreed and signed by GM as a true and accurate record.
4. **To agree responses to the following planning applications:**
 - 4.1. **UTT/25/0526/HHF** Installation of EV Charger. Tye Green Cottage, Tye Green, Elsenham. **No Comment.**
 - 4.2. **UTT/25/0474/HHF** Conversion of existing garage and single storey extension. 8 Saunders Close, Elsenham. **No Comment.**
 - 4.3. **UTT/24/2632/FUL** Restoration and regeneration of the historic parkland and erection of visitor centre/building with 5 no. lodges and siting of 10 no. cabins and associated development. Historic Parkland North Of Elsenham Hall, Church Lane, Elsenham. Re-consultation following Revised Proposed Site Plan. **No further comments.**
5. **Vistry (Bovis Homes), 130 dwellings west of Hall Road, UTT/19/0462/FUL.**
Two houses are now occupied.
The PRoW is still closed, the extended 6 months have nearly ended, but the notice states a further 6 months or as long as is necessary.
The unauthorized route that the contractors were using, going through the village and down Grove Hill, is presently closed. Therefore, the contractors are now using the correct route turning right on to Hall Road. An application UTT/25/0216/DOC was submitted to UDC for regular access from southern access point; UDC refused.
The developer has now made this access unavailable; the entrance is blocked off with building materials.

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

Football pitches & pavilion

An onsite meeting has been arranged for 17 April 2025 with Alex Clark. The meeting is to discuss the football pitches and the football pavilion. LJ to send an email to Alex Clark asking if other questions may be raised at this meeting, see 6.4.

The EPC Finance Committee are to determine terms whereby the football pitches and pavilion are made available to EYFC, this will probably be in a form of a lease agreement.

6.1. Crocuses.

Crocuses have appeared, Spring 2025.

There has been information that a new roundabout will be constructed at the entrance.

6.2. Walkway and cycleway to station.

UTT/24/0710/DOC Condition discharged.

Enforcement advised on 9 December 2024 that the route will be available by end of January 2025.

This is now overdue. Action has been taken with UDC Enforcement. GM will follow this up at meeting with UDC Planning on 3 April 2025.

6.3. Further matters are to be proposed for meeting with Bloor on 17 April 2025.

Footway at station, c 25 metres, requested at meeting on 2 July 2024.

Second flowerbox on Henham Road.

Contribution to outdoor gym, requested at meeting on 2 July 2024.

Natural pond within site.

Attenuation pond at east of site.

Phase 2.

Phase 3.

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

Approved by UDC Planning Committee, 29 May.

First Community Centre contribution due before commencement.

Clarification is needed as to whether commencement has occurred. GM will follow this up with UDC planning at the Teams meeting on 3 April 2025.

8. Matthew Homes, 40 dwellings off Robin Hood Road, detailed application UTT/24/3150/DFO.

Outline approval was UTT/23/2622/PINS, S62A/2023/0026.

EPC objections submitted on 14 January 2025.

Awaiting detailed application.

9. Dandara, 99 dwellings west of Isabel Drive and off Stansted Road, UTT/19/2470/OP, UTT/21/2461/DFO.

6 February, email to Andrew Owen re outstanding issues, as below, a. to d.

a) Condition 4 relocation of speed limit village entry signs.

Signs erected, not as agreed. Dandara undertook to rectify, 25 June 2024.

It is unlikely Dandara will rectify this now.

- b) Condition 7, Improvement to PRow 13/31, alongside Alsa Wood.
Email to UDC on 25 June, to point out that the whole length should be completed.
Request to Dandara to ensure improvement is continued to site boundary.
Essex Highways have also been contacted.
It is unlikely this will be carried out now.
- c) Remains of wire mesh fence within Alsa Wood.
Unlikely this will be carried out now.
- d) Details of management company.
Despite numerous requests Dandara have still not supplied the management company's details.

Contribution to improvements by ECC to footpath 13/32 has been paid to ECC.
EPC via EROWOS is endeavoring to push the work forward.

Further matters have been raised with UDC Planning:

Condition 6, signal enhancement scheme, Grove Hill.

Due for discharge before first occupation. Design approved by Highways, 21 June 2024.

The new detector appears to be in place, but Grove Hill is currently closed to traffic.

S106, Schedule 7, Paragraph 4 Provision of open space and play area, to be provided before 75% occupation. Despite all houses being occupied, the play area is still not complete and is secured with **heras** fencing; this is in hand with UDC Planning.

Landscape Strategy Plan

Two areas on Stansted Road site have not been landscaped.

This is in hand with UDC Enforcement.

An email has been received from a resident regarding a very high fence erected on one of the houses on this development. It was agreed that GM would ask UDC planning at the meeting on 3 April if this requires planning permission. If it does, EPC will report it to Enforcements.

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

Detailed application via S62A procedure approved 27 November 2024.

S106 contribution, 'before implementation' is in hand with UDC Planning.

28 days' Notice of Implementation is to be given, S106, 6.

UTT/25/0426/DOC Application to discharge Conditions 28 and 29, archaeological investigations. Place Services recommended refusal, 26 February 2025.

11. Countryside, 130 south of Henham Road, UTT/22/2174/PINS / S62A/22/0007.

Hearing under S62A provisions on 11 May 2023.

Outline application approved, 15 June 2023.

Detailed application awaited. The developer has until June 2026 to submit the detailed application.

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

EPC's S106 requests held by UDC, 11 April 2024.

Ugley Village Hall S106 request, 11 April 2024.

Steve Gosling's report on behalf of three parishes held by UDC, 13 May 2024.

EPC's general representations are held by UDC, 13 May 2024.

Meeting held between UDC and three parishes re S106, 25 September 2024.

Still awaiting reference to UDC Planning Committee.

13. Review S106 and Conditions Summary.

Updated 2 April 2025.

14. Teams meeting with UDC Planning Officer.

Last meeting 20 February 2025.

The meeting scheduled for 20 March was re-scheduled to 3 April.

15. Local Plan.

Inspectors have been appointed and have raised Initial Comments and Questions

UDC awaits notification of the Hearing.

16. UDC Planning Committee meeting.

Next Planning Committee meeting: 9 April 2025.

17. Scheduled dates of next meetings.

Wed 16 April, 7 May 2025. It was agreed that future planning meetings would start at 7.00pm.

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. A.O.B

There was no other business.

The meeting closed at 7.39pm.