

**Elsenham Parish Council  
Planning Committee Meeting**

**Minutes of the meeting held in Old Frank's  
at 7pm on Wednesday 21 May 2025**

**Present:**

**Planning Committee Members:**

Dr. G Mott (Chair GM), Mr. G Bentley (GB) and Mrs. P Davis (PD)

**Members of the public:** Cllr F Lambert (FL), Cllr R Franklin (RF)

*The minutes were taken by GM in the absence of the Parish Clerk*

- 1. Apologies for absence:** Mrs. L Johnson (Parish Clerk, LJ)
- 2. Declaration of Interests:** None.
- 3. Approval of the minutes of the meeting held on 7 May 2025.**  
The minutes were agreed and signed by GM as a true and accurate record, and will be delivered to LJ.

**4. Presentation by Laurence Martin (Portland Capital, LM), with Dan Rowson attending, The Water Circle, Green Street.**

LM outlined the proposals for a site of 15.39ha, which was purchased about 13 months ago. Portland Capital has worked with UDC to bring forward a proposal for new employment. Part of the site was granted planning permission, now seen as inappropriate, for three multi-storey office blocks, with a huge subterranean car park.

The development is for a number of units, which will probably be occupied by undertakings much in line with those elsewhere on the site at present, including Molton Brown and others. High-tech companies are expected, together with small regional and local businesses, some related to the Airport. Various approaches by potential occupiers have already been made.

Drawings were presented, which are indicative at this stage. Essentially, these indicate more modern versions of what is there now. Portland have engaged high quality professional consultants, including transport consultants, and have spent much time with heritage consultants. They will not be bringing forward the previous consent, and the large hole in the ground will be filled in. The Water Circle building will be retained, together with the café on the ground floor.

The Site Masterplan as presented is indicative of the likely outcome at the detailed application stage. All of the landscaping will be submitted as part of the outline application. The bunds will be retained, except where they are deemed to be too large. Ecology will be a key concern, and provisions regarding bio-diversity net gain will be fulfilled, although some of this will be in the form of off-site payments.

The protected great crested newt species is present in the pond to the east of the site. PL are proposing new ponds, to a greater extent, by way of mitigation.

Buildings as shown on the plans are indicative. Units 1 to 6 are shown as workshops and offices, with the offices up to two storeys, although it has been found that there is no great demand for new office space. Elsewhere, the buildings could be up to 14/15 metres where the height is not sensitive.

The recent public exhibition was visited by one resident from the group of three cottages which will be almost surrounded by the site. He expressed a preference for hedges rather than trees at the boundary, and said that he was satisfied with the proposal for a walkable nature site around the perimeter of the development. The buildings themselves will be gated off. Other residents of the cottages have been approached by Portland, but without response.

Highways matters were discussed. The Trisails proposal should have resulted in the junction of Green Street with Hall Road being stopped up, on grounds of poor visibility and it is proposed that the provision will be implemented as part of these proposals. FL asked if a reduced speed limit to 40 mph could be established, all the way through to Elsenham. LM said that they would be happy to support such an application to Essex Highways.

The baseline for traffic and movement is the Trisails consented scheme. There will be fewer movements, but more HGVs. Residents were happy with that prospect. The bus route through the site will be maintained and enhanced, with a bus stop rebuilt elsewhere. There would be an abundance of cycle parking provision.

There will be a scheme for rain-water collection. It is in Portland's interests to deliver a high-quality scheme which is environmentally sustainable. The sub-station on the western boundary will be retained at the request of UK Power Networks.

Solar panels will probably be provided, subject to a 'glint and glare' assessment, required by the Airport. Occupiers will understand that there is noise from the Airport, and the new development will not create more noise than is there now.

The developers were due to make a pre-application presentation to UDC Planning Committee last week, but only one councillor attended. The event has been re-scheduled for 9 June.

The public consultation was not well attended. Comments were limited to expressions of dislike of the previous owner, support for filling in the large hole and the speed along Hall Road.

RF asked about the S106, and whether there would be a contribution to the bus service, and LM answered positively.

FL asked if there would be sufficient parking, and what the provision would be for lighting, to which the answer was that the system would be down-lighting.

Portland will look to own the site and let the units, and then sell the concern on after a year or two.

The Local Plan allocates the area on the eastern side of these new proposals to employment purposes. Portland have had discussions with UDC, and made the point that the existing proposals are not deliverable. Portland was too late for their proposals to be included in the Local Plan, but have made written representations and will attend the Local Plan hearings in June, without wishing to jeopardise the Local Plan, or to be in conflict with it. GM pointed out that the allocation in the Local Plan is 5.5 ha, whereas these proposals are for 15.39 ha. The intention is to make a planning application before the Local Plan is implemented. If the pre-application presentation to UDC Planning Committee councillors goes ahead on 9 June, it is hoped to make an outline application by the end of June or early July.

Regarding the S106, transport, the bus services and outdoor gym equipment were mentioned. If the Parish Council send a wish list, then the applicants will consider it.

#### **5. Presentation by David Poole, Decade Three Associates, Old Mead Road (DP)**

The site comprises the present station car park and the rectangular waste land beyond.

Surveys of the station car park suggest that there are only about ten regular users. Provision will be made for 15 spaces, with a payment system. The remainder of the site is proposed to be occupied by commercial and light industrial business units, to the extent of c. 44,000 square feet. There would be small units on the frontage, with a limited ridge height, and larger units at the back. The indicative plan shows five units towards the road, with a further eight on the rectangular area beyond.

Landscaping and screening will be a major concern, and provisions regarding bio-diversity net gain will be observed. Pitched roofs will be included, with flat parapets at the front.

There has been no contact with Bloor Homes, whose development site is adjacent. There has been contact with Essex Highways, but no contact with UDC. The units will be available to purchase or rent.

As far as a S106 is concerned, GM said that it would be very helpful if a footway could be provided along the short stretch of Old Mead Road from the entrance to the car park (which would be the entrance to the new development) to the access point to the new Bloor cycleway/walkway, a distance of only about 20 metres. Bloor Homes were asked to construct it, but the request was made late in the day, and it did not happen. This time, the request is being made at the outset. DP was sympathetic.

RF said that a contribution to bus provision would be appropriate, and again DP was sympathetic.

A planning application is imminent. GM said that the Elsenham / Henham parish boundary goes through the car park, and therefore part of the site must be in Henham parish. DP undertook to send plans electronically to LJ, for distribution to the Parish Council and to Henham Parish Council.

FL left the meeting.

**6. To agree responses to the following planning applications:**

Nil

**7. Vistry (Bovis Homes), 130 dwellings west of Hall Road, UTT/19/0462/FUL**

PRoW closure extended for another six months, or indefinitely.

Enforcement action requested re construction traffic using route through the village and Stansted Mountfitchet. Route currently unavailable.

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

Meeting with Alex Clark of Bloor Homes on 17 April 2025. Minutes distributed.

**8.1. Football pitches & pavilion**

Need to determine terms whereby facility is made available to EYFC (Finance Committee).

In hand with Finance Committee

**8.2. Attenuation basin on the eastern side of the site.**

Reply expected from Bloor.

Reference to UDC Enforcement pending

**8.3. Walkway and cycleway to station.**

UTT/24/0710/DOC Condition discharged.

Action has been taken with UDC Enforcement.

Followed-up at meeting with UDC Planning.

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

Commenced. Bloor has informed UDC.

Bloor await invoice for first Community Centre contribution, due before commencement.

To be progressed at the meeting with UDC on 5 June.

**10. 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, 14 January 2025.

50+ revised documents, 1 May 2025. Further objections pending.

Draft objections were distributed by GM on 19 May. Agreed they should be sent to UDC.

**Action: GM / LJ**

**11. 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.

Assumed that no reply will be forthcoming. It seems that Dandara has left the site.

- Condition 7, Improvement to PRoW 13/31, alongside Alsa Wood.

Email to UDC, 25 June 2024, to point out that the entire length should be completed.

Request to Dandara to ensure improvement is continued to site boundary.

In hand with Essex Highways.

- Details of management company.
- Contribution to improvements by ECC to footpath 13/32 has been paid to ECC. Work will not be scheduled before 2026/27.

**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.  
In hand with UDC S106 Officer, Emma Blazeby.
- Landscape Strategy Plan  
Two areas on Stansted Road site have not been landscaped.  
In hand with UDC Enforcement.
- 40 Woodland View  
Discharged by UDC Enforcement.  
Enforcement advised that the high fence is included in the Conditions, on account of noise from the motorway.

**12. 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. Discharged in part; fieldwork not undertaken.  
Work has obviously started on site.  
The S106 contribution will be raised with UDC at the meeting on 5 June.

**13. 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.

**14. 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 held by UDC, 13 May 2024.  
Meeting held between UDC and three parishes re S106, 25 September 2024.  
Scheduled for the UDC Planning Committee 7 May, but withdrawn.  
UDC have said that it is unlikely that the application will be before Planning Committee on 4 June.

**15. Review S106 and Conditions Summary.**

Updated 28 March 2025.

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

Last meeting 15 May 2025.

Next meeting is scheduled for 19 June.

**17. Local Plan.**

Hearings are scheduled for 10 to 19 June, reserve days 20 June, 29 to 31 July.

Inclusion of Bloor Phase 3.

GM has given notice to speak.

Written statements have been submitted.

**18. UDC Planning Committee meeting.**

Planning Committee next meeting 4 June 2025.

**19. Scheduled dates of next meetings.**

Wed 4, 18 June 2025, 7:00 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.

**20. AOB**

**There was no other business.**

The meeting finished at 9.30pm.