

**Elsenham Parish Council
Planning Committee Meeting**

**Minutes of the meeting held in Old Frank's
at 7pm on Wednesday 7 May 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 2 April 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/25/1018/FUL** Erection of changing rooms in association with Wellness Hub. Land At Eastfield Stables, May Walk, Elsenham Road, Stansted.
This application is for a separate building with changing rooms, showers and toilets. It also includes a seating area with only one door leading to the changing rooms, EPC strongly consider there should be a double door leading to the changing rooms, to give great privacy.
It is not clear on the plans how this new building would connect with UTT/25/0837/FUL, extension to existing Wellness Hub. EPC would like to see plans as to how the two planning applications, if agreed, will connect together.
 - 4.2. UTT/25/0837/FUL** Extension to existing Wellness Hub. Eastfield Stables, May Walk, Elsenham Road, Stansted.
It is not clear in the plan how this extension and the new building for the changing rooms, UTT/25/1018/FUL, are going to connect. EPC would like to see elevation plans showing both the changing rooms and the extension.
It is reported that the extension is required due to the amount of interest shown in the 'Wellness Hub', if this is correct, then extra parking spaces are required for staff and clients. There are also inadequate toilet facilities and no disabled toilet.
 - 4.3. UTT/25/0848/FUL** Proposed 1 no. self-build detached bungalow and associated landscaping. Land at Eastfield Stables, May Walk, Elsenham Road, Stansted.
The access would be onto Stansted Road.
EPC consider the application for this entire site is an abuse of UDC planning system.

- 4.4. UTT/25/0964/FUL** Change of use and conversion of existing store and workshop building (sui generis) into a 3-bedroom residential dwelling, and associated development. Eastfield Stables, May Walk, Elsenham Road, Stansted.
The access would be off May Walk. This is not suitable. May Walk is a bridleway, with use for horses, cyclists and pedestrians only. May Walk is a very narrow dirt track, a car meeting a horse would have difficulty passing each other and could be potentially dangerous, due to horses' unpredictability. Many horses use May Walk as there are stables in Stansted Road opposite the entrance and from the other direction from stables in Ugley.
GM to write a response.
Ask Margaret Shaw to raise it with the Highways Footpath Department.
- 4.5. UTT/25/0956/FUL** Conversion of integral garage to open plan living/dining room. 10 Oak Drive, Elsenham. **No comment, leave to officers.**
- 4.6. UTT/24/3215/LB** Proposed conversion of outbuilding to 3 no. holiday let units. Down Farm, Elsenham Road, Stansted. **No comment leave to officers.**
- 4.7. UTT/25/0708/FUL** Proposed demolition of existing farm building and erection of 1 no. dwelling with landscaping and associated works. Barn At Evie Rose Cottage Woodlands, Elsenham Hall, Elsenham. **No objections leave to officers.**
- 4.8. UTT/25/0863/FUL** S73 application to vary condition C.90A (restriction on amount of floorspace to be used by firms unconnected with the main use of the building) of UTT/1184/02/FUL (Erection of building to house water bottling plant and offices). Elsenham Water Ltd, Water Circle, Green Street, Elsenham. **No objection leave to officers.**

5. To take note of the following:

UTT/25/1040/SO Request for Scoping Opinion for outline permission an industrial-led development delivering indicatively up to 42,000 square metres (sqm) Gross Internal Area. Land At Elsenham Estate, Green Street, Elsenham.

A request for a Scoping Opinion is asking if the developer need to submit an Environmental Statement.

GM and Cllr. Lambert attended the exhibition for this proposed development.

GM asked how the committee wants to deal with developers that ask to attend a meeting with EPC. There are currently two developers that have recently requested a meeting. Members agreed to ask both developers to the next Planning Committee meeting on 21 May 2025. The Elsenham Estate, Green Street to attend at 7.00pm and the development at Old Mead Road at 7.30pm. Both developers will have a limit of 30 minutes each. Once they have confirmed that they will be attending on 21st the other Parish Councillors will be informed.

- 6. 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. The route is currently unavailable.

It has now been confirmed by Essex Highways that the initial six-month Order on footpath 13, which runs through the Vistry site, has been extended by the Secretary of State, until 1 October 2025.

Grove Hill is still closed, so the construction traffic is not using the route through Elsenham. However, this needs to be monitored once Grove Hill is re-opened.

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

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

7.1. Football pitches & pavilion

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

The football pitches will not be ready to use until October 2026.

It is unknown when the pavilion will be completed. The Finance Committee needs to start working on a lease, so the pavilion and pitches may be transferred over to the Football Club. Something that needs to be considered is the pavilion has a good-sized room where EPC could hold some of their meetings. It could also be used as the Parish Clerk's office.

7.2. Attenuation basin on the eastern side of the site.

At the meeting with Bloor, GM asked why at an early meeting between Bloor and EPC it was explained that there would be a large attenuation basin on the eastern side of the site and that it would be constructed such that the existing ground level would be the bottom of the basin; a high bank would be constructed around the basin, up to the level of the remainder of the site, and there would be a walkway around the top of this bank. This is confirmed by the approved site plans.

However, this is not what has happened. Bloor suggested that plans had been changed at some point for technical reasons. But there is nothing to suggest that the plans were changed over the course of development, and nothing whereby Bloor applied for an amendment to the agreed plans.

EPC sent an email to Alex Clark on 28 April asking him about the discrepancy. EPC are still awaiting a reply.

7.3. Walkway and cycleway to station.

UTT/24/0710/DOC Condition discharged.

GM asked at the meeting why the walkway and cycle path to the station had not been delivered before the 80th house was occupied.

Bloor said it was due to safety; the path would go through parts of the development that were still under construction. Bloor had tried to overcome this problem by installing the permanent path as far as was safe, then putting a temporary path for the remainder. The permanent path should be fully completed by the end of 2026.

Action has been taken with UDC Enforcement.

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

The development has now commenced. This means the first contribution to the new community centre is due. Bloor said they have informed UDC of the commencement and are awaiting an invoice from UDC so they can pay the contribution. The contribution is index-linked.

9. 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.

GM noticed that on 1 May 2025, over 50 revised documents have been uploaded onto UDC's website. EPC were not informed. The revisions are considerable. The deadline for responses is 16 May 2025, EPC have asked UDC for an extension until the 7 June. UDC has not yet replied.

10. 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. Email to Enforcement, 3 April 2025. Reply by Emma Blazeby saying she was dealing with this.
- Landscape Strategy Plan
Two areas on Stansted Road site have not been landscaped.
This is in hand with UDC Enforcement.
- 40 Woodland View
High boundary fence. Email to Enforcement, 9 April 2025. Ref is INV/25/0062/C.

11. 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.

12. 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.

Countryside have until Jun 2026 to submit the detailed application.

13. 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 it was withdrawn.

GM has asked to speak at the hearing on behalf of Elsenham, Henham and Ugley PCs.

14. Review S106 and Conditions Summary.

Updated 28 March 2025.

15. Teams meeting with UDC Planning Officer.

Last meeting 3 April 2025. Next meeting is scheduled for 15 May.

16. Local Plan.

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

Inclusion of Bloor Phase 3.

7 May deadline for notice to speak.

14 May deadline for written statements.

Henham PC have engaged a barrister to speak at the hearing. The Bloor Phase 3 is in Henham parish but is to be regarded as within Elsenham. This is because UDC has changed the classification, areas are now considered as settlements not parishes. UDC changed the classification without any consultation or justification for this unprecedented procedure. GM said he has also requested to speak; he can always change his mind if he thought it was not necessary.

The main thing regarding the Local Plan for Elsenham is, it stated explicitly in Regulation 18 that there would be no more allocations to Elsenham, because this settlement had already had over 1,000 new houses. Yet, in Regulation 19 there is a proposal for 110 dwellings, plus educational provision, in Henham close to the Elsenham parish boundary. The site for the 110 houses was not included in the Call for Sites nor Regulation 18 Consultation. Yet there are statements in the Local Plan saying that the 110 houses were included. GM will submit a written statement.

17. UDC Planning Committee meeting.

Planning Committee meeting 7 May 2025; next meeting 4 June 2025.

18. Scheduled dates of next meetings.

Wed 21 May, 4 June 2025, 7:00 pm. LJ to ask the two developers to attend.

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 there was no other business.

The meeting finished at 9.00pm.