

**Elsenham Parish Council  
Planning Committee Meeting**

**Minutes of the meeting held in Old Frank's  
at 7pm, Wednesday 18 June 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 21 May 2025.**

The minutes were agreed by the committee and signed by GM as a true and accurate record.

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

**4.1. UTT/25/1573/HHF.** Garage conversion and replacement of front garage door with window, insertion of patio doors to rear, re-landscaping to front drive, re-location of existing fence to side of dwelling, erection of new fence and entrance gates to front boundary. 10 Oak Drive, Elsenham.  
No Comment, leave to officers.

**4.2. UTT/25/1542/FUL.** Airfield works comprising two new taxiway links to the existing runway (Rapid Access Taxiway and Rapid Exit Taxiway) to enable continued airfield operations of 274,000 aircraft movements and an increase in passenger throughput from 43 million terminal passengers to up to 51 million terminal passengers, in a twelve-month calendar period London Stansted Airport, Bassingbourn Road, Stansted.

In the Statement of Community Involvement, it states that councillors and parish clerks had been invited to a workshop on 26 February 2025; EPC did not receive an invitation. This application, if approved, will increase the amount of traffic through Elsenham and surrounding villages. It will also increase airport parking, which is a major problem in Elsenham.

Could Section 106 provide payment to the Community Centre?

The closing date for submissions is 21 July.

**4.3. UTT/25/1219/FUL.** Erection of 3 no. commercial buildings together with remodeled station car park, associated works including hard and soft landscaping. Car Park, Old Mead Road, Henham.

The application is about 70% in Henham and 30% in Elsenham. It is not in the Local Plan. A good point for this application is, it may bring more employment into Elsenham.

The applicant carried out a survey on the 17<sup>th</sup> and 18<sup>th</sup> July 2024, recording the number of cars using the station car park; on both days 11 cars were recorded. On this information the applicant is leaving 15 parking spaces for commuters. Since this survey was carried out more people have started going back to the workplace. GM carried out his only survey for a week, noting 35 cars parked in the car park on 10<sup>th</sup> July 2025, 26 cars on 11<sup>th</sup> July, 21 cars on 12<sup>th</sup> July, 12 cars on 13 July and 20 cars on 14 July. If there are only 15 parking spaces available, commuters will park in residential streets.

In the Transport Statement there is no mention of the railway level crossing. The level crossing has a big impact on the junction of New Road and Station Road. EPC will be interested to see if the level crossing is mentioned in the Highways Report. The applicant did agree to include in the Section 106 to make good the walkway. This is a short length of footway, about 40 metres, from the railway, where Bloor's land finishes, along Old Mead Road to the car park.

EPC are unsure what provisions can go into a Section 106 for a commercial planning application. It is unlikely that a payment to the outdoor gym would be acceptable. GB said that the applicant should give a payment for the roads to be repaired after the work is completed. All the construction traffic entering and leaving the site causes a lot of damage to the roads.

GM will ask Madeleine Jones, UDC's planning officer, at the next Teams meeting about commercial Section 106s.

**5. To note the following application:**

**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.

**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.

This will be monitored once Grove Hill is reopened.

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

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

**7.1. Football pitches & pavilion.**

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

This is on the agenda for the next Finance Committee meeting.

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

Reply expected from Bloor.

Reference to UDC Enforcement pending.

Enforcements have now opened a file regarding the alleged breach of Planning Control- SUDS not being constructed in accordance with the approved scheme UTT/21/3269/DFO.

### **7.3. Walkway and cycleway to station.**

UTT/24/0710/DOC Condition discharged.

Action has been taken with Enforcement.

Followed up at meeting with UDC Planning.

Enforcements are not taking any further action, as a temporary path has been installed.

GM said that with a big effort Bloor could construct the correct path as agreed in the plans.

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

Commenced. Bloor has informed UDC.

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

Emma Blazbay has said she will inform EPC when the payment is paid and how much it is for.

### **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.

50+ revised documents, 1 May 2025. Further objections made 23 May.

### **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.

- Condition 7, Improvement to PRoW 13/31, alongside Alsa Wood.  
Email to UDC, 25 June, to point out that the whole length should be completed.  
Request to Dandara to ensure improvement is continued to site boundary.  
In hand with Essex Highways.  
This had been started.

Dandara now seems to have stopped the improvements to the path leading to the site boundary.

- Details of management company.

EPC to ask UDC if they have the name of the 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, June 2024. The new detector appears to be in place, but Grove Hill is currently closed to traffic.

Will not know for definite until Grove Hill is re-opened.

- 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.

The play area is now open, although it is unsatisfactory. One piece of equipment that should be a slide is missing the slide. The path is not finished and has a piece of wire protruding out of it. It is unlikely that this play area has had a RoSPA inspection.

GM is to draft an email to Emma Blazeby explaining the situation.

- 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  
1 June: Further email by EPC.

Enforcements consider the high fence okay. No further action is to be taken.

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

Commencement on site.

S106 contribution, 'before implementation' is actively in hand with UDC Planning. UTT/25/0426/DOC Application to discharge Conditions 28 and 29, archaeological investigations. Discharged in part; fieldwork not undertaken.

This development has now commenced.

**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.

Detailed application awaited.

**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.

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

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

Scheduled for UDC Planning Committee 7 May but withdrawn.

This may go to UDC's Planning Committee in July.

**14. Review S106 and Conditions Summary.**

Updated 28 March 2025.

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

Last meeting 15 May 2025.

Next meeting scheduled for 19 June.

**16. Local Plan.**

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

Inclusion of Bloor Phase 3.

Written statements have been submitted.

GM attended the hearing and spoke on two days. GM spoke about Bloor Phase 3, UDC changing from parishes to settlements and Stansted and Elsenham Area Strategy' GM also told the inspector that he had asked Dean Harmitage, at a meeting, where the correspondence from ECC is to justify the need for another school in Elsenham. The document should have been with all the other paperwork under Regulation 19; yet there was nothing under ECC. Dean Hermitage had promised to send the information, but EPC never received it.

**17. UDC Planning Committee meeting.**

Planning Committee next meeting 2 July 2025

**18. Scheduled dates of next meetings.**

Wed 2, 16 July 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.

As PD will not be available to attend a meeting on 2 July it was agreed to hold the next meeting on 16 July.

**19. AOB.**

There was no further business.

The meeting finished at 8.30pm.