

**Elsenham Parish Council
Planning Committee Meeting**

**To be held in Old Frank's
At 7.00 pm on Wednesday 6 August 2025**

All meetings are open to Councillors, the public and press.

AGENDA

- 1. Apologies for absence.**
- 2. Declaration of Interests.**
- 3. Approval of the minutes of the meeting held on 18 June 2025.**
- 4. To agree responses to the following planning applications:**
 - 4.1. UTT/25/1902/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.
 - 4.2. UTT/25/1837/FUL** Erection of changing rooms in association with Wellness Hub. Land At Eastfield Stables May Walk Elsenham Road Stansted.
 - 4.3. UTT/25/1838/FUL** Extension to existing Wellness Hub. Land At Eastfield Stables May Walk Elsenham Road Stansted.
 - 4.4. UTT/25/1812/HHF** Single Storey Rear Extension. Freshfields Fullers End Tye Green Road Elsenham.
 - 4.5. UTT/25/1789/FUL** Proposed 1 no. self-build detached bungalow and associated landscaping Land At Eastfield Stables May Walk Elsenham Road Stansted.
 - 4.6. UTT/25/1751/FUL** Erection of nine dwellings along with access, landscaping, parking and associated infrastructure Land West Of Old Mead Road Henham.
 - 4.7. UTT/25/2027/OP** Outline planning application (all matters reserved for subsequent approval) for the development of land within Use Classes B2 (general industrial), B8 (storage and distribution/data centre), E(g)(i) (offices), E(g)(ii) (research and development), E(g)(iii) (industrial processes), demolition and removal of existing structures and hard standing and replacement of existing Waste Water Treatment Works and new electricity substation and associated works. Water Circle Green Street,
- 5. Vistry (Bovis Homes), 130 dwellings west of Hall Road, UTT/19/0462/FUL**
Check needed as to whether construction traffic is using route through the village and Stansted Mountfitchet following the re-opening of Grove Hill.

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

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

6.1. Football pitches & pavilion

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

6.2. Attenuation basin on the eastern side of the site

No reply from Bloor.

UDC Enforcement has opened a file.

6.3. Walkway and cycleway to station

UTT/24/0710/DOC Condition discharged.

Enforcement have declined to take further action

7. 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.

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, 14 January 2025.

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

Possibly before UDC Planning Committee on 30 July.

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

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

Continued to site boundary in the north. Short gap remains in the south.

Details of management company to be sought from UDC Planning.

Contribution to improvements by ECC to footpath 13/32 has been paid to ECC.

Work will not be scheduled before 2026/27.

Suggestion that barrier to inhibit off-road bikes should be sought.

Condition 6, signal enhancement scheme, Grove Hill.

The new detector appears to be in place.

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.

10. 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.

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.

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.

Refused by UDC Planning Committee, 2 July 2025

Appeal anticipated.

13. Review S106 and Conditions Summary

Updated 1 August 2025.

14. Teams meeting with UDC Planning Officer

Last meeting 17 July 2025.

Next meeting scheduled for 21 August.

15. Local Plan

Hearings held on 10 to 19 June. GM attended

Inclusion of Bloor Phase 3.

Inspectors' post-hearing note awaited.

16. UDC Planning Committee meeting

Planning Committee next meeting 30 July 2025

17. Scheduled dates of next meetings

Wed 20 August 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.

18. AOB