

Meeting with Cllr Howard Rolfe *et al*

A meeting took place at Uttlesford Council Offices on Friday 24th February at 3.30pm.

Present were Cllr Howard Rolfe, Nigel Brown(Planning), Cllr Ray Gooding (Essex C C), Cllr Jo Parry(District Councillor), Cllr Howard Bowman(Parish Councillor) and Sean Perry and Matthew Bradley, two members of Essex Highways Dept.

This meeting was convivial and productive, the following issues were discussed:

1. A firm commitment is required from UDC that they will fully resist the planning appeal on the Ellis Trust site, land west of London Rd, Newport. Appeal Ref. APP/C1570/W/16/3166101.

Nigel Brown gave an assurance that the UDC will robustly defend the appeal. They are using the services of Beacon Planning. It was strongly advised that the NPC obtain legal advice as well as re applying for rule 6 status. (A sentiment shared by District Counsellor Hargreaves)

2. To discuss the issue whereby the UDC planning committee lay down conditions on approving a planning application, which the developer can then get overturned e.g repairing the byway in Whiteditch Lane, which will now be done at the taxpayers' cost.

Essex Highways have agreed to survey White Ditch Lane now, so that future damage can be assessed.

There are unusual circumstances in that developers of single houses are applying to have the conditions removed whereby they have to restore the road on the grounds that individual blame cannot be apportioned. It was advised that evidence gathering, such as number plate recording and photographs of vehicles causing damage could be of assistance in enforcement action.

Larger developments (over ten houses) will pay in advance for any repairs through the 106 Agreement.

3. 278 Agreement - We understand this is an agreement between ECC and Cala and it is the duty of the Planning authority to ensure the planning conditions are adhered to.

Nigel Brown explained that enforcement was pretty toothless and that consensus rather than re-active legal action tended to get better results. It meant fairly effective 'policing' of the construction site.

4. Initiation meeting with Cala - still awaiting a date,

CALA is due back on site on the 6th March, but are awaiting for the SUDS sign off. Nigel Brown is pushing to get this done before the 6th.

5. Awaiting reply to letter to Nigel Brown dated 18th January regarding Section 106 agreement between UDC and Mr & Mrs Hill.

Nigel Brown offered his sincere apologies for the lack of response and promised to deal with the letter promptly. He explained that the letter had “dropped off his radar”.

The meeting closed at around 5.00pm. It is felt that these regular and relatively frequent face-to-face meetings are for more productive and constructive than time spent by the Parish Clerk writing in letters over matters of concern.

Howard Bowman