

Little Hadham Parish Council

Minutes of the sixteenth meeting of the Little Hadham Parish **Council Planning Committee** (2003 – 2007 Session) held on Monday 3rd April 2006 at 8.00 pm in the Village Hall, Little Hadham.

Present:

Mr M Fairchild	Chairman
Mr T Feather)
Mr A Morris) Councillors
Mr T Skidmore)
Mr S Stigwood)

Mr B Evans – Clerk, and **25** members of the public.

16.1 **Absent** Cllr Mrs Gibson; Cllr Foreman abroad on business.

16.2 **Democratic 10 minutes** Cllr Fairchild invited members of the public to comment on any matters on the agenda.

A number of people spoke about the application for housing at Bury Green Farm. Cllr Fairchild briefly described the history of the application. He said that he had spoken to the Mr Hagyard and Mr Cavill at the Development Control Office and to Cllr Tindale. The time for responses to the application had been extended to 21st April 2006. It appears that the number of market priced houses had increased so as to maximise the number of affordable houses. The design brief had deliberately kept the number of houses vague until the depositing of the planning application. EHDC says that all comments will be taken into account before a decision on the application is reached. Cllr Tindale views the design brief as a shield against further development at the site though the application includes no guarantees should the remaining building remain unlet.

Cllr Fairchild said that he had spoken to a number of Bury Green residents and received a some of their responses to the application. He read a statement of the main views he had picked up.

Many did not object to a small number of house though there was concern that the number had crept up from 5 or 6 to 18. The population of the hamlet could increase by 50%.

There was concern about traffic – each house was likely to have at least 2 cars that, together with visitors and deliveries, would significantly affect the narrow winding lanes near the green. The A120 Cradle End junction would become more dangerous. Some wanted access to the new houses to be via the Millfield Lane entrance.

There were concerns about water supply and sewage disposal for the new houses though this was not part of the application.

There were concerns about the style of the new houses – the brief spoke of them being compatible with other houses on the green.

There were questions as to whether there was a need for the affordable homes for local people. Cllr Fairchild mentioned the lack of a housing needs survey in the Parish Plan that might have provided evidence of the need for affordable homes.

There were concerns about damage to houses on Millfield Lane from construction traffic.

Cllr Fairchild asked for other views. These included:

Millfield Lane was likely to carry most of the construction traffic. The road is narrow with the entrance on a blind bend. There is no speed limit.

The extra traffic would make use of the green by children unsafe.

Some wanted fewer affordable houses – the houses were not in sympathy to the rest of the green and there was not enough space for the number of cars likely to be present. Some thought there was no requirement for extra housing – local papers were full of houses for sale.

Some thought that allowing for 1.7 cars was not realistic – 3 or 4 cars per house was likely.

Many were concerned that the houses would be the thin end of the wedge with further applications likely for the rest of the site.

16.3 **Declarations of interest** None

16.4 **Minutes** of the meeting held on Monday 6th March 2006 were agreed and signed as a true record.

16.5 **Matters arising**

16.5.1 Double yellow lines outside ‘Houghtons’ Cllr Fairchild said that Herts Highways had written agreeing with the Council that yellow lines outside ‘Houghtons’ would be inappropriate. Cllr Fairchild said that he would write to the owner explaining the Council’s view. He understood that the owner was annoyed that he had not been consulted.

16.5.2 McVeigh Parker fencing site The Clerk reported a phone call with the Development Control office. Apparently the conditions imposed in the change of use permission for the site only limited the number of vehicle movements and not the size of lorries. The company is not in breach of their consent. The Clerk said that he would contact Herts Highways to see if it could do anything.

16.5.3 Cottages next to May Cottage, Cradle End. Cllr Fairchild said that the Council had sent a response and that the matter would be considered at the May meeting of the Development Control committee.

16.6 **Planning applications considered by the Council**

16.6.1 0523/06 Redevelopment at Bury Green Farm to provide a new public green, 11 new dwellings, 2 dwellings in converted stables with associated parking and landscaping and redevelopment at the Grove to provide 5 new affordable dwellings with associated parking and the reorganisation of existing spaces and landscaping.

Considered by Cllr Fairchild and Cllr Morris.

Cllr Fairchild proposed:

That the following form the basis of the Council’s response to the planning application for the redevelopment of Bury Green Farm, the final wording to be agreed by councillors, taking into account comments from the public:

That the Council draws EHDC’s attention to the letter of 2 Nov 2004 in which it raised concerns on a number of issues.

That while most residents do not object to the principle of replacing farm buildings with a limited number of new houses, including some affordable houses, a number of concerns raised in our earlier letter remain, and others have since been raised by residents, namely:

1 The number of houses proposed is in excess of any numbers previously mentioned, including the reference to ‘up to 15’ in the final version of the Planning Brief. It is likely that the number of homes proposed could increase BG’s population by up to 50%.

2 The number and type of houses proposed, taking into account two cars per home plus visitors and deliveries, will create a significant increase in the volume of traffic in Bury Green; will create a possibly dangerous level of additional traffic using the Cradle End/A120 junction; and will worsen the problem of rat running through Cradle End, Bury Green and Ford Hill.

- 3 Residents do not accept that the volume of traffic from new homes is offset by current permissions for traffic using the former Glaxo site.
- 4 A fresh look should be taken at the best use of the two entrances letting on to the green and the main entrance in Millfield Lane to mitigate point 2 above.
- 5 Although we note that provision of services such as electricity, water and sewerage is not part of this planning application, EHDC should ensure that such services are adequate before giving permission.
- 6 Comments on the Planning Brief, including reluctant acceptance of a small number of houses, was on the basis that it afforded protection against the industrial site being developed for further housing in the event that it could not be let for an acceptable business use. We seek an assurance that the total number of houses agreed under this application precludes any further housing development on this site in the future.
- 7 While we accept that the houses provided will be new-builds, some residents feel that insufficient attention has been given to design such that they blend with the character of existing property in Bury Green and with its environment.
- 8 A survey carried out in connection with Little Hadham Parish plan showed that residents wanted any affordable housing to be available for people from the parish and that a mechanism should be used to ensure such housing did not pass into the open market. Can EHDC provide evidence of need and reassurance that affordable housing would remain in the ownership of a housing association or be managed in a similar way?
- 9 Steps should be taken to protect properties in Millfield Lane from the effects of heavy traffic, particularly during demolition and construction stages. Agreed
- 16.6.2 0301/06 Hill Cottage, Millfield Lane. Change of use of garage to single dwelling. Erection of garage. Considered by Cllr Feather and Cllr Morris.
Cllr Feather had some concern about the difficult access. He was pleased that the conservation offices recommendations were to be followed. He proposed that there be no objections. Agreed.
- 16.6.3 0366/06 Tile Kiln Cottages, Cradle End. 2 replacement garages.
Considered by Cllr Feather and Cllr Morris.
Cllr Feather proposed that the Council object to the application, as the new drive would damage the cottage gardens and destroy a fishpond. The tenants had not been informed or consulted on the plans. Agreed.
- 16.6.4 0376/06 Ashdene, The Ford. Conservatory extension, doors, stairs and external lighting to garage and conversion of 1st floor of garage into habitable accommodation. Considered by Cllr Morris and Cllr Foreman.
Cllr Morris proposed that there be no objection to the conservatory but the Council should comment on concerns that the garage should not become a dwelling by stealth. Agreed.
- 16.6.5 0175/06 Ivy Farm, Cradle End. Part demolition, attic extension, extension of two storey rear extension and construction of basement.
Considered by Cllr Fairchild and Cllr Morris.
Cllr Feather said the developments were not visible from the road and proposed that there be no objections. Agreed.
- 16.7 **Planning decisions received from EHDC To note**
- 16.7.1 2457/05 Little Hamsted, Acreman Street. Garden shed. Refused.

16.8 **Notice of appeal**

16.8.1 1294/05 Pastures, Chapel Lane. Raise roofline and alterations to elevations to provide additional accommodation at first floor.

Considered by Cllr Fairchild and Cllr Feather.

Cllr Fairchild said that the Council had made no objections to the original application and he proposed that there be no new objection. Agreed.

16.9 **Withdrawn applications To note**

16.9.1 0133/02 May Cottage, The Ford. Single storey extension.

16.9.2 0349/02 May Cottage, The Ford. Rear extension to outbuilding, 1m more than granted.

16.10 **Date of next meeting –Tuesday 2nd May 2006.**

16.11 **Chairman closed the meeting to the Public and the Press at 8:50 p.m.**