

Little Hadham Parish Council

Minutes of the eighteenth meeting of the Little Hadham Parish Council **Planning Committee** (2003 – 2007 Session) held on Monday 5th June 2006 at 8:00 pm in the Village Hall, Little Hadham.

Present:	Mr M Fairchild	Chairman
	Mr T Feather)
	Mr P Foreman)
	Mrs M Gibson) Councillors
	Mr A Morris)
	Mr T Skidmore)
	Mr S Stigwood)

Mr B Evans – Clerk, and 9 members of the public.

18.1 **Absent** – none.

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

Mr Oliver noted that the number of houses planned for Bury Green Farm had risen from 8 to 15. He thought the owners would like to develop the whole site. Cllr Fairchild said there were fears that the application was the thin end of the wedge – the number of houses had risen from 8 to 15 then to 18 with a suggestion of 20 in the latest plans. The Council would seek assurance that there would be no further housing development at the site.

Mrs Ward asked if there was any information of the conservation of the cottages next to May Cottage, Cradle End. Cllr Fairchild said that the planning office had been written to. He would obtain a response by July's meeting.

Mr Nubel said that there was general local opposition to the Bury Green Farm plans. The revisions to the plans were purely cosmetic and failed to address the main objections. The main complaint concerned the likely increase in traffic generated by the new houses. The residents want access to the houses to be through the Millfield Lane entrance rather than from the Green. The original plans granted when the site was extensively developed some years ago stipulated that there would be no access from the Green. Use of the Millfield Lane entrance would affect only one property – Millfield Cottage. This could be ameliorated by partially rerouting the lane using land owned by the developers. These alterations should be completed before the development of the new houses.

Cllr Fairchild said that the Council had liaised with the Bury Green residents through the Nubels. He thanked them for their help that had made the Council's job much easier.

18.3 **Declarations of interest** None.

18.4 **Minutes** of the meeting held on Tuesday 2nd May 2006 were agreed and signed as a true record.

18.5 Matters arising

18.5.1 McVeigh Parker fencing site: The Clerk reported a letter from Herts Highways saying that they were unable to help with reducing the problem of large lorries visiting the site. Cllr Fairchild said that he hoped that the apparent recent decrease in congestion at the site would continue.

18.5.2 Cottages next to May Cottage, Cradle End. Already dealt with.

18.6 Planning applications considered by the Council

18.6.1 0733/06 Barrans, Bury Green. Construction of bridge over dry culvert from road to field. Considered by Cllr Feather and Cllr Fairchild.

Cllr Feather proposed that there be no objections but that the Council should write to the planning office asking that the sightlines from the new entrance be checked. Agreed.

18.6.2 0762/06 Cherry Grove, Westland Green. Conversion of existing garage/office to form 1 bedroom unit with 1st floor extension. Considered by Cllr Feather and Cllr Foreman.

Cllr Foreman said that the neighbours were happy with the plans. He proposed that there be no objections. Agreed.

18.6.3 0790/06 2 Bury Green Cottages, Bury Green. Detached double garage. Considered by Cllr Feather and Cllr Fairchild.

Cllr Feather said that this was a replacement garage. He proposed that there be no objections. Agreed.

18.6.4 0815/06 Ashdene, The Ford. External stairs and door to 1st floor accommodation above garage. Considered by Cllr Feather and Cllr Fairchild.

Cllr Fairchild said that this appeared to be development by default. He had concerns about safety such as headroom and the use of a wooden garage for living accommodation. He proposed that the Council write to the planning office expressing these reservations. Agreed. Cllr Foreman was concerned that the Council should take care to show consistency in its decisions.

18.6.5 0926/06 Bury Green Farm, Bury Green. 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. Amended scheme. Considered by Cllr Feather and Cllr Fairchild.

Cllr Fairchild said that the original plans had been withdrawn and replaced by these slightly revised plans. He said that he was disappointed that EHDC had not replied to the Council's response to the original plans. In particular there had been no reassurance about development of the rest of the site.

Cllr Fairchild said that he had consulted with the residents and was concerned that, unless the details of the objections were satisfactorily addressed, the general consensus on the proposed development might become hostile.

Cllr Fairchild then went through the main points of a draft response to the new plans. The revised style of the houses was still not sympathetic to the existing houses on the Green. They were more like town houses.

The excessive number of new houses would seriously add to rush hour traffic volumes. Calculations in the application were unreasonable. There would likely to be about 40 extra cars with at least 20 being added to the rush. The use of Bury Green as a rat-run had not been addressed. The application referred to public transport but the

bus was only every two hours with the stop a kilometre away. It was also said that Bury Green was within convenient cycling distance of Bishop's Stortford but cycling on the A120 was extremely dangerous.

Millfield Cottage was at risk from extra traffic using Millfield Lane – especially construction traffic. Consideration should be given to rerouting Millfield Lane away from the cottage.

The one-way system for the entrance to the new houses proposed in the plans would not reduce the risks to children and others using the Green. Vehicular access to the new houses should be through the Millfield Lane entrance.

There was no evidence of need within the parish for the affordable houses. The Council would want assurance that the affordable houses would not eventually be sold on the open market.

Finally Cllr Fairchild requested that there be a meeting between the Council, EHDC, the developers and the residents of Bury Green at which the many concerns could be discussed.

Cllr Fairchild proposed that the draft letter be sent as the Council's response. Agreed.

- 18.6.6 0531/06 Unit 3, Church End Farm, Church End. Change of use from redundant stables to mixed B1 and B8 use. Considered by Cllr Feather and Cllr Stigwood. Cllr Feather said the buildings would be used to store horse feed and stable equipment. He proposed that there be no objection. Agreed.

18.7 **Planning decisions received from EHDC To note**

- 18.7.1 0524/06 Bury Green Farm, Bury Green. Demolition of unlisted agricultural buildings in conservation area. Granted

- 18.7.2 0521/06 4 the Ridgeway. Single storey and two-storey side and rear extensions. Granted.

18.8 **Any other business**

- 18.8.1 Cllr Fairchild reported a letter from EHDC concerning training on planning issues. He said that he would write agreeing to the proposal that a meeting be held.

18.9 **Date of next meeting –Monday 3rd July 2006.**

- 18.10 **Chairman closed the meeting to the Public and the Press at 8:54 p.m.**