

Little Hadham Parish Council

Minutes of the third meeting of the Little Hadham Parish Council **Planning Committee** (2007 – 2011 Session) held on Monday 2nd July 2007 at 8:00 pm in the Village Hall, Little Hadham.

Present:

Mr T Skidmore	Chairman
Mr M Fairchild)
Mr A Morris)
Mrs C Piccolo) Councillors
Mr J Purvis)
Mr G Williamson)

Mr B Evans – Clerk, and 6 members of the public.

- 3.1 **Absent** – Cllr Darken [on holiday].
- 3.2 **Democratic 10 minutes.** Cllr Skidmore referred residents to the application for three new houses at Ashcroft Farm. District Cllr Tindale said that he had spoken to the Head of the village school who was very much in favour of the parcel of agricultural land that was being offered as a school playing field. This would be in mitigation for the lack of affordable housing in the planned development. Cllr Skidmore said that the Council was in discussion with EHDC officers on the details of the policy on affordable housing.
- 3.3 **Declarations of interest** Cllr Morris said that he had an interest in the plans for Ashcroft Farm as he lived upstream of the site and, like many other residents, he might be subject to an increased risk of flooding should the development go ahead.
- 3.4 **Minutes** of the meeting held on Wednesday 4th June 2007 were agreed and signed as a true record.
- 3.5 **Matters arising**
- 3.5.1 Cottages next to May Cottage, Cradle End. Cllr Mrs Piccolo said that she had spoken to the enforcement officer at EHDC, Mr Glynn Day, and there had been no developments since the last meeting. The Chairman proposed that the Clerk contact the enforcement office and ask that the protective sheeting be reattached as it had come loose again in the wind and was creating a hazard. Agreed.
- 3.6 **Planning applications considered by the Council**
- 3.6.1 1088/07 Hadham Park, Hadham Road. Cart shed parking with annexe and reinstatement of historic drive. Considered by Cllr Skidmore and Cllr Mrs Piccolo. Cllr Skidmore proposed that there be no objection to the reinstatement of the drive and to the building of a garage. However the Council should object to the inclusion of accommodation above the garage. The owners had indicated that they intended to withdraw this part of the application. Agreed.
- 3.6.2 0869/07 Fox Earth, Chapel Lane. Removal of onerous condition 2 of 3/89/0123/FP (Agricultural occupancy). Resubmission. Considered by Cllr Skidmore and Cllr Morris. Cllr Skidmore proposed that the Council agree that the agricultural occupancy condition be removed and that the house should be considered for addition to the stock of affordable housing. If the house was found not to be acceptable for affordable housing it should be allowed to be sold on the open market as it this was preferable to it remaining unoccupied. Agreed.
- 3.6.3 1205/07 Hadham Barn, Bury Green. Conversion of existing garage to create playroom area with shower and kitchen. Considered by Cllr Skidmore and Cllr Mrs Piccolo. Cllr Skidmore said that the garage was a large, L-shaped, detached converted barn. He proposed that the Council object to the application, as the plans would effectively create a new dwelling detached from the main dwelling in a Cat 3 area in contravention to the district council's policy.

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3.6.4 1255/07 Ashcroft Farm, Stortford Road. Erection of 3 detached dwellings with change of use of agricultural land to school playing field. Considered by Cllr Skidmore and Cllr Morris.

Cllr Skidmore said that he thought the Council would be unable to make a response to the plans without clarification on details of the Local Plan. The inspector, reporting on objections to the second draft of the Plan, had appeared to rule out the site for possible development. Cllr Morris said that the developers had carried out a flood alleviation survey but the maps showing areas liable to flooding did not accurately show the area that had been flooded in November 2001. Cllr Morris produced a photograph from the local newspaper to illustrate his point. He said that if the houses were to be built they should be sited on higher ground on the site despite the survey indicating the proposed positions to be satisfactory.

Cllr Skidmore said that he had agreed possible dates for a meeting of a group of Councillors and the Clerk with EHDC officials to clarify the District Council policy on new housing in the parish – both market and affordable. The date could be 31st July, 1st August or 2nd August 2007. Cllr Morris said that the Ash area of the parish was Cat 2 that allowed for limited infill.

The Clerk said that if the decision were delegated, the planning officers would have to make their decision on the application by the 10th August 2007. If the application were to be decided by the Planning Committee on 15th August 2007, the planning officers would have to complete their report and recommendation to be sent to the committee on the 1st of August. If the Council's response were to influence the decision on the application it would have to be prepared and sent before the end of July.

Cllr Skidmore proposed that the Council's response be deferred to special meeting of the Council and that he should set up a fact-finding meeting with EHDC officials. Agreed.

3.6.5 1288/07 The Thatched Cottage, Green Street. Demolish stables and garage and build new garage with fencing to boundary. Considered by Cllr Skidmore and Cllr Mrs Piccolo. Cllr Skidmore proposed that there be no objection to the demolition of the stables and garage and construction of a new garage. However the Council should object to inclusion of the first floor of the new garage, as the increased size would make the garage too dominant in its position next to the listed building. Agreed.

3.7 **Notification of appeal.**

3.7.1 1861/07 3 Baud Close, Hadham Hall. Amended scheme for two-storey extension. Considered by Cllr Skidmore and Cllr Mrs Piccolo.

Cllr Skidmore said that many of the houses nearby had been extended but the proposed amended extension would be, by its size and height, significantly more intrusive than others on the site. Cllr Skidmore proposed that the Council should support the original decision of the district council and ask the inspectors to dismiss the appeal. Agreed.

3.7.2 0469/05 The Granary, Chapel Lane. Unauthorised change of use of agricultural land to residential/leisure use and erection of play equipment. Considered by Cllr Skidmore and Cllr Morris.

Cllr Fairchild said that he had spoken to occupants of houses neighbouring the site who seemed unconcerned about the play equipment. He proposed that the Council make no comment on the Appeal but to note its opposition to developments of any sort being carried out without the granting of proper planning permission.

3.8 **Planning decisions received from EHDC – to note.**

3.8.1 0748/07 Oak Lodge, Cradle End. Proposed garage with games room above. Refused.

3.8.2 0493/07 Ford Hill House, The Ford. Proposed barn conversion and extension to barn. Refused

3.9 **Date of next meeting – Monday 3rd September 2007.**

3.10 **Chairman closed the meeting to the Public and the Press at 8:40 p.m.**