

# Little Hadham Parish Council

Minutes of the fourth meeting of the Little Hadham Parish Council **Planning Committee** (2007 – 2011 Session) held on Monday 3<sup>rd</sup> September 2007 at 8:55 pm in the Village Hall, Little Hadham.

**Present:**

<b>Mr T Skidmore</b>	<b>Chairman</b>
<b>Mr N Darken</b>	)
<b>Mr M Fairchild</b>	)
<b>Mr A Morris</b>	) <b>Councillors</b>
<b>Mrs C Piccolo</b>	)
<b>Mr J Purvis</b>	)
<b>Mr G Williamson</b>	)

Mr B Evans – Clerk, and 5 members of the public.

- 4.1 **Absent** – none.
- 4.2 **Democratic 10 minutes.** There were no comments from members of the public.
- 4.3 **Declarations of interest** Cllr Darken said that he had an interest in Bury Green Farm as he lived at Bury Green. Cllrs Fairchild and Williamson said they had interests in Ford House as they were both close neighbours.
- 4.4 **Minutes** of the meeting held on Wednesday 2<sup>nd</sup> July 2007 were agreed and signed as a true record.
- 4.5 **Minutes** of the extraordinary Planning Committee meeting held on Monday 23<sup>rd</sup> July 2007 were agreed and signed as a true record.
- 4.6 **Matters arising**
- 4.6.1 Cottages next to May Cottage, Cradle End. Cllr Mrs Piccolo said that there appeared to have been some movement. The owners' agent was in negotiation with the planning office in order to clarify the conditions that will need to be met in order for work to be restarted. Cllr Mrs Piccolo was concerned about the poor state of the site, particularly the loose sheeting. The Chairman asked the Clerk to write to the enforcement officer to instruct the owners to make the site secure.
- 4.7 **Planning applications considered by the Council**
- 4.7.1 1309/07 Ford End, The Ford. Double garage, store, WC and first floor studio/office. Considered by Cllr Skidmore and Cllr Williamson. Cllr Skidmore proposed that there be no objection. Agreed.
- 4.7.2 1428/07 Mallards, Albury Road. Single storey rear extension and one and a half storey rear extension. Considered by Cllr Skidmore and Cllr Morris. Cllr Skidmore proposed that there be no objection. Agreed.
- 4.7.3 1502/07 Church End Farm, Church End. Fenced storage compound. Considered by Cllr Skidmore and Cllr Williamson. Cllr Skidmore proposed that there be no objection. Agreed.
- 4.7.4 1539/07 Ford Hill House, The Ford. Proposed renovation and extensions for habitable use in place of current use of storage – all to form separate dwelling. Considered by Cllr Skidmore and Cllr Darken. Cllr Skidmore proposed that there be no objection. Agreed.
- 4.7.5 1556/07 Orchard Bungalow, Bury Green. Replacement two storey dwelling with associated gardens. Considered by Cllr Skidmore and Cllr Darken. Cllr Skidmore proposed that there be no objection. Agreed.
- 4.7.6 1574/07 Sunfield, Wellpond Green. Rebuilding of existing substandard garages. Considered by Cllr Skidmore and Cllr Purvis. Cllr Skidmore proposed that there be no objection. Agreed.

- 4.7.7 1575/07 Sunfield, Wellpond Green. New front porch, single storey side extension with rear conservatory and additional windows to flank elevations. Considered by Cllr Skidmore and Cllr Purvis. Cllr Skidmore proposed that there be no objection. Agreed.
- 4.7.8 1671/07 Clintons, Bury Green. Riding arena. Considered by Cllr Skidmore and Cllr Mrs Piccolo. Cllr Skidmore proposed that there be no objection. Agreed.
- 4.7.9 1737/07 4 The Ridgeway, The Ford. Two storey side/rear extension & single storey front extension. Considered by Cllr Skidmore and Cllr Williamson. Cllr Skidmore proposed that there be no objection. Agreed.
- 4.7.10 **Bury Green Farm**
- 4.7.10.1 1541/07 Bury Green Farm, Bury Green. Demolition of redundant commercial buildings. Considered by Cllr Skidmore, Cllr Mrs Piccolo and Cllr Darken. Cllr Skidmore said that Bury Green farm was a 'major developed site'. The East Herts Local Plan stated that 'Redevelopment or partial redevelopment of a Major Developed Site should be accompanied by a planning brief and landscape scheme.' Cllr Williamson said that demolishing the buildings would make applying for replacement buildings easier. Cllr Darken said that the existing buildings were not very visible from the Green. Cllr Skidmore proposed that the Council object to the application as no planning brief and landscape scheme had been submitted. Agreed.
- 4.7.10.2 **Future developments of the 'major developed site'.**  
Cllr Fairchild reported a conversation with Mr Roat of Romehold who owned Bury Green Farm. Mr Roat said that he wanted to be open about developments and discuss every aspect of their proposals when they had been formulated. The company was considering a number of options and would shortly have a meeting with EHDC to discuss what might be allowed.  
Romehold expected to demolish all of the buildings on the site as they had failed to find tenants. Replacement buildings might be industrial or housing though they were aware that increases in road traffic might be a problem – access to any replacement buildings would be through the Millfield Lane entrance. The company would prefer to build a small number of high value houses but government guidelines on housing density and local rules on affordable housing would indicate a relatively large number of houses. Cllr Fairchild said that Mr Roat expected to talk to Council representatives before the next Council meeting.  
Cllr Skidmore noted that in the April 2005 Design Brief for Bury Green Farm there had been no mention of housing on the main part of the site.
- 4.7.10.3 **Compliance with planning conditions at the current housing site.**  
Cllr Fairchild said that a Bury Green resident had written complaining that the company building new houses on the site was failing to comply with the planning conditions. In particular there was working on Sundays and site vehicles were entering the site from the Green. Cllr Darken said that there had been some Sunday working during the demolition phase but he had not noticed any since. He said that a large crane had used the entrance from the Green some weeks before but he had not noticed other vehicles recently. It was agreed to monitor the situation.
- 4.8 **Notification of appeal**
- 4.8.1 0748/07 Oak Lodge, Cradle End. Proposed garage with games room above. Considered by Cllr Skidmore and Cllr Mrs Piccolo. Cllr Fairchild noted that the Council had objected to the original application on the grounds that the accommodation in the roof might result in its conversion to a separate dwelling. However a number of similar applications had been allowed. Cllr Morris said that the Council should leave technicalities such as compliance to the Local Plan to the planning office. The Council should restrict its comments to how applications would affect the local community. Cllr Mrs Piccolo agreed to investigate the apparent inconsistencies in the planning decisions. She proposed that there be no further comment to the appeal inspector. Agreed.

- 4.9 **Planning decisions received from EHDC – to note.**
- 4.9.1 0869/07 Fox Earth, Chapel Lane. Removal of onerous condition 2 of 3/89/0123/FP (Agricultural occupancy). Refused.
- 4.9.2 1088/07 Hadham Park, Hadham Road. Cart shed parking with annexe and reinstatement of historic drive. Granted.
- 4.9.3 1205/07 Hadham Barn, Bury Green. Conversion of existing garage to create playroom area with shower and kitchen. Granted.
- 4.9.4 1255/07 Ashcroft Farm, Stortford Road. Erection of 3 detached dwellings with change of use of agricultural land to school playing field. Refused.
- 4.9.5 1171/07 The Croft, Bury Green. Single storey 2 bay barn consisting of 1 garaged bay and 1 car port utilising the upper floor for storage - replacing existing. Granted.
- 4.9.6 1308/07 Woodsfield, Stortford Road. Erection of a detached bungalow. Granted.
- 4.9.7 1378/07 1 Clinton Hall Cottages, Bury Green. Two storey rear extension. Refused.
- 4.10 **Date of next meeting – Monday 1<sup>st</sup> October 2007.**
- 4.11 **Chairman closed the meeting to the Public and the Press at 9:31 p.m.**