

Little Hadham Parish Council

Minutes of the fifth meeting of the Little Hadham Parish Council **Planning Committee** (2007 – 2011 Session) held on Monday 1st October 2007 at 8:05 pm in the Village Hall, Little Hadham.

Present:

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|------------------------|----------------------|
| Mr T Skidmore | Chairman |
| Mr N Darken |) |
| Mr A Morris |) |
| Mrs C Piccolo |) Councillors |
| Mr J Purvis |) |
| Mr G Williamson |) |

Mr B Evans – Clerk, and 4 members of the public.

- 5.1 **Absent** – Cllr Fairchild [holiday].
- 5.2 **Democratic 10 minutes.** There were no comments from members of the public.
- 5.3 **Declarations of interest** Cllr Darken said that he had an interest in Bury Green Farm as he lived at Bury Green. Cllr Williamson said he had an interest in Ford House as he was a close neighbour.
- 5.4 **Minutes** of the meeting held on Wednesday 3rd September 2007 were agreed and signed as a true record.
- 5.5 **Matters arising**
- 5.5.1 Cottages next to May Cottage, Cradle End. Cllr Mrs Piccolo said that the developers' agent was in communication with the planning office. He had submitted documents concerning the discharge of the planning conditions. Cllr Piccolo said that she would talk to Ms Hardinge in the planning office to obtain her views on the documents. Mr Day, of planning enforcement, was aware of the state of the site including the loose sheeting. Cllr Piccolo said that a local resident had emailed Oliver Heald MP concerning the poor state of the site and Mr Heald had now taken up the matter with the planning office. Cllr Piccolo proposed that the Council defer taking any action for the present. Agreed.
- 5.5.2 Bury Green Farm development plans. The Clerk reported a phone call with Mr Stephen Emery of the planning office. Romehold had been asked for a justification statement for the demolition of buildings. They had said that the buildings were specifically designed for animal rearing and they had failed to find a tenant. The buildings had a dominant position behind the new homes at the site. Mr Emery said that permission was not required to demolish the buildings only for the removal of the rubble.
The Clerk said that Mr Emery was reluctant to discuss possible future plans for the site but would wait until Romehold submitted a planning application.
Cllr Skidmore was concerned that the developers had submitted no planning brief or site plan. Cllr Darken said that the developers had no clear plans for the site. He proposed that the Council take no action until a planning application was submitted. Agreed.
- 5.5.3 Apparent anomalies in planning decisions involving living accommodation in garages. Cllr Piccolo said that she had spoken to Mr Stephen Emery at the planning office. He had said that each application was considered on its merits and there were no hard and fast rules. The planning office wanted the Council to give the views of local people. Cllr Skidmore said that he did not want to see residents building new houses under the guise of garages.

5.6 Planning applications considered by the Council

- 5.6.1 1912/07 Fox Earth, Chapel Lane. Removal of onerous condition – removal of Condition 2 of 3/89/0123/FP (agricultural occupancy). Considered by Cllr Skidmore and Cllr Morris. Cllr Skidmore said that this was a resubmission of an earlier application. He proposed that the Council's comments remain unchanged and that the previous letter to EHDC be sent again. Agreed.
- 5.6.2 1962/07 1 Clinton Hall Cottages. Two storey side extension and rear bedroom extension. Considered by Cllr Skidmore and Cllr Darken. Cllr Skidmore proposed that there be no objection. Agreed.
- 5.6.3 1930/07 Thatched Cottage, The Ford. Replacement double garage with storage at first floor. Considered by Cllr Skidmore and Cllr Mrs Piccolo. Cllr Skidmore said that the Council had objected to earlier plans as they would have removed existing hedges. The new plans retained the hedges. He proposed that there be no objection. Agreed.
- 5.7 **Planning decisions received from EHDC – to note.**
- 5.7.1 1309/07 Ford End, The Ford. Double garage, Store, WC and first floor studio/office. Refused.
- 5.7.2 1313/07/LB The Gate House, Hadham Hall. Internal alterations. Granted.
- 5.7.3 1389/07 Bury Green Farm, Bury Green. Revised garaging and parking layouts for plots 8, 9 and 10. Granted.
- 5.7.4 1428/07 Mallards, Albury Road. Single storey rear extension and one and a half storey rear extension. Granted.
- 5.7.5 1502/07 Church End Farm, Church End. Fenced storage compound. Granted.
- 5.7.6 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. Listed Building consent granted.
- 5.7.7 1541/07 Bury Green Farm, Bury Green. Demolition of redundant commercial buildings. Granted.
- 5.7.8 1538/07 Ford Hill House, The Ford. Proposed barn conversion and extension to form separate dwelling. Full planning permission granted.
- 5.7.9 **Planning applications withdrawn – to note.**
- 5.7.10 1556/07 Orchard Bungalow, Bury Green. Replacement two storey dwelling with associated gardens.
- 5.7.11 **Date of next meeting – Monday 5th November 2007.**
- 5.7.12 **Chairman closed the meeting to the Public and the Press at 8:28 p.m.**