

Little Hadham Parish Council

Minutes of the sixth meeting of the Little Hadham Parish Council **Planning Committee** (2007 – 2011 Session) held on Monday 5th November 2007 at 9:00 pm in the Village Hall, Little Hadham.

Present:

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

Mr B Evans – Clerk, and **40** members of the public including County Cllr Mrs Mary Bayes.

6.1 **Absent** none.

6.2 **Declarations of interest** None.

6.3 **Democratic 10 minutes.** Cllr Darken outlined a meeting between representatives of Romehold, Cllrs Darken and Fairchild and the Clerk held on 22nd October 2007. Romehold had been unable to sell or let the buildings on most of the major developed site. Consequently they intended to apply for permission to demolish them. The company described four possible uses for the site; a small estate of about twenty five high cost houses; a high tech communications building for a major city business such as the London Stock Exchange; a retirement village with houses and flats for elderly residents together with medical, leisure and community buildings; a number of small industrial units using the adapted existing buildings if permission to demolish was refused. All the schemes would access the site from Millfield Lane.

Romehold expected to make a planning application for the data centre in December 2007 and for the other schemes in January 2008. Romehold said that they would prefer to concentrate on the scheme that had most local support and had proposed an exhibition of the various schemes in the village hall.

Romehold's preferred option was for housing although the local plan and government guidance would expect a much higher housing density, including 40% affordable houses, than Romehold was proposing. Romehold said that high density housing would create excessive traffic.

A resident asked about the demolition of the existing buildings. Cllr Fairchild said that the buildings were very specialised for breeding animals. An application for the demolition of half of the buildings had already been submitted.

A resident was concerned that a house at Bury Green Farm, for which an application for demolition had been made, had been wrongly shown as being in Millfield Lane. No one appeared to have noticed the error.

Some residents wondered if the plans included the agricultural fields. Cllr Fairchild said that only the built up area was involved.

A resident thought that suggesting these schemes was a device to get public support for developments that were not part of the local plan.

A resident said that Romehold 'gave a guarantee' that they would not submit plans for further developments at the site.

6.6 **Bury Green Farm** Cllr Fairchild asked if the Council should invite Romehold to stage an exhibition of their plans. He said that they had not promised that the site would not be developed. They had said that they would try to let the existing buildings. Cllr Skidmore thought that an exhibition would allow parishioners to have a view on the various alternatives even though no formal application had been made. Cllr Morris was concerned

that Romehold was making the running on the issue. Could the Council not put forward its own plans? He thought that the Council should do nothing until a formal application was made.

Cllr Darken agreed with Cllr Skidmore that an exhibition might be useful. Cllr Fairchild said that expecting Romehold to leave the site undeveloped was not a realistic option.

Cllr Fairchild proposed that the Council should invite Romehold to hold an exhibition of their plans although the Council should make no comment until a planning application was submitted. Agreed.

Many members of the public left after this item leaving 8 for the remaining part of the meeting.

6.4 **Minutes** of the meeting held on Wednesday 1st October 2007 were agreed and signed as a true record.

6.5 **Matters arising**

6.5.1 **Cottages next to May Cottage, Cradle End.** Cllr Mrs Piccolo said she had received a letter from Ms Hardinge at the planning office. Some restrictions had been removed from the developers allowing them to restart work. Cllr Skidmore asked if the Council needed to take any action. Cllr Mrs Piccolo said not at present.

6.4 **Planning applications considered by the Council**

6.4.1 2069/07 Millglen, Albury Road. Single storey side conservatory. Considered by Cllr Skidmore and Cllr Morris.

Cllr Skidmore proposed that there be no objection. Agreed.

6.4.2 2106/07 Orchard Bungalow, Bury Green. Demolish existing bungalow and erect new two storey dwelling with associated garage. Considered by Cllr Skidmore and Cllr Darken.

Cllr Darken proposed that there be no objection. Agreed.

6.4.3 2167/07 Fieldview, Acreman Street. Demolition of existing garage and erection of double garage with storage room and bedroom/games room above in new location. Considered by Cllr Skidmore and Cllr Williamson.

Cllr Skidmore proposed that the Council object to the application as: it created a new separate unit with services and accommodation over the garage, detached from the main house, and 'does not relate to the main house'; Fieldview is within the Cat 3 designation for Little Hadham 'wherein development will not be permitted'; the proposed building would be prominent to the main road, Acreman Street, as it was 20ft high. Agreed.

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

6.5.1 2227/06 Harley House, Westland Green. Two storey rear extension and replacement outbuilding. Granted.

6.5.2 1737/07 4 The Ridgeway, The Ford. Two storey side/rear extension & single storey front extension. Refused.

6.5.3 1671/07 Clintons, Bury Green. Formation of a riding arena. Granted.

6.6 **Date of next meeting – Monday 3rd December 2007. [Subsequently revised to Tuesday 4th December 2007]**

6.6.1 **Chairman closed the meeting to the Public and the Press at 9:20 p.m.**