

Little Hadham Parish Council

Minutes of an extraordinary meeting of the Little Hadham Parish Council **Planning Committee** (2007 – 2011 Session) held on Wednesday 16th January 2008 at 8:00 pm in the Village Hall, Little Hadham.

Present:

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

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

7.1 **Absent** Cllr Morris [work commitments] and Cllr Darken.

7.2 **Democratic 10 minutes.**

Cllr Skidmore and the Clerk briefly described the application to change an agricultural building at Church End Farm to B1 and B8 use.

A resident said that a notice had appeared in the local paper concerning an application for road haulage concerning Church End Farm.

A resident commented on the gradual expansion of the Church End site over several years. A resident wondered if Church End was becoming a major industrial site similar to that at Bury Green Farm.

7.3 **Declarations of interest.** Cllrs Williamson and Fairchild declared an interest in Ford Hill House as they were near neighbours.

7.4 **Planning applications considered by the Council**

7.4.1 2535/07 Church End Farm, Church End Lane. Change of use of two buildings from agricultural use to B1 and B8 use. Considered by Cllr Skidmore and Cllr Morris.

Cllr Skidmore reminded the Council of a meeting with Ms Alison Young of the EHC planning office at which the Council concerns about over development, potential increases in traffic and advertising signs at the site were discussed. An enforcement officer had visited the site and had reported to the Council. Permissions already granted, such as that for an extension to Hadham Water, could not be revoked. The advertising signs needed planning permission.

Cllr Skidmore said that he had made a number of attempts to arrange a meeting between Council members and the owners of Church End Farm. Although they had expressed a willingness to meet they were unwilling to agree a date for the moment.

Cllr Skidmore said there were a number of questions the Council wanted answered. What were the overall plans for the site? What industries might be involved? What effect might any changes have on the volume of traffic visiting the site? He thought that no more planning applications should be granted until a planning brief for the site had been agreed. Cllr Morris had previously noted that he considered converting the building to B1 and B8 use was not justified as the site was not an industrial park. Cllr Morris thought the buildings appeared to be in a reasonable state of repair, could be used for agricultural purposes and the change of use could generate substantial traffic movements.

The Clerk read a draft response to the application [see attached].

Cllr Fairchild proposed that a comment expressing concern about the new application for lorries should be added. Agreed.

Cllr Fairchild proposed that the last paragraph be amended to make it clear the Council objected to the current as well as future applications until the agreement of a design brief. Agreed.

Cllr Skidmore proposed that the letter, with the two amendments, be sent as representing the Council's views. Agreed.

Cllr Skidmore asked that the Clerk send a copy of the letter to the Collins Family – owners of Church End Farm.

- 7.4.2 2524/07 Ford Hill House, The Ford. First floor extension. Considered by Cllr Skidmore and Cllr Piccolo.

Cllr Skidmore proposed there be no objection. Agreed

- 7.4.3 2535/07 Chalk Cottage, Stortford Road. Replacement of fencing to eastern boundary and provision of new vehicular entrance gates to front [north] boundary. Considered by Cllr Skidmore and Cllr Morris.

Cllr Skidmore proposed there be no objection. Agreed

- 7.4.4 2638/07 The Thatched Cottage, Green Street. Demolish stables and garage and build new garage with new fencing to boundary. Considered by Cllr Skidmore and Cllr Mrs Piccolo. Cllr Skidmore said that this was a resubmission with a single storey garage replacing a two storey garage. Cllr Skidmore proposed there be no objection. Agreed.

- 7.4.5 2642/07 Toad Cottage, Hadham Hall. Second floor dormer window to north elevation and erection of cloakroom on south elevation (amendments to approved scheme 3/03/1909/FP). Considered by Cllr Skidmore and Cllr Mrs Piccolo.

Cllr Skidmore said the application was to replace rooflights in the approved scheme with dormer windows. Cllr Skidmore proposed there be no objection. Agreed.

- 7.4.6 2606/07 Ivy Farm, Cradle End. Garage extension. Considered by Cllr Skidmore and Cllr Mrs Piccolo.

Cllr Mrs Piccolo proposed that there be no objection but to comment that the Council had serious reservations about the future use of the ancillary accommodation. Agreed.

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

- 7.5.1 1912/07 Fox Earth, Chapel Lane. Removal of onerous condition. Removal of condition 2 of 3/89/0123/FP (agricultural occupancy). Granted.

- 7.5.2 2108/07 Orchard Bungalow, Bury Green. Demolish existing bungalow and erect new two storey dwelling with associated garage. Granted.

- 7.5.3 2167/07 Field View, Acremore Street. Demolition of existing garage and erection of double garage with storage room and bedroom/games room above in new location. Refused.

7.6 **Withdrawn application – to note.**

- 7.6.1 2354/07 Bury Green Farm, Bury Green. Approval of details as required under ref. 3/07/1540/PD for demolition of redundant commercial buildings. Withdrawn.

7.7 **Appeal Decision – to note.**

- 7.7.1 0748/07 Oak Lodge, Cradle End. Proposed garage with games room above. Appeal allowed.

7.8 **Chairman's report**

- 7.8.1 Cottages next to May Cottage, Cradle End. Cllr Mrs Piccolo reported that the scaffolding protecting the site had been removed due to unpaid bills. She had contacted Mr Day at planning enforcement and he had visited the site. Mr Day had instructed that some of the scaffolding be replaced to try to protect the remaining part of the original building. Cllr Mrs Piccolo said that she would speak to Mr Day before the next meeting. Cllr Fairchild asked the Clerk to expedite a reply to the Council letter sent to the planning office concerning the matter.

7.9 **Date of next meeting – Tuesday 5th February 2008..**

- 7.10 **Chairman closed the meeting to the Public and the Press at 8:28 p.m.**

7.4.1 Appendix

Final version of letter

Ms Lisa Hardinge
Development Control
East Herts Council
Wallfields, Pegs Lane
Hertford
SG13 8EQ

Friday, 18 January 2008

Dear Ms Hardinge

Re. Planning application 3/07/2560/FP/LH – Church End Farm, Little Hadham.

This application was discussed at a meeting of the Council on Wednesday 16th January 2008.

The Council objects to the application as its location and poor access makes Church End Farm an unsuitable location for the major industrial estate it is gradually becoming. The farm is sited in the rural area beyond the green belt in an area designated as Cat 3 in the Local Plan. This allows no development.

Church End Farm is at the end of a narrow lane off the busy A120. Over the past few years several large buildings have been built to replace obsolete farm buildings as well as new buildings to be used for industrial purposes. In 2006 Hadham Water was granted permission to build 2600 sq. metres of new factory space to accommodate new bottling machinery. The permission was not limited to use only by Hadham Water – the owners had such a condition removed from the original Hadham Water factory in 2000. Hadham Water is now under receivership.

Several redundant farm buildings have been granted B1 and B8 use and these are currently occupied by small businesses. Many of these businesses include retail outlets. These outlets display advertising placards on the A120 verge at the end of the lane. These unsightly placards do not have planning consent though the Council understands that an application is expected.

Church End Lane is unsuitable for access by many of the large vehicles currently using the site. An application has been granted to realign part of the lane nearest the farm and to improve the bell mouth onto the A120 though most of the lane will remain narrow. The lane exits onto the A120 that already reaches full capacity at several times during the week. We note that the number of lorries accessing the site, potentially some hundreds a day, was one of the reasons planning officers recommended refusal of the factory extension, although their advice was not accepted by the planning committee. It has come to the Council's notice that a local haulage company has applied to the Traffic Commissioners for a Goods Vehicles Operator's Licence to use Church End Farm as an operating centre for three goods vehicles and two trailers [see the enclosed] – yet more industrialisation and vehicle movements.

The new application plans to add over 2000 square metres to the existing manufacturing and trading estate. The businesses occupying this space will add yet more traffic to that already using the site. There are plans to build a bypass for the village. The Council is concerned that any benefits gained by removing through traffic onto a bypass would be negated by increased traffic using the Church End Farm site.

The Council is concerned that piecemeal development is creating a major industrial estate at the farm although East Herts Council has never considered whether this is a suitable location.

The Council asks that this and no further applications be granted until the District Council and the owners of Church End Farm have agreed a formal planning brief for the site.

GOODS VEHICLE OPERATOR'S LICENCE

PETER & PENNY BENTLEY trading as 505 FREIGHT LTD of 12 PLAW HATCH CLOSE, BISHOP'S STORTFORD, HERTS CM23 5BH is applying to for licence to use Church End Farm, Church End, Little Hadham, Ware, Herts SG11 2DY as an operating centre for 3 goods vehicles and 2 trailers and to use Curles Manor, Pelham Road, Clavering, Essex CB11 4PW as an operating centre for 2 goods vehicles and 2 trailers.

Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at Eastern Traffic Area, Hillcrest House, 386 Harehills Lane, Leeds, LS9 6NF stating their reasons within 21 days of this notice. Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to making Representations is available from the Traffic Commissioner's Office.