

Little Hadham Parish Council

Minutes of the seventeenth meeting of the Little Hadham Parish Council **Planning Committee** (2007 – 2011 Session) held on Tuesday 2nd December 2008 at 8:00 pm in the Village Hall, Little Hadham.

Present:

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

Mr B Evans – Clerk, and **19** members of the public including County Cllr Mrs Mary Bayes.

Before the meeting Inspector Damian Kennedy introduced himself as the ‘Safer Neighbourhoods’ Inspector responsible for local PCs and PCSOs. He said that PCSO Leigh Watson was the newly appointed officer for the parish. Inspector Kennedy said that officers would be taking part in more visible activity in the parish and that PCSO Watson would try to attend Council meetings. Asked what their main concerns were, members of the public mentioned speed of traffic on the Bury Green rat run and speeding through the village.

17.1 Absent Cllr Williamson [attending a work training course].

17.2 Declarations of interest. Cllr Mrs Wilkinson declared an interest in Sunsfield, Bromley Lane, as she was a near neighbour. Cllr Morris declared a prejudicial interest in Bridge End, Albury Road, as he owned the property.

17.3 Democratic 10 minutes.
There were no comments.

17.4 Minutes of the meeting held on Tuesday 4th November 2008 were agreed and signed as a true record.

17.5 Matters arising

17.5.1 Cottages next to May Cottage, Cradle End. Cllr Mrs Piccolo said that work was progressing and that Ms Hill of the planning office and Mr Welburn the conservation officer were making regular visits. Cllr Mrs Piccolo said she understood that the developers were working to the original approved plans though there had been a number of amendments. She proposed that the Council continued to keep the development under review. Agreed.

17.5.2 EHC Local Development Framework. Cllr Skidmore presented a briefing paper [enclosed]. Cllr Morris thought the Council should object to all of the named building sites. Cllr Mrs Wilkinson said the Council should wait until the final list of proposed building sites was published. It was agreed to keep a watch on developments. Cllr Skidmore agreed to find out how much of the existing local plan would be carried forward into the LDF – in particular matters concerning Cat 2 and Cat 3 villages.

17.6 Planning applications considered by the Council

17.6.1 1887/08 The Bungalow, New Road. Proposed porch, front dormer window and rear balcony. Considered by Cllr Morris and Cllr Purvis. Cllr Purvis proposed that there be no objection. Agreed.

17.6.2 1903/08 Sunsfield, Bromley Lane, Wellpond Green. Retrospective application for amendments to existing approval, ref. 3/07/1574/FP, for rebuilding of existing substandard

workshop / games room. Considered by Cllr Morris and Cllr Purvis. Considered by Cllr Morris and Cllr Purvis. Cllr Purvis proposed that there be no objection. Agreed.

- 17.6.3** 1903/08 Sunsfield, Bromley Lane, Wellpond Green. Retrospective application for amendments to existing approval, ref. 3/07/1574/FP, for rebuilding of existing substandard garage. Considered by Cllr Morris and Cllr Purvis. Cllr Purvis proposed that there be no objection. Agreed.
- 17.6.4** 1827/08 Junction of A120, Cradle End. Residential sign board. Considered by Cllr Morris and Cllr Mrs Piccolo.
Cllr Morris thought there was no problem with the sign except a time limit was needed for its removal. Clerk noted the sign was some distance from the houses for sale and it might set a difficult precedent. Cllr Morris proposed that the Council made no objection to the application but to ask for a condition that the sign be removed when the developers had sold the last house. Agreed.
- 17.7 Planning decisions received from EHC – to note.**
- 17.7.1** 1628/08 2 Capel Court, Hadham Hall. Loft conversion with conservation roof lights and window to south gable, window under arch (north). Granted.
- 17.7.2** 1642/08 Copper Beech, Standon Road. Conversion of half of the existing double garage to provide study / playroom with window to front and a single garage up and over door. Granted.
- 17.7.3** 1664/08 Sunsfield, Bromley Lane, Wellpond Green. Conversion of existing barn to provide living accommodation for disabled person. Granted.
- 17.7.4** 1727/08 Briarwood, Pigs Green, Westland Green. Provision of lighting columns to serve existing tennis court. Granted.
- 17.8 Appeal decision from EHC – to note.**
0030/08 Bridge End, Albury Road. Detached double garage. Appeal dismissed.
- 17.9 Other Business**
Cllr Morris reported that a resident had complained about the large number of signs on the verge of the A120 near Church End Lane. He proposed that he should talk to the owners of Church End Farm with a view to reducing the number of signs. Agreed.
- 17.10 Date of next meeting – Tuesday 3rd February 2009.**
- 17.11 Chairman closed the meeting to the Public and the Press at 8:42 p.m.**

Appendix 1 Briefing paper on EHC Local Development Framework by Cllr Skidmore

East Herts Council (EHC) Local Development Framework (LDF)

Briefing/Discussion Paper

1. EHC are developing an LDF which will be effective from 2010/2011, replacing the East Herts Council Local Plan Second review (April 2007).
2. The chart “East Herts Statutory Development Plan” shows the progression from April 1998 (HCC) and 1999 EHDC (as it was then) through to the current Local Plan April 2007 – leading on to the proposed LDF coming into effect 2010/2011 – with a life time of say 15 years.
3. The EHC LDF will be informed by:
 - a. Core Strategy – Housing Figures, Strategic Sites and Settlement Hierarchy
 - b. Site Allocations – Specific Sites, eg Housing, Employment, Community, G&T
 - c. Development Control Policies – Design, Amenity, Extensions etc
4. The LDF local plan is driven by the imperatives of Central Govt and EERA, and Housing development policy.
 - a. East Of England – 500,000 houses by 2021 [Note Herts CC Legal challenge to the East of England Plan]
 - b. EHC Housing Numbers – total 10,000 over the lifetime of the LDF, new build of 660 pa.
 - c. G and T effect – No sites agreed, await result of the EIP. Whatever the agreed numbers G&T needs to be accommodated in the plans. A point at the EIP, was that where new build affordable housing is being built, provision should be made for G&T on those sites.
 - d. Green Belt – Brown field first then possibly using some green belt land. If Harlow N is developed the area up to Widford etc – could be at risk and declassified from GB.
 - e. Strategic Sites – Area of special restraint N of Bishops Stortford 3000 houses? and North of Harlow up to 10/20000?
 - f. Affordable Housing Needs (Check with Sally S EHC) 177 built in 07
 - g. target 200 pa? Check current housing waiting list? Will update this piece later

What Happens Next

There will be an EHC LDF update by the end Dec 08

EHC will “Call for Sites” early 09. This means people or developers saying

They would/could develop X site for housing, this ties in with “Site Allocations” per the chart

Issues and Options Sept 09

Out for consultation – Do Parish Councils have a special voice in the consultation?

LDF adopted 2010/2011

Comment

There will certainly be pressure applied at all levels in the planning system for

Housing Development, Market Priced, Affordable (40% of new build) Rented, shared ownership.

It would be unrealistic to expect that LHPC could avoid any changes to our current Cat 2 status – which allows limited in filling at the Ash and the Ford area, the rest of LH no development permitted

Our Possible Options

1. Do nothing, and stick with what we currently have in the EHC Local Plan Second Review, which is a Cat 2 for the Ash and the Ford Area, and the rest of LHadham, no development.
2. When the “call for sites” goes out we make the case for none – based on the findings of our Housing Needs Survey (HNS) which identified the need for 4 units of accommodation.
3. Support the 2 sites that are already being mentioned as part of technical studies. Which were actually in the 1999 Adopted Plan – Albury Road (gravel Pits) and the Garage site near the Ash Lights.

This could head off EHC who will be looking for sites in the “call for sites” stage, plus we could continue with Cat 2 infilling, hopefully we could demonstrate that we are doing our bit

It is of course possible that in the “Call for sites” stage other development ideas may pop up, which we would have to handle at the consultation stage Sept 09.