

Little Hadham Parish Council

Minutes of the twenty-second meeting of the Little Hadham Parish Council **Planning Committee** (2007 – 2011 Session) held on Tuesday 2nd June 2009 at 8:00 pm in the Village Hall, Little Hadham.

Present:

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

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

22.1 Democratic 10 minutes.

There were no questions or comments.

22.2 **Absent** Cllr Fairchild [on holiday].

22.3 **Declarations of interest.** Cllr Williamson declared a prejudicial interest in Clouds, The Ford, as he owned the property. Cllr Williamson left the meeting when this was discussed.

22.4 **Minutes** of the meeting held on Tuesday 5th May 2009 were agreed and signed as a true record.

22.5 **Matters arising.** None.

22.6 Planning applications considered by the Council

22.6.1 0525/09 Bramley, The Ford. Part two-storey & first floor front extension & single storey rear extension. Provision of new roof 700mm higher than existing roof and dormer window window/rooflights front and rear. New garage adjacent to front boundary. Considered by Cllr Morris and Cllr Williamson.

Cllr Morris said that he objected to the application and read a draft letter that had been previously circulated to Councillors [Appendix 1]. He proposed that the letter be sent in the name of the Council. Agreed.

22.6.2 0539/09 Clouds, The Ford. Replacement garage. Considered by Cllr Morris and Cllr Skidmore. Cllr Morris said that the garage to be replaced was very dilapidated and that the replacement was of a similar size. He proposed that there be no objection. Agreed.

22.1.1 0618/09 Ashcroft Farm, Stortford Road. Erection of 3 detached market dwellings and 2 semi-detached affordable dwellings and associated garaging. Considered by Cllr Morris and Cllr Skidmore.

Cllr Morris said the application differed from the granted application in that there was an extra detached house though both semidetached houses were now affordable. Cllr Morris said that he objected to the application and read a draft objection letter that had been previously circulated to Councillors [Appendix 2].

Cllr Skidmore said that he had spoken to the owner about donating a parcel of land to the village school. The owner said he would agree but only if he could include only one affordable house. Cllr Skidmore said that an EHC planning officer had told him that such a 'community gain' could not be included as a planning consent condition. Cllr Morris said that it would be possible for the Development Control committee to consider a community gain but the Council had to consider the application as submitted. He proposed that the objection letter be sent in the Council's name. Agreed. Cllr Morris proposed that Cllr Skidmore should ask Cllr Tindale to speak to the Development Control committee. Agreed.

- 22.1.2** 0696/09 Bushes Crofte, Cradle End. Two storey and single storey rear extensions, extension to existing porch and alteration to external appearance of dwelling house including pitched windows. Considered by Cllr Morris and Cllr Mrs Piccolo. Cllr Morris proposed no objection but that the Council should write asking that the large chestnut tree at the front of the house be protected. Agreed. Cllr Piccolo said that she was trying to get a tree preservation order for the tree. The EHC tree preservation officer had told her that he would ensure that the tree was preserved.
- 22.1.3** 0624/09 3 Clinton Hall Cottages, Bury Green. Two storey side extension. Considered by Cllr Morris and Cllr Mrs Piccolo. Cllr Morris proposed that there be no objection. Agreed.
- 22.7 Planning decisions received from EHC**
- 22.7.1** 0461/09 Sunfield, Bromley Lane, Wellpond Green. Demolition of existing barn and re-erection to provide living accommodation. Refused.
- 22.7.2** 0424/09 The Gatehouse, Hadham Hall. Attachment of 'The Hadham Hall Relief' sculpture to the exterior of the archway wall. Granted.
- 22.8 Date of next meeting – Tuesday 7th July 2009.**
- 22.9 Chairman closed the meeting to the Public and the Press at 8:21 p.m.**

Appendix 1

Letter concerning application 0525/09 Bramley, The Ford.

This planning application was discussed at the Council meeting on Tuesday 2nd June 2009.

Bramley is a relatively modern house set back from the road in a conservation area. The Council objects to this planning application on the following grounds:

1. The roof conversion with four dormers is considered an overdevelopment in a conservation area. It would resemble a town house that is not appropriate for the rural village setting.
2. The proposed garage is considered to affect the street scene close to a listed building.

Appendix 2

Letter concerning application 0618/09 Ashcroft Farm, Stortford Road.

This application was discussed at a meeting of the Council on Tuesday 2nd June 2009.

The Council objects to this application on two counts – size of houses to be built for limited infill and dangerous access.

Size of houses to be built

This application is for 5 houses – 3 large detached and 2 smaller semi-detached affordable. This is an increase of 1 affordable house on the previously Approved Application (1745/08).

Policy OSV2(II) of the Local Plan allows infill development in Cat 2 areas, such as the Ash in Little Hadham, of “up to 5 small dwellings”. This proposed development is clearly not “small dwellings”.

Dangerous access

The development consists of three large houses and 2 small affordable homes, some with double garages and extra standing room for vehicles. The many vehicles from the development would share a drive with an existing house on the site. This drive opens onto the A120 – close to the traffic lights and very close to a bus stop. The A120 is very busy with long queues of traffic either waiting for the lights or fast moving to pass the junction before the lights change again. When the lights are red there is fast moving traffic on the other side of the road going to Bishop's Stortford. In term time there are large numbers of extra vehicles carrying children to and from the village school and the traffic frequently comes to a stand still twice a day. Many children walk to school along the pavement that vehicles from the new houses will have to cross. The Council believes that the extra traffic would cause an unacceptable increase in the danger and congestion of this very busy junction. The vehicles crossing the pavement into the heavy traffic will be a very significant danger to children walking to and from school.

Before a decision is made the Council requests that the highways agency carry out a traffic modelling study to investigate whether the hazards we have highlighted can be overcome and that safety is not compromised.