

Little Hadham Parish Council

Minutes of the twenty-fourth meeting of the Little Hadham Parish Council **Planning Committee** (2007 – 2011 Session) held on Tuesday 1st September 2009 at 8:00 pm in the Village Hall, Little Hadham.

Present: **Mr A Morris** **Chairman**
 Mr M Fairchild)
 Mr T Skidmore) **Councillors**
 Mrs M Wilkinson)

Mr B Evans – Clerk, and 7 members of the public.

24.1 Democratic 10 minutes.

There were no comments or questions.

24.2 Absent Cllr Mrs Piccolo [holiday], Cllr Purvis [holiday] and Cllr Williamson [holiday].

24.3 Declarations of interest. None.

24.4 Minutes of the meeting held on Tuesday 6th July 2009 were agreed and signed as a true record.

24.5 Matters arising.

24.5.1 Planning application for a number of houses at Ashcroft Farm. Cllr Skidmore read a paper previously circulated to councillors [appendix 1]. Cllr Skidmore said that the new planning application, including land for a school playground, would include only one affordable home not the two for which Mr Lynch had permission. Cllr Fairchild asked if Mr Lynch was willing to bear the cost of any new planning application even though there was no certainty that the development control committee would grant it. Cllr Mrs Wilkinson said that the school might lose out as the affordable homes would be for families with children who would attend the school. Cllr Skidmore said that the market houses were likely to be occupied by families and some of their children might go to the village school. Cllr Mrs Wilkinson said she could not support the loss of an affordable home as there was a severe shortage in the villages obliging local people to move into the towns. Cllr Fairchild proposed that the Council defer making a decision on whether to support the new scheme until the October meeting but Cllr Skidmore said that a decision was needed at the meeting if the scheme was to have any hope of being carried forward. Under advice from the Clerk Cllr Skidmore declared a belated interest in the matter as he was a governor of the school. Cllr Skidmore did not vote on the proposal. Cllr Morris proposed that, provided there was no cost to the Council, the Council support in principle an application for four market homes and one affordable home at Ashcroft Farm provided the developer donated a parcel of land to the village school for a playground. Cllrs Fairchild and Morris agreed with Cllr Mrs Wilkinson opposed. The proposal was passed.

24.6 Local Development Framework. ‘Call for sites’. Cllr Skidmore read a paper previously circulated to councillors [appendix 2]. He proposed that the Council note his report. Agreed.

24.7 EHC Parish and Town Council planning information sessions. Cllr Morris said that he hoped to attend the session on the 7th September.

24.8 Planning applications considered by the Council

24.8.1 0964/09 2 The Grove, Bury Green. Propose single storey extension. Considered by Cllr Morris and Cllr Mrs Piccolo. Cllr Morris proposed that there be no objection. Agreed.

- 24.8.2** 0869/09 3 The Grove, Bury Green. Attached garage and outhouse refurbishment. Considered by Cllr Morris and Cllr Mrs Piccolo. Cllr Morris proposed that there be no objection. Agreed.
- 24.8.3** 0993/09 The Tithe Barn, Hadham Hall. Convert existing second floor storage area to accommodation with new access staircase. Remove existing rooflight in SW corner of roof and insert 2 rooflights in NW corner of roof. Considered by Cllr Morris and Cllr Skidmore. Cllr Morris proposed that there be no objection. Agreed.
- 24.8.4** 1075/09 2 The Gatehouse, Hadham Hall. Internal alterations to provide WC and shower facilities at ground floor level, relocation of staircase, replace oak panelled door under archway with glazed sections, lower level of the ground floor at eastern end of building and provide mezzanine level above, create internal lobby and replace main entrance door in south elevation. Considered by Cllr Morris and Cllr Skidmore. Cllr Morris proposed that there be no objection. Agreed.
- 24.8.5** 1118/09 Ashdene, The Ford. Proposed garden wall with gate. Considered by Cllr Morris and Cllr Skidmore. Cllr Morris proposed that there be no objection. Agreed.
- 24.8.6** 1119/09 Ashdene, The Ford. Proposed store extension to existing garage. Considered by Cllr Morris and Cllr Skidmore. Cllr Fairchild said the immediate neighbour had raised concerns about the extension. Cllr Morris said he had taken those concerns into account. He proposed that there be no objection. Agreed.
- 24.8.7** 1127/09 Hillside Cottage, The Ford. Replacement of rear extension ground floor from plain tiles to welsh slate. Considered by Cllr Morris and Cllr Williamson. Cllr Morris proposed that there be no objection. Agreed.
- 24.8.8** 1220/09 Hillside Cottage, The Ford. Minor internal partition removal and external window/door alteration. Enlargement and alteration to two existing dormer windows on rear elevation. Considered by Cllr Morris and Cllr Williamson. Cllr Morris proposed that there be no objection. Agreed.
- 24.8.9** 1218/09 5 The Grove, Bury Green. Single storey rear extension. Considered by Cllr Morris and Cllr Mrs Piccolo. Cllr Morris proposed that there be no objection. Agreed.
- 24.9 Planning decisions received from EHC**
- 24.9.1** 0539/09 Clouds, The Ford. Replacement garage. Granted.
- 24.9.2** 0618/09 Ashcroft Farm, Stortford Road. Erection of 3 detached market dwellings and 2 semi-detached affordable dwellings and associated garaging. Granted.
- 24.9.3** 0926/09 Bridge End, Albury Road. Proposed new garage/store. Refused.
- 24.9.4** 0964/09 2 The Grove, Bury Green. Propose single storey extension. Granted.
- 24.9.5** 0869/09 3 The Grove, Bury Green. Attached garage and outhouse refurbishment. Granted.
- 24.9.6** 0993/09 The Tithe Barn, Hadham Hall. Convert existing second floor storage area to accommodation with new access staircase. Remove existing rooflight in SW corner of roof and insert 2 rooflights in NW corner of roof. Granted
- 24.10 Notifications of appeal**
- 24.10.1** 1973/08 Harley House, Westland Green. Demolition of 2 existing outbuildings and erection of a detached replacement outbuilding. Considered by Cllr Morris and Cllr Mrs Wilkinson. Cllr Morris proposed there be no further comment. Agreed.
- 24.10.2** 2023/09 Elfering Bank, The Ford. Extension to existing bungalow and conversion of the enlarged roof space. Erection of cart-lodge. Considered by Cllr Morris and Cllr Mrs

Piccolo. Cllr Morris said that the Council had objected to the application and the letter of objection would be passed to the inspector. Following advice from Cllr Tindale, Cllr Morris proposed that the Council make no further comment. Agreed.

24.11 Appeal decision – to note.

24.11.1 0083/09 Ashdene, The Ford. 1.8 metre front garden wall and 1.7 metre garden gate. Appeal dismissed.

24.12 Date of next meeting – Tuesday 6th October 2009.

24.13 Chairman closed the meeting to the Public and the Press at 8:37 p.m.

Appendix 1 Ashcroft Farm – Planning Applications. Cllr Skidmore

1. EHC has Granted permission 3/09/0618 for 3 Detached Market priced and 2 semidetached affordable houses – in total 5 units of accommodation.
2. Within the context of this development (5 units of accommodation) the owner of Ashcroft Farm John Lynch is proposing to give to Little Hadham Primary School (LHPS) land at the southern end of the school site, for an additional play area. Something the school urgently needs.
This additional area would be approximately 50x30 metres – space for a 5 a side football pitch. This provision would include removing a bank, creating a bridge over a ditch, levelling the play area, planting a hedge and providing fencing
3. The costs to develop the play area would be borne by Ashcroft Farm. Costs to the school would be ongoing maintenance for this additional area.
4. We were having problems getting this variation to the approved planning application considered by EHC Development Control. We have spoken to Cllr Mike Tindale who supports this “variation” and has discussed this with EHC Development Control.
5. I have spoken to John Lynch and Liz Humby (EHC Dev Control) and we are clear about what needs to be done, including submitting a new planning application for 5 dwellings and a change of use of the land for the school play area.

Action Required

The Planning Committee is asked to –

- (a) Endorse the proposal/variation to include a parcel of land to be donated to the school for an additional play area.
- (b) Arrange with John Lynch to submit a revised planning application as set out by Liz Humby Dev Control, her email to me 28 August refers.
- (c) Arrange for LHPS to provide a formal justification as to why the school requires additional land – (as part of the planning application)
- (d) Ensure that the neighbours adjacent to Ashcroft Farm and the school are kept up to date with the development at Ashcroft Farm and land for the school

To ensure that when the revised Planning Application is submitted that it is considered by the Dev Control Ctte, and that Cllr Tindale can speak in support (Liz Humby has suggested this point).

Appendix 2 Local Development Framework (LDF) “Call for Sites”. Cllr Skidmore.

1. Andy Morris and Tony Skidmore attend the LDF Executive Panel Meeting 27th August 09. This meeting was open to the public and we numbered about 8, who were not members of the panel.
2. Cllr Mike Carver Exec Member for Planning Policy and Transport was in the chair.
3. The Agenda covered a number of items before we got to Call for Sites, including what policies should be “saved” as part of the LDF and “not saved” as the LDF develops to replace the current Local Plan - by 2021.

4. Core Strategy – Consultation Spring 2010 and 2011, what affects EHC; North Harlow, 3 local authorities and the Eastern Region are involved. The key point was stated as “About manageable and sustainable development.”
5. We have available a list of the “Responses received to the call for sites consultation” This was circulated by the clerk email 17h August LDF Meeting 27 August 09 – Call for sites refers.
6. The responses number over 200 for sites in East Herts. Our local area includes 29 for Bishops Stortford, 21 Hertford, 21 Ware, 2 Albury 7 Braughing, 2 Much Hadham **and 6 suggested sites in Little Hadham (including Bury green)** The list shows site locations and site area for these 6.
7. More detail will be sent by EHC to Parish and Town Councils, when the Planning Policy officers have analysed and sorted the response data. The original submission documents will also be available for inspection at some stage in the near future.
8. The first level of filtering will look at location and suitability as part of the delivery of our housing needs identified in the LDF.
9. A comment was made that if all the “bottom up submissions” were put into place this would meet our currently identified housing needs many times over.
10. There will be “preferred option” Consultation Spring 2010 and more consultation Spring 2011.
11. We do not have any detail to comment on the 6 sites for L. Hadham
12. Andy Morris left the meeting with a wad of back up papers – and may want to add something to this brief summary.

Action Required

1. Note this report
2. Await more detailed information to be sent out to Parish and Town Councils.
3. Examine the detail of our 6 sites when this becomes available.
4. Monitor and report back to LHPC as information is made available