

Little Hadham Parish Council

Minutes of the twenty-sixth meeting of the Little Hadham Parish Council **Planning Committee** (2007 – 2011 Session) held on Tuesday 3rd November 2009 at 8:00 pm in the Village Hall, Little Hadham.

Present:

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

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

26.1 Democratic 10 minutes.

There were no questions or comments.

26.2 Absent None.

26.3 Declarations of interest. None.

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

26.5 Affordable housing

26.5.1 Number of residents on the housing list. Cllr Skidmore said that he was still in contact with EHC. 63 people in surrounding parishes were on the list with 5 wanting a home in the parish. He said that it was unclear whether the 5 people were resident in the parish or lived outside the parish but had requested a home there. He would find out. Cllr Morris said that the Council should write to EHC to clarify how affordable homes built in the parish would be allocated and under what terms. Agreed. Cllr Mrs Wilkinson said that local people should include those with a strong connection to the parish even if they were currently living outside the parish.

Action
TS BE

26.5.2 Affordable houses at Ashcroft Farm. Cllr Morris reported a letter sent by the owner of Ashcroft Farm to EHC. In the letter the owner proposed that that he would donate a parcel of land to the village school on condition that the two affordable homes in the development were offered for part ownership rather than fully for rent. Cllr Fairchild said that it might appear that the Council endorsed the proposal. He said the Council had agreed that affordable homes should be offered to local residents totally for rent. Cllr Fairchild proposed that the Council write to EHC to make its policy clear. Agreed.

Action
BE

26.6 EHC Parish and Town Council planning information sessions. Cllr Morris said that he had attended the session that had covered current and future work of the planning office including change to planning regulations. He commended the advice sheet issued at the session. Among other things it explained how parish councils could use their local knowledge to influence planning decisions. Cllr Morris said that he would circulate the documents to councillors.

Action
AM

26.7 Planning applications considered by the Council

- 26.7.1** 1478/09 May Cottage, Cradle End. Two storey side extension and two storey rear and single storey extensions. Considered by Cllr Morris and Cllr Mrs Piccolo. Cllr Mrs Piccolo noted that the plans would double the size of the house but the site was large enough to accept this. She proposed that there be no objection. Agreed.
- 26.7.2** 1575/09 3, The Gateway, Hadham Hall. Internal alterations to the building to include creation of a mezzanine floor, disabled WC, second floor gallery, relocation of staircase, relocation of historic stairs, re-arrangement of other rooms to improve use of space. Considered by Cllr Morris and Cllr Skidmore. Cllr Skidmore said the application replaced a previously approved scheme. He proposed that there be no objection. Agreed.
- 26.7.3** 1647/09 4, The Grove, Bury Green. Single storey front/side and rear extensions. Considered by Cllr Morris and Cllr Mrs Piccolo. Cllr Mrs Piccolo noted that the plans doubled the existing floor area. She proposed that there be no objection. Agreed.
- 26.7.4** 1634/09 The Willows, Bury Green. Two storey rear and side extension and single storey front extension. Cllr Morris proposed that there be no objection. Agreed.

26.8 Planning decisions received from EHC

- 26.8.1** 1218/09 5, The Grove, Bury Green. Single storey rear extension. Granted.
- 26.8.2** 1303/09 6, The Grove, Bury Green. Single storey rear extension, two storey side extension, 1 metre front extension to integral garage and front canopy. Refused.
- 26.8.3** 1352/09 Old Green Street Farm House, Green Street. Conversion of north barn to form a three bedroom residential dwelling. Refused.
- 26.8.4** 1362/09 Old Green Street Farm House, Green Street. Conversion of south barn to form ancillary living accommodation. Refused.
- 26.8.5** 1269/09 The Thatched Cottage, Green Street. Replacement of existing windows at ground & first floor level in the front elevation. Replacement of existing external doors in eastern elevation. Insertion of new window at ground floor in western elevation. Refused.
- 26.8.6** 1284/09 The Thatched Cottage, Green Street. Alterations including additional dormer window and re-thatching in reed to match original. Granted.

26.9 Notification of appeal

- 26.9.1** 1119/09 Ashdene, The Ford. Proposed store extension to existing garage. Cllr Morris said that new rules did not allow any extra comments to be sent to the planning inspector.

26.10 Appeal decision.

- 26.10.1** 2023/08 Elfering Bank, The Ford. Extension to existing bungalow and conversion of the enlarged roof space. Erection of cart-lodge. Appeal allowed. Cllr Fairchild said that many residents had attended the Council meeting at which the application was discussed and the Council agreed to object. The Development Control committee originally refused the application despite the planning office recommending that it be granted.
- 26.11** **Unauthorised development.** 0363/09 erection of a dwelling house at Valleyfields, Westland Green. Cllr Morris said that the planning office were recommending that the Development Control Committee take enforcement action against the unapproved inclusion of a dwelling within an approved plan for a horse shelter that had been erected on a byroad off Chapel Lane.

26.12 Date of next meeting – Tuesday 1st December 2009.

26.13 Chairman closed the meeting to the Public and the Press at 8:33 p.m.