

Little Hadham Parish Council

Minutes of the twenty-seventh meeting of the Little Hadham Parish Council **Planning Committee** (2007 – 2011 Session) held on Tuesday 1st December 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 17 members of the public.

27.1 Democratic 10 minutes.

Mr Andy Pyatt gave a brief presentation. He and his wife Gillian were considering submitting a planning application for three market and two affordable homes on the land behind their home Florence Cottage, The Ford. Mr Pyatt thought the new homes would be an asset to the village. Access to the housing association homes at Ford Field would be improved. Access to the new homes would be from Chapel Lane behind the Ford Field homes. Existing trees and hedges would be retained. Mr Pyatt said that he and his wife wanted to keep on good terms with the rest of the parish during any possible development. A resident asked if the new sign for the industrial estate at Church End Farm was lawful. Cllr Morris said that an existing sign had been moved. The resident also noted that when the garage on the A120 near the traffic lights was given permission for change of use to vehicle sales one of the conditions was that the road through the site was to remain open to allow free access. Now vehicles were parked on the road and some vehicles were sometimes parked on the pavement outside the garage gates. Cllr Williamson said that he thought the garage as under new management who may not be aware of the conditions. The Cllr Morris asked the Clerk to write to the EHC planning office. A resident made a plea for the adoption of the red phone boxes. A number of people made offers of help to maintain the boxes.

Action
BE

27.2 **Absent** None.

27.3 **Declarations of interest.** None.

27.4 **Minutes** of the meeting held on Tuesday 3rd November 2009 were agreed and signed as a true record.

27.5 Affordable housing

27.5.1 **Number of residents on the housing list.** Cllr Skidmore read an email from EHC [appendix 1] that stated that there were seven people who were living in the parish were on the housing register waiting for affordable houses for rent.

27.5.2 **Response to a letter from the owner of Ashcroft Farm.** Cllr Skidmore referred to a draft letter, previously circulated to councillors, that reiterated the Council's policy of supporting the provision of affordable houses for rent to local people. [appendix 2] He proposed that the letter be sent in the Council's name and that the letter be copied to the planning office of EHC. Agreed.

Action
BE

27.6 Planning applications considered by the Council

- 27.6.1** 1711/09 6, The Grove, Bury Green. Single storey rear extension, attached garage and 1 metre front extension to garage and front canopy. Considered by Cllr Morris and Cllr Mrs Piccolo. Cllr Morris proposed that there be no objection. Agreed.
- 27.6.2** 1755/09 Bury Green Farm House, Bury Green. Single storey rear extension. Considered by Cllr Morris and Cllr Mrs Piccolo. Cllr Mrs Piccolo said that the extension could not be seen from the road and proposed that there be no objection. Agreed.

27.7 Planning decisions received from EHC

- 27.7.1** 1520/09 Bushes Croft, Cradle End. Amended proposal for part two storey and part single storey extension to private dwelling house and alterations to external materials including improvements to dormer windows. Granted.

27.8 Date of next meeting – Tuesday 2nd February 2010.**27.9 Chairman closed the meeting to the Public and the Press at 8:25 p.m.****Appendix 1 – Email concerning numbers on the housing register**

From: Boyd Janet

Sent: 23 November 2009 17:04

To: Smallwood Sally

Cc: Foy Elizabeth

Subject: RE: Little Hadham and housing need

Hi Sally,

Can I phrase the answers to your request slightly differently?

There are 259 applicants on the register who wish to be considered for Little Hadham. Of those, seven live in the parish, i.e. they have a Little Hadham address at present. There are also four in Albury, two in Braughing, and five in Much Hadham, but the majority live in Bishop's Stortford or Ware.

Local connection for East Herts generally is, as you know, being resident in the district currently and for at least six out of the last twelve months, or three out of the last five years. We also give local connection to people who have an immediate family member living in the district and it may be that some of the people who wish to be housed in Little Hadham have a family member in the parish, but without going through all 259 applications it's not possible to say how many that may be. When we look at local connection for a rural exception scheme, the nomination agreements or planning approvals say local connection is someone who currently lives in the parish, has a close family member resident in the parish, used to live in the parish or works in the parish, in order of priority. When I am looking at expressions of interest for such a property I obviously look at the current address first, but I also look at past addresses to see if an applicant lived in the parish in the past so may qualify under the past residence or still having family living there. I also find that when we do advertise such a property, applicants will ring up and tell me about a local connection that is not recorded in their application, i.e. their mum lives there even if they themselves don't any more! We don't routinely collection information about where family members live - it would be very onerous and somewhat intrusive I feel.

Hope this is helpful. Our current database is not easily manipulated to produce very detailed reports but I hope in the future we may have a much better system.

Janet Boyd

Senior Housing Options Officer

Appendix 2 – letter to My J Lynch Ashcroft Farm Little Hadham

Dear Mr Lynch

Re. Affordable housing at Ashcroft Farm

Your letter dated 9th November 2009 was discussed at the Council meeting held on Tuesday 1st December 2009.

The Council is very keen to see the school receive an extra parcel of land as this would have a real impact on its sports facilities. The Council is grateful for your efforts, together with Cllr Skidmore, to try to bring this about.

However the Council policy is to support the provision of affordable housing for local residents for rent. The Senior Housing Options Officer from EHC informs the Council that there are seven people on the housing register who are resident in Little Hadham. This does not include those with close connections to the parish but are presently living outside the parish. These people have, understandably, not been identified to the Council though one family has contacted the Clerk on a number of occasions.

The Council does not feel that a survey of local views on the matter would be a useful exercise as the housing register already indicates the level of demand.

Yours sincerely