

Little Hadham Parish Council

Minutes of the thirty-sixth meeting of the Little Hadham Parish Council **Planning Committee** (2007–2011 Session) held on Tuesday 5th October 2010 at 8:00 pm in the Village Hall, Little Hadham.

Present:

Mrs C Piccolo	Chairman
Mr J Forgham)
Mr R Gregory)
Mr A Morris) Councillors
Mr J Purvis)
Mrs M Wilkinson)

Mr B Evans – Clerk, and 8 members of the public.

36.1 Democratic 10 minutes.

Mr Pyatt, owner of Florence Cottage at the Ford, spoke about his planning application to demolish and rebuild his cottage. He said that the application that had been granted by EHC allowed for the complete gutting of the existing building. However, the walls were unstable and would require underpinning at great expense. Rebuilding the house would enable its position to be moved slightly up the slope away from the danger of flooding. The new building would look very similar to the existing cottage which would not be demolished until the new home was fit for habitation. Mr Pyatt said that the current cottage was last flooded in 1968 though the water came very close to the building in 2001.

36.2 Absent Cllr Williamson.

36.3 Declarations of interest. None.

36.4 Minutes of the meeting held on Tuesday 5th October 2010 were agreed and signed as a true record.

36.5 Matters arising from the minutes.

36.5.1 Possible new access road at Church End Farm. Cllr Gregory said that he had received no new information though he would like the matter to stay on the agenda. The Clerk said he awaited a reply to the email sent to the Chair of the EHC Development Control Committee.

36.5.2 Affordable houses at Ashcroft Farm. Cllr Mrs Piccolo said that she understood that both homes had been occupied by local people. She said that she would talk to Ms Small at EHC to ensure that, should one of the homes come vacant, it was first offered to a local person on the housing register. Action
CP

36.5.3 Land for the school at Ashcroft Farm. The Clerk said that he had attended a meeting between HCC officers and two school governors. HCC would welcome an increase in the team games play area for the school. However, this would have to be fit for use. In particular it should be large enough for a junior football pitch – this would need a larger site than was currently on offer. HCC had no funds available for preparing the land for use such as levelling, dealing with a land drain and fencing. These would have to be included in the offer from the site owner. HCC would prepare a specification for an acceptable field before approaching the owner.

36.6 East Herts Core Strategy. Cllr Mrs Piccolo said that EHC had to find sites for an extra 8,500 new homes in East Herts up to 2031. She proposed that the Council

recommend that the new homes should be built in the existing large towns rather than the villages. Cllr Gregory said that this was not nimbyism as the towns already had the extensive infrastructure needed to cope with these homes. Many villages would be wrecked if these services had to be installed or upgraded. Cllr Mrs Wilkinson was concerned that there should be natural development in the villages. Cllr Purvis said that he didn't see major developments in the towns as preventing small developments in the villages. Cllr Morris said that Little Hadham needed protection – large areas had been put forward for housing in the 'call for sites'. Cllr Forgham noted that Takely had suffered gross infill by housing. Cllr Morris said that the Parish Plan had referred to retaining the rural character of the area. The Parish Plan should be included in the Council's response to the consultation. It was agreed that Cllr Mrs Piccolo and Cllr Gregory would complete the response based on the draft previously circulated and comments made at the meeting.

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36.7 Planning applications considered by the Council

- 36.7.1** 1707/10 11, Capel Court, Hadham Hall. Two storey side extension with first floor Juliette balcony. Considered by Cllr Mrs Piccolo and Cllr Gregory. Cllr Mrs Piccolo said that the proposed building would almost double the size of the home and would extend beyond the current line of the terrace. The next door neighbour had strong objections. Cllr Purvis was concerned that the Council should not just object because someone wanted to extend their home. Cllr Mrs Piccolo proposed that the Council should object to the application because of the effect of the bulk of the development on the rest of the site. Agreed.
- 36.7.2** 1721/10 Bushes Croft, Cradle End. Erection of double garage and boot room/WC and storage at first floor. Considered by Cllr Mrs Piccolo and Cllr Gregory. Cllr Mrs Piccolo said that consent had been already granted for plans that would almost double the house footprint. The new plans were to build a larger garage – a development she considered to be over development. Cllr Gregory said that the home occupied a very large plot and there were no immediate neighbours. The Council agreed to make no objection.
- 36.7.3** 1761/10 9, Capel Court, Hadham Hall. Replacement patio doors. Considered by Cllr Mrs Piccolo and Cllr Gregory. Cllr Mrs Piccolo said that the new windows could not be seen by neighbours and proposed that the Council make no objection. Agreed.
- 36.7.4** 1802/10 Florence Cottage, The Ford. Demolition and erection of a replacement dwelling. Considered by Cllr Mrs Piccolo and Cllr Williamson. Cllr Mrs Piccolo said that plans for enlarging the current cottage had been approved and she objected to the demolition of a period house in the conservation area of the parish. Cllr Mrs Wilkinson referred to an email from Cllr Williamson that supported the new application. The approved plans allowed for removal of the entire existing cottage except the walls that would need extensive underpinning. Cllr Williamson thought that it would be sensible to build a new house in an area less likely to be flooded. The Council agreed to make no objection to the application.
- ### **36.8 Planning decisions received from EHC**
- 36.8.1** 1487/10 Hoop Cottage, Green Street. Single storey secure link between existing dwelling and garage. Granted
- 36.8.2** 1437/10 Apple Tree Cottage, Albury Road. Single storey rear infill extension. Granted.

- 36.8.3** 1524/10 13 The Ridgeway, The Ford. Erection of two storey side extension to dwelling house. Granted.
- 36.8.4** 1586/10 The Moores, Ford Hill. Construction of a raised platform. Granted.
- 36.9** **Date of next meeting – Tuesday 7th December 2010.**
- 36.10** **The Chairman closed the meeting to the Public and the Press at 8:41 p.m.**