

# Little Hadham Parish Council

Minutes of the thirty-eighth meeting of the Little Hadham Parish Council **Planning Committee** (2007–2011 Session) held on Tuesday 1<sup>st</sup> February 2011 at 8:00 pm in the Village Hall, Little Hadham.

**Present:**

<b>Mrs C Piccolo</b>	<b>Chairman</b>
<b>Mr J Forgham</b>	)
<b>Mr A Morris</b>	)
<b>Mr J Purvis</b>	) <b>Councillors</b>
<b>Mr G Williamson</b>	)
<b>Mrs M Wilkinson</b>	)

Mr B Evans – Clerk, and **16** members of the public.

## **38.1 Democratic 10 minutes.**

A resident welcomed the planning application for two homes to replace the garage. He thought the garage was an eyesore that brought little benefit to the parish and had blighted it for too long. The resident was particular concerned about vehicles parked on the verge and pavement outside the garage which created a danger to pedestrians and churned up the verge. He hoped the Council would support the application.

## **38.2 Absent** Cllr Gregory [Previous engagement].

**38.3 Declarations of interest.** Cllr Morris said that he had an interest in the application for the garage as he lived nearby. Cllrs Mrs Piccolo, Mrs Wilkinson, Purvis and Forgham all said that they had been customers of the garage. Cllr Forgham said that he had a prejudicial interest in the planning application for the Church Hall as he was in business discussion with officials from the Chapel. Cllr Forgham left the room when this was discussed.

**38.4 Minutes** of the meeting held on Tuesday 7<sup>th</sup> December 2010 were agreed and signed as a true record.

## **38.5 Matters arising from the minutes.**

**38.5.1 Possible new access road at Church End Farm.** The Clerk said there had been no new information.

## **38.6 Planning applications considered by the Council**

**38.6.1** 2089/10 Ashcroft Farm, Stortford Road. Amendment of the wording of condition 10 regarding the access at the western edge of the site and shown on plan 34 rev A needs to be retained to be used for access only to the existing electricity sub-station only when necessary. Considered by Cllr Mrs Piccolo and Cllr Morris. Cllr Mrs Piccolo proposed there be no objection. Agreed.

**38.6.2** 2090/10 Church Hall, Chapel Lane. Change of use of Church Hall to form a two bedroom residential dwelling. Considered by Cllr Mrs Piccolo and Cllr Williamson. Cllr Mrs Piccolo described the proposal and read the letter that had been previously circulated to councillors before being sent to EHC [Appendix 1]. Cllr Mrs Piccolo proposed that the Council retrospectively confirm the letter. Agreed.

**38.6.3** 2237/10 Briarwood, Pigs Green. First storey side extension with dormer windows. Considered by Cllr Mrs Piccolo and Cllr Purvis. Cllr Mrs Piccolo proposed there be no objection. Agreed.

**38.6.4** The Garage, Stortford Road. Outline planning permission for demolition of existing building and erection of two detached buildings. Considered by Cllr Mrs Piccolo and Cllr Purvis. Cllr Mrs Piccolo said that Cllr Purvis had no objections. However, she objected on the grounds that loss of the garage would remove one of the parish's few remaining amenities together with the loss of several jobs for local people. If the garage had to go she would much rather it was replaced by three small houses, including one affordable, rather than the two large market houses proposed. Cllr Mrs Piccolo noted that there were also concerns over possible flooding and contamination from disused road fuel tanks. She proposed that a letter of objection, previously circulated to councillors, be sent to EHC [Appendix 2]. Cllr Mrs Wilkinson said she agreed with the letter because of the loss of amenity. Cllr Williamson said that he was in agreement that an affordable home should be included and he would support the letter. Cllr Purvis said few local people were employed at the garage and the contamination issues were matters for the developer. He thought the two homes would look much better than the garage. Cllr Gregory had earlier emailed councillors saying he had no objection to the application and Cllr Forgham said that he had no objection. Cllr Mrs Piccolo pointed out that, like the garage, the farmers' market and the Nag's Head both created parking problems but few would want them to go because of their amenity value to the parish. After some thought Cllr Morris said he would support the objections. It was agreed to send the letter objecting to the application.

### **38.7 Planning decisions received from EHC**

**38.7.1** 1803/10 Florence Cottage, Albury Road. Demolition and erection of a replacement dwelling. Refused. Conservation area consent for demolition granted.

**38.7.2** 1915/10 Cragside, The Ash. Single storey front extension, pitched roof over existing garage and convert garage to habitable room. Granted.

**38.7.3** Church Hall, Chapel Lane. Change of use of church hall to form a two bedroom residential dwelling. Refused.

**38.8 Date of next meeting – Tuesday 1<sup>st</sup> March 2010.**

**38.9 The Chairman closed the meeting to the Public and the Press at 8:26 p.m.**

### **Appendix 1**

#### **Re. Application No: 3/10/2090FP – Change of use of Church Hall, Congregational Church, Chapel Lane, Little Hadham.**

With reference to the above planning application, members of Little Hadham Parish Council have recently visited the above site and whilst the Council does not object outright to the proposals it does have serious concerns to be noted as follows.

1. The preferred option for the hall is that it re-opens as a village facility. Efforts have been made in recent times by a number of villagers to contact the church to apply for use of the hall, however these efforts have been rebuffed.
2. If the hall is not to re-open as a facility for the community's use then the Council accepts the change of use to residential. However it should like to see put in place a "restriction", should planning permission be granted that the refurbished hall must only be used as housing for a pastor/pastor's family members.

3. The Council has serious concerns that should planning application be granted the site could be sold on to developers. Successive planning applications could see more unwelcome alterations and development to the hall/site. Over development of the site would have a detrimental effect on the local scene and neighbouring properties.
4. Proposed removal of part of the front hedge and wrought iron railing would also be detrimental to the street scene.
5. Any use of the graveyard for parking would be especially sensitive as it would amount to desecration of consecrated ground and would be considered disrespectful to those buried there, some of which are quite recent, and their families.

The Council trusts the above points will be taken into consideration when your department deals with the application.

Yours sincerely

## **Appendix 2**

### **Re. 3/11/0082/OP/NB The Garage, Stortford Road. Outline planning permission for demolition of existing building and erection of two detached buildings.**

The above planning application was discussed on Tuesday 1<sup>st</sup> February 2011 at the Parish Council meeting. The Council objections are as follows:-

1. The Council objects to the loss of the garage, it is one of only a few remaining local amenities in Little Hadham which is used by local residents.
2. Via the loss of the garage would come the unavoidable loss of local employment.
3. The two proposed properties are too large and would not be in keeping with the street scene. If planning permission is to be granted then it is preferred three smaller houses be built; two to be sold for full market value and one to fall into the “affordable - for rent only to local waiting tenants” category.
4. The issue of flooding needs thorough investigation as the area surrounding the Little Hadham traffic lights has a history of flooding.
5. The Council understands that there are contamination issues at the site these require thorough investigation.

The Council trusts the above objections will be taken into consideration when your department deals with this planning application.

Yours sincerely