

Little Hadham Parish Council

Minutes of the third meeting of the Little Hadham Parish Council **Planning Committee**
(2011 - 2015 Session) held on Tuesday 5th July 2011 at 8:00 pm in the Village Hall, Little Hadham.

Present:	Mrs C	Chairman
	Mr J)
	Mr R)
	Mr P) Councillors
	Mrs M)
	Ms W)

Mr B Evans – Clerk, and 15 members of the public.

3.1. Democratic 10 minutes.

A resident asked if there was a planning application from the school. The Clerk said that it had not yet appeared on the EHC website.

A resident spoke against the application for Land adjacent to Home Farm. He said he was a local resident and the new houses, which were in an elevated position, would overlook his home. It would be possible to see into his first floor bedrooms and bathroom. The planned affordable home would overlook the bedrooms of his neighbours. The planned site was subject to flooding and the ditch round the site frequently overflowed and flooded his garden. The new homes would exacerbate this problem. The resident also objected to the design of the houses that he thought were more suited to a town estate rather than a rural hamlet.

A resident of Church End spoke against the application for the Church End industrial estate. He thought the application was contrary to the Local Plan in that it would allow retail trade. He said that the site already broke existing planning conditions that restricted trade to the working day on weekdays. He said that the Indian takeaway currently operated until midnight. He thought that the plan was to continue the expansion of the estate.

A resident asked about the rules applying to the Indian food business. Cllr Gregory said that the main business was research and development and preparation and delivery of food to other businesses. The site owners say that few people buy food directly though he noted that leaflets had been delivered to local homes advertising a delivery service. The Church End resident said that an appeal inspector had refused an application in Sawbridgeworth having judged that the size of the local trade was not relevant – no retail trade at all was allowed under the allowed business types. He thought that the Indian food company at Church End had ambitions to expand the trade to local people.

3.2. **Absent** Cllr Williamson [on holiday].

3.3. **Declarations of interest.** None.

3.4. **Minutes** of the meeting held on Tuesday 7th June 2011 were agreed and signed as a true record.

3.5. **Matters arising from the minutes.**

3.5.1. **Consultation on planning applications.** The Clerk said that he had received a letter from EHC saying that reports prepared by the planning office for the Development Control Committee would no longer be sent to parish councils. Instead councils were asked to check the committee minutes on the EHC website. The Clerk said that he would endeavour to do this but it was not an easy site to search.

3.6. Planning applications considered by the Council

- 3.6.1.** 0930/11 Land adjacent Home Farm, Chapel Lane. Erection of two 4 bedroom houses with garages and one 3 bedroom house. Considered by Cllr Mrs Piccolo and Cllr Williamson. Cllr Mrs Piccolo said that both she and Cllr Williamson objected to the new houses which would be on 'rural land beyond the green belt' in The Ford conservation area. She read a letter, previously circulated to councillors [Appendix 1], and proposed that it be sent to EHC. Agreed.
- 3.6.2.** 0858/11 Manor Farm Barn, The Ash. Installation of two roof lights to front elevation and the removal of flue pipe – listed building consent. Considered by Cllr Mrs Piccolo and Cllr Forgham. Cllr Forgham said that the new windows would change the street scene and would be an unsuitable addition to the thatched roof on a listed building. He read a letter, previously circulated to councillors [Appendix 2], and proposed that it be sent to EHC. Agreed.
- 3.6.3.** 0839/11 1 Bury Green Cottage, Bury Green. New Garage. Considered by Cllr Mrs Piccolo and Cllr Williamson. Cllr Mrs Piccolo proposed that there be no objection. Agreed.
- 3.6.4.** 0958/11 9 Capel Court, Hadham Hall. Replacement patio doors. Considered by Cllr Mrs Piccolo and Cllr Gregory. Cllr Mrs Piccolo proposed that there be no objection. Agreed.
- 3.6.5.** 0915/11 Ashcroft Farm, Stortford Road. 1½ storey side extension. Considered by Cllr Mrs Piccolo and Cllr Williamson. Cllr Mrs Piccolo proposed that there be no objection. Agreed.
- 3.6.6.** 0767/11 Unit 4, Hadham Industrial Estates, Church End. Change of use from agricultural buildings to use classes B1 (business), B2 (general industry) and B8 (wholesale warehouses) – retrospective. Considered by Cllr Mrs Piccolo and Cllr Gregory. Cllr Gregory said that there had never been any consultation on the creation of the industrial estate. The new buildings, some yet not built, would allow for a massive expansion of the site. He was surprised that a company that had spent so much money developing the site and who advertised its services as advisors on obtaining difficult planning permissions, could make such a foolish oversight as to allow business to use the buildings without planning permission. The waste from the various buildings included a large pile of unwanted tyres from one of the businesses. Cllr Gregory said that his reading of the correspondence showed that the owners had been instructed to remove the advertising signs from the A120 but this had not been done. He said that residents of Hadham Hall were strongly opposed to the development of the site. Cllr Mrs Piccolo read a letter, previously circulated to councillors [Appendix 3], and proposed that it be sent to EHC. Agreed.

3.7. Planning decisions received from EHC

- 3.7.1.** 0739/11 Ashdene, The Ford. Rear conservatory. Granted retrospective consent.
- 3.7.2.** 0751/11 Hawkestone, Standon Road. Two storey side extension. Granted.
- 3.7.3.** 0526/11 4 South Cottages, The Ford. Side conservatory [amended]. Granted.
- 3.7.4.** 0734/11 Elder Cottage, 13, The Ridgeway, The Ford. Proposed demolition of existing attached single storey side extension and erection of side extension to dwelling house. Granted.
- 3.7.5.** 0742/11 Oak Lodge, Cradle End. Single storey orangery extension to rear elevation and decking (.45m high). Granted.

3.8. Notification of appeal – to note.

3.8.1. 0136/11 Wescott House, Westland Green. Conversion and extension of existing stable block to create an annex.

3.9. Date of next meeting – Tuesday 6th September 2011.

3.10. The Chairman closed the meeting to the Public and the Press at 8:41 p.m.

Appendix 1. Re. 3/11/0930/FP, Land Adjacent Home Farm, Chapel Lane, Little Hadham, SG11 2AB

Little Hadham Parish Council discussed the above planning application on the 6th July 2011. Itemised below is our letter of objection relating to the above.

The Council has serious reservations in relation to the development of this area of our village. We understand the land is considered within the Rural Area beyond the Green Belt; it is recognised as agricultural land and that although this is a Category 2 area in filling in this instance would be wrong.

We feel the land forms a very important gap within the hamlet of The Ford and that the proposed development would have a detrimental impact on the character of the countryside in this sensitive Conservation Area.

Furthermore the “bulk” and position of the proposed development would be unacceptable in terms of interruption of privacy to neighbouring properties that have enjoyed relative seclusion to date.

The Council is not convinced that the proposed development would be as invisible as suggested in the Design & Access report. Many residents have expressed a very important point that should the development go ahead “views of the area would be changed forever and not at all for the better”.

The Council respectfully requests East Herts Planning Department to consider carefully the detrimental implications, such a development would have, on the openness of this part of the hamlet of The Ford and on the village of Little Hadham as a whole and trusts that permission is refused.

Appendix 2. Re. 3/11/0858 – Manor Farm Barn, The Ash, Little Hadham, SG11 2DD

Little Hadham Parish Council discussed the above planning application on the 6th July 2011. Itemised below is our letter of objection relating to the above.

Whilst we fully understand the need for ventilation to the bathroom area at the property it is, nevertheless, felt that the installation of two modern roof windows to the existing thatched roof would not be in-keeping with the historic integrity of this listed property and that the external aesthetics of the thatched roof would be significantly compromised.

We trust the above comments will be taken into consideration when EHC Planning Department deals with this application.

Appendix 3. Re: 3/11/0767/FP – Unit 4 Hadham Industrial Estates, Little Hadham, SG11 2DY

The Council objects to this planning application as it allows for further expansion of the industrial estate at Church End Farm. At no point has the local community had the opportunity to consider whether this is a suitable location for an industrial estate and now would seem an opportune time to have this consultation.

Over the years there have been numerous applications to use redundant farm buildings at Church End for non-agricultural use. Each of the applications seemed reasonable by itself. However, this

has led to the creation of an industrial estate by stealth. The Council is aware that planning permission has already been granted for an extra 2,600 m² of building which has yet to be built. This permission was granted, despite the objections of the planning officers, for the expansion of Hadham Water shortly before it went out of business. The Hadham Water buildings have been used as part of the Industrial Estate and the extra building still has permission.

Church End Farm is at the end of a narrow road off the A120 – a road unsuitable for the heavy traffic the expanding estate is likely to generate. This traffic brings noise, pollution and congestion to the quiet hamlet of Church End. The Council understands that the owners have plans to create a new access road across the fields onto the A120. This would add to the congestion on the A120 and lose agricultural land to roadway which will further degrade the rural nature of the parish.

The numerous businesses at the farm generate large amounts of industrial debris creating an eyesore that is offensive both to those living nearby and to those who visit the area such as church-goers, walkers, horse riders and cyclists.

For some years there have been signs on the A120 advertising the various businesses on the site. The Council understands that these signs require planning permission. The Council is unaware of any permission being sought.

The planning permissions granted do not allow for retail use but it is already possible for customers to visit the estate to buy riding tack, wines and spirits, paving slabs and Indian meals. The owners assert that, currently, there are few customers visiting the site but it would appear to be on the way to becoming a retail park.

The Council asks that EHC refuse this application. Instead it should investigate ways by which the creation of an industrial estate at Church End can be considered and the residents, whose lives are likely to be affected, can be consulted. The Council is clear that the expansion of the site should not continue unchecked.