

Little Hadham Parish Council

Minutes of the fourth meeting of the Little Hadham Parish Council **Planning Committee** (2011 - 2015 Session) held on Tuesday 6th September 2011 at 8:00 pm in the Village Hall, Little Hadham.

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

Mr B Evans – Clerk, and 10 members of the public.

4.1. **Democratic 10 minutes.**

A resident asked why the planning application for the land next to Home Farm had been withdrawn. The Clerk said that he did not know but it may have been because the owners thought it would be refused.

4.2. **Absent** None.

4.3. **Declarations of interest.** Cllr Wells said he had a personal interest in 5 Farm Place as he was a near neighbour.

4.4. **Minutes** of the meeting held on Tuesday 5th July 2011 were agreed and signed as a true record.

4.5. **Matters arising from the minutes.** None.

4.6. **Future changes to planning law.** Cllr Mrs Piccolo said that a new government directive was intended to make obtaining planning consent easier and less bureaucratic. There would be a presumption that an application would be allowed unless there were very strong reasons for it to be refused. Cllr Mrs Piccolo said that developers would have a green light and there was the possibility of small villages being swallowed up. A saving grace might be that banks are currently reluctant to loan money. Cllr Mrs Wilkinson asked if the definition of ‘sustainable development’ had been changed. She thought that the idea was that people should be able to work and live in their own community. Cllr Gregory was concerned that the government was briefing against organisations, such as the National Trust, who were raising objections to the new policies. Cllr Mrs Piccolo said that the Council must stay vigilant.

4.7. **EHC Strategic Land Availability Assessment (SLAA).** Cllr Mrs Piccolo said that this was a technical study to consider whether sites suggested under the ‘call for sites’ were practical. It would not consider whether they were appropriate. Mr Jon Fardell was representing the Council. A number of small sites in the parish had been put forward together with the whole of Church End Farm and 270 houses at Bury Green Farm.

4.8. **Planning applications considered by the Council**

4.8.1. 1070/11 Little Hadham School. Extension to existing school building. Considered by Cllr Mrs Piccolo and Cllr Forgham. Cllr Mrs Piccolo said that the extension could not be seen from the road and would not affect neighbours. She proposed that the Council send a letter, previously circulated to the Council, supporting the application [Appendix 1]. Agreed.

4.8.2. 0972/11 Four Acres, New Road. Replacement dwelling and double garage for residential use and change of use of agricultural land to residential. Considered by Cllr Mrs Piccolo

and Cllr Mrs Wilkinson. Cllr Mrs Piccolo said that she was not keen on demolition but this building had a confused design that would be difficult to make into a single home. She proposed there be no objection. Agreed

- 4.8.3. 1072/11 Hazeldene, Albury Road. Raising of the roof ridge, construction of a two storey side and rear extension, new detached garage and vehicular access. Considered by Cllr Mrs Piccolo and Cllr Williamson. Cllr Mrs Piccolo proposed there be no objection. Agreed.
- 4.8.4. 1270/11 The Gatehouse, Hadham Hall. Listed Building Consent for Application to regularise two timber framed windows on eastern elevation. Considered by Cllr Mrs Piccolo and Cllr Gregory. Cllr Mrs Piccolo said that the windows had been installed over twenty years ago by a previous owner. She proposed there be no objection. Agreed.
- 4.8.5. 0981/11 Ashcroft House, Stortford Road. Tennis Court [Certificate of lawfulness]. Considered by Cllr Mrs Piccolo and Cllr Forgham. Cllr Mrs Piccolo proposed there be no objection. Agreed.
- 4.8.6. 1370/11 5 Farm Place, Bury Green. Rear garden shed. Considered by Cllr Mrs Piccolo and Cllr Wells. Cllr Mrs Piccolo said the shed was slightly larger than the approved plans. She proposed there be no objection. Agreed.
- 4.8.7. 1451/11 6 The Ridgeway, The Ford. Erection of two storey rear extension . New pitched roofed porch. Considered by Cllr Mrs Piccolo and Cllr Ms Woodgate. Cllr Mrs Piccolo proposed there be no objection. Agreed.
- 4.9. **Planning decisions received from EHC**
- 4.9.1. 0930/11 Land adjacent Home Farm, Chapel Lane. Erection of two 4 bedroom houses with garages and one 3 bedroom house. Withdrawn.
- 4.9.2. 0958/11 9 Capel Court, Hadham Hall. Replacement patio doors. Granted.
- 4.9.3. 0858/11 Manor Farm Barn, The Ash. Installation of two roof lights to front elevation and the removal of flue pipe – listed building consent. Refused.
- 4.9.4. 0839/11 1 Bury Green Cottage, Bury Green. New Garage. Refused.
- 4.9.5. 0915/11 Ashcroft Farm, Stortford Road. 1½ storey side extension. Refused.
- 4.9.6. 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. Granted. Cllr Williamson said that the Indian takeaway was not covered by the current application. The planning office was still in discussion with the farm owners about the matter.
- 4.9.7. 1070/11 Little Hadham School. Extension to existing school building. Granted.
- 4.9.8. 1072/11 Hazeldene, Albury Road. Raising of the roof ridge, construction of a two storey side and rear extension, new detached garage and vehicular access. Granted.
- 4.9.9. 0981/11 Ashcroft House, Stortford Road. Tennis Court [Certificate of lawfulness]. Refused.
- 4.9.10. 1270/11 The Gatehouse, Hadham Hall. Listed Building Consent for Application to regularise two timber framed windows on eastern elevation. Granted
- 4.10. **Date of next meeting – Tuesday 4th October 2011.**
- 4.11. **The Chairman closed the meeting to the Public and the Press at 8:34 p.m.**

Appendix 1. Re. 3/11/1070/FP – Little Hadham JMI School, Stortford Road, Little Hadham

Little Hadham Parish Council has considered the above planning application and would like to confirm that we very much recommend the proposals therein.

We understand the extension would provide extra useful space for the Early Years Department and that a wheelchair ramp is to be included within the works proposed. In our opinion these would be worthwhile additions and would be of great benefit to the children in this section of the school.

We trust our comments will be taken into consideration when your department deals with this application.