

Little Hadham Parish Council

Minutes of the sixth meeting of the Little Hadham Parish Council **Planning Committee** (2011 - 2015 Session) held on Tuesday 1st November 2011 at 8:00 pm in the Village Hall, Little Hadham.

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

Mr B Evans – Clerk, and 11 members of the public.

- 6.1. **Democratic 10 minutes.** A resident said that he intended to write in opposition to the planning application for three new homes on the land adjacent to Home Farm. The homes would badly overlook his home and that of his neighbour.
- 6.2. **Absent** Cllr Wells [holiday].
- 6.3. **Declarations of interest.** Cllr Williamson said he had a personal interest in Readon Cottage as he was a near neighbour.
- 6.4. **Minutes** of the meeting held on Tuesday 4th October were agreed and signed as a true record.
- 6.5. **Matters arising from the minutes.**
- 6.5.1. **EHC Strategic Land Availability Assessment (SLAA).** Cllr Mrs Piccolo said that there was little new to say. The 22 sites named in Little Hadham had received little support from the committee members. She hoped that Mr Jon Fardell would continue to attend in order to keep the Council informed.
- 6.6. **Climate Change Skills for Planners Conference.** Cllr Mrs Piccolo reported on the conference she had attended in early October. She said the conference, which was based on global warming and climate change, was frightening. Life as we know it now will be impossible in 50 years' time. Planning laws were trying to cut down emissions by encouraging the use of solar panels, better insulation and possibly wind power. Cllr Mrs Piccolo said the picture seemed gloomy as so much irreversible damage had been done already.
- 6.7. **Planning applications considered by the Council**
- 6.7.1. 1667/11 Readon Cottage, The Ford. Engineering operation to reduce steepness of drive with new retaining wall and steps up to dwelling. Considered by Cllr Mrs Piccolo and Cllr Forgham. Cllr Forgham said that the existing drive was very steep and he had no objection to the plans. There was some local concern about the materials to be used but the owners had invited members of the Council to inspect samples before the work was carried out. He proposed there be no objection. Agreed.
- 6.7.2. 1678/11 Church Hall, Chapel Lane. Conversion of Church Hall to form 3 bedroom residential dwelling - amendment to 3/10/2090/FP scheme (approved at appeal). Considered by Cllr Mrs Piccolo and Cllr Williamson. Cllr Mrs Piccolo noted that the original plans had been granted on appeal. She read a letter of objection, previously circulated to councillors [Appendix 1], and proposed it be sent to EHC in the name of the Council. Agreed.

- 6.7.3.** 1735/11 Connect Scaffolding, Hadham Park. Change of use of agricultural land to form a car park. Considered by Cllr Mrs Piccolo and Cllr Gregory. Cllr Mrs Piccolo said that she would like to defer a decision until she had been able to talk to the planning case officer. She was concerned that the site had encroached onto surrounding farm land and wanted to be sure all developments had consent. Cllr Forgham said the Council had a duty to keep a watch on developments in the name of the community.
- 6.7.4.** 1801/11 Land adjacent to Home Farm, Chapel Lane. Erection of 2 no 4 bedroom houses and 1 no 3 bedroom house together with access and associated parking. Considered by Cllr Mrs Piccolo and Cllr Williamson. Cllr Mrs Piccolo said that the new application was little changed from the earlier one that had been withdrawn. She read the letter that had been sent in response to the original application [Appendix 2] and proposed it be resent. Agreed.
- 6.7.5.** 1812/11 Ashcroft House, Stortford Road. Change of use of land to residential curtilage and the creation of a tennis court. Considered by Cllr Mrs Piccolo and Cllr Forgham. Cllr Mrs Piccolo proposed there be no objection. Agreed.
- 6.8. Planning decisions received from EHC**
- 6.8.1.** 1451/11 6 The Ridgeway, The Ford. Erection of two storey rear extension . New pitched roofed porch. Granted.
- 6.9. Date of next meeting – Tuesday 6th December 2011.**
- 6.10. The Chairman closed the meeting to the Public and the Press at 8:27 p.m.**

Appendix 1

Re. 3/11/1678/FP – Congregational Church Hall, Chapel Lane, Little Hadham, SG11 2AB

Little Hadham Parish Council discussed the above planning application on the 1st November 2011. Itemised below is our letter of objection, with points of concern highlighted.

1. **Proposed Kitchen Window** – The existing window is glazed using obscure glass if this is to be replaced with a new window with clear glass the existing privacy enjoyed by 2, 3 & 4 Ford Cottages will be compromised, not only in the gardens but also to rooms at ground floor and first floor levels.
2. **Graves** – It is of serious concern that eventually some existing graves in the churchyard might be dug up in order to provide garden space for the dwelling.
3. **Parking** – Parking at the site is very limited with space allowed for only one vehicle. If more vehicles, belonging to future inhabitants, need to be parked this would become a problem with overspill parking onto a restricted and already overused area of Chapel Lane.
4. **Proposed Roof Windows** – There appears to be very little information, within the application documents, about which roof windows are proposed. It is felt that if roof windows are to be used, in order to create light to the rooms in the loft space, these should be of the conservation variety.

We trust our concerns will be considered when your department deals with this application.

Appendix 2

Re. 3/11/1801/FP, Land Adjacent Home Farm, Chapel Lane, Little Hadham, SG11 2AB

Little Hadham Parish Council discussed the above planning application on the 1st November 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.