

Little Hadham Parish Council

Minutes of the seventh meeting of the Little Hadham Parish Council **Planning Committee** (2011 - 2015 Session) held on Tuesday 6th December 2011 at 8:10 pm in the Village Hall, Little Hadham.

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

Mr B Evans – Clerk, and 62 members of the public.

- 7.1. Democratic 10 minutes.** Cllr Mrs Piccolo asked that comments on the Church End Farm composter be left until later in the meeting.
- 7.2. Absent** None.
- 7.3. Declarations of interest.** None.
- 7.4. Minutes** of the meeting held on Tuesday 1st November were agreed and signed as a true record.
- 7.5. Matters arising from the minutes.**
- 7.5.1. EHC Strategic Land Availability Assessment (SLAA).** Cllr Mrs Piccolo said that there was nothing new to say.
- 7.5.2. Local Development Framework.** Brief report on a councillor briefing session. Cllr Mrs Piccolo attended the meeting. The Plan was expected to be ready by spring 2012 when it would go out for 12 weeks of consultation. The Plan should be adopted by autumn 2013. The Plan would be referred to when planning applications were considered by EHC.
- 7.6. Planning applications considered by the Council**
- 7.6.1.** 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 read a letter that had been previously circulated and sent to EHC [Appendix 1]. Cllr Mrs Piccolo asked for retrospective agreement to the letter. Agreed.
- 7.6.2.** 2062/11 Church End Farm, Church End. Change of use from agricultural land to a green waste composting facility. Considered by Cllr Mrs Piccolo and Cllr Gregory. Cllr Mrs Piccolo said she and Cllr Gregory had walked the farm track that would be used by HGVs accessing the site. It passed very close to homes at Hadham Hall. She said that she intended to propose that the Council object to the application although a letter had not yet been drafted. Cllr Gregory hoped that members of the HCC Planning Committee would visit the site in order to see its effect on the environment and not be seduced by talk of it being a ‘green’ project. There would be noise, smells and danger affecting walkers and horse riders using the well-used path. He thought that the smell would be worst in the summer and autumn. One document showed an average of six vehicle movements a working day – three and three out. Other documents spoke of 3,000 vehicle movements p.a. but these would not be spread evenly through the year. Cllr Gregory said that HCC had lost the use of two green waste sites in Essex and a site in South Mimms had restricted use because of complaints of

noise and pollution.

Cllr Gregory said that HCC documents showed composting as an acceptable use of redundant farm buildings. This would restrict noise and pollution. However the application was for an open air facility. He thought that EHC should carry out an Environment Impact Assessment [EIA]. Cllr Gregory thought that traffic issues were important. HGVs would pass within twenty feet of homes at Hadham Hall – the effect on residents would be very significant. He understood the farm track would be strengthened with granite chippings but he thought this was unlikely to last and a great deal of dust would be generated. Cllr Gregory thought the effect on the Hertfordshire Way would be dramatic. The path was used by a large number of walkers and riders and they would have to share it with an average of six vehicles a day, based on 3,000 vehicles a day, though these would be concentrated in the summer. Cllr Mrs Piccolo asked how the owners might profit. Cllr Gregory said that commercial matters were confidential but he understood that £25 per tonne was the likely fee for accepting green waste – £375,000 p.a. Consultation on the application would end on 31st January 2012 and it would probably be decided at the HCC Planning Committee meeting on 28th February 2012.

A resident asked what green waste was. Cllr Gregory said it was the green waste collected at HCC amenity sites – it would not include food waste although he was sceptical about the long term. The Farm wanted to be the main recycling site for Hertfordshire though he thought this might break several of the county's environmental rules.

A resident asked how much of the 15,000 tonnes of compost would be used on the farm. Cllr Gregory thought 10,500 tonnes.

A resident said there were 3 springs near the site which would likely be polluted. Badger sets and archaeological sites would also be affected. He thought spreading 30 tonnes of compost per acre was not sustainable. Speaking of the access off the A120, the resident thought turning an HGV out of Church End Lane would be difficult. The traffic analysis stressed that there was a 30 mph speed limit but in reality many vehicles broke this limit greatly increasing the risk of accidents.

A resident thought the farm track would have to be upgraded. If the bypass were ever to be built, the cost of bridging a track suitable for HGVs would be much greater than for the existing farm track. The resident said he was very concerned about health issues – he had been ill recently and he had been told that pollution was a possible cause. Cllr Gregory said an EIA would identify pollution problems.

A resident said that the compost would need regular turning making continual noise.

A resident spoke about the industrial estate at the farm. Many of the buildings were vacant. He feared that businesses using HGVs would be attracted to the estate. Cllr Mrs Piccolo said that the estate had developed by stealth although quite legally. If the green waste site were allowed it would never be removed.

A resident said that Thames Water had taken 15 years to deal with bad smell from sewage works up the Ash Valley. He did not expect pollution matters at the green waste site to be dealt with quickly.

A resident said that he thought the farm would need a Waste Management certificate from the Department of the Environment.

Cllr Gregory stressed that as many people as possible should write to HCC – the Planning Committee would be impressed by the weight of concern and would learn of the many issues concerning residents. Residents should not just rely on the Council to object.

A resident asked if it was worthwhile organising a petition. The Clerk said it would have some influence but not as a replacement for many individual letters. Cllr Forgham said the Council could help residents compose their letters.

7.6.3. Westland Green – Kick & Dickie application to change from public house to residential. A resident said the application affected Westland Green residents as it was their nearest public

house. Recently it had only been open for some days a week although it had been used extensively up to 2009. People had been deterred by the new owners imposing high prices, inappropriate menus and having large dogs. Once closed the pub would never reopen. He said Standon & Puckerage were objecting to the application and he asked the Council and residents to object. Cllr Mrs Piccolo proposed that she write a letter of objection. Agreed.

7.7. Planning decisions received from EHC

- 7.7.1.** 1483/11 7 The Grove, Bury Green. First floor front/side extension and single storey rear and side extensions. Granted.
- 7.7.2.** 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). Granted.
- 7.7.3.** 1667/11 Readon Cottage, The Ford. Engineering operation to reduce steepness of drive with new retaining wall and steps up to dwelling. Refused. Cllr Forgham said the owners had made amended plans and the planning office said the new plans do not need permission.

7.8. Date of next meeting – Tuesday 7th February 2012.

7.9. The Chairman closed the meeting to the Public and the Press at 8:53 p.m.

Appendix 1

Re. Planning Application 3/11/1735FP – Connect Scaffolding, Hadham Park, Hadham Road, CM23 1JH

We are writing in connection with the above planning application which has been considered by Little Hadham Parish Council our comments are as follows.

Whilst we do not object to the car parking area outright we feel we should bring to the attention of the planning department that due process has not always been followed by Connect Scaffolding when it comes to the expansion in business space at the premises. Indeed it was only because of a complaint by a parishioner to EH Enforcement Department that the latest expansion project was subsequently brought to the attention of the Planning Department.

It would appear that Connect Scaffolding periodically expand the business premises without consultation or planning permission and it is felt that it should be made clear to them that due procedure must be followed prior to development of the premises taking place.

We should also like it to be noted that there appears to be some discrepancy between the drawing submitted with this planning application and the actual size of the proposed car parking area. We should be grateful if, when making your considerations, you would please give particular attention to the measurement/position of the car parking area detailed in the drawing compared with the actual measurement/position of the proposed car parking area at the site.