

Little Hadham Parish Council

Minutes of the tenth meeting of the Little Hadham Parish Council **Planning Committee**
(2011 - 2015 Session) held on Tuesday 3rd April 2012 at 8:00 pm in the Village Hall, Little Hadham.

Present:

Mrs C Piccolo	Chairman
Mr J Forgham)
Mr R Gregory)
Mrs M Wilkinson) Councillors
Mr G Williamson)
Ms W Woodgate)

Mr B Evans – Clerk, and 25 members of the public.

- 10.1. Democratic 10 minutes.** Cllr Mrs Piccolo invited Mr David Collins to comment on his planning applications for Church End Farm.
- Mr Collins said that the application for processing end of life vehicles had been withdrawn. It had been replaced by a similar application including much more detail. The application concerning site levels was under consideration by the EHC planning department. The approved plans had shown the boundary in what he considered to be the wrong place – it passed through the middle of an existing building. The application concerning Café Masala had been refused but he was taking it to appeal. The application to extend the use of some buildings to B2 use [general engineering] was required by one of his tenants – a steel fabrication company. Cllr Mrs Piccolo said that B2 could include some relatively heavy engineering. Mr Collins said that he had hoped the business could continue under the existing consents as obtaining B2 use could open a ‘can of worms’. Cllr Gregory asked under which use category the end of use recycling company operated. Mr Collins said B1 and B8 sui generis meaning it did not fit the normal use descriptions. Mr Collins said that, following complaints, the company had installed new, quieter equipment. A resident said that the plant was still clearly audible at Hadham Hall – he thought the noise had been very little attenuated. Mr Collins said that a lot of time and money had been spent trying to make the unit environmentally friendly. Mr Collins said that the unit had only been installed as a trial and he was sorry for the noise. A resident asked if the unit had the appropriate permits from the Environmental Agency. Mr Collins said that they had from the start. Cllr Gregory said that he understood that Mr Kirton from the Hatfield Office of the EA had issued a stop order for the unit. Mr Collins said that the EA head office had overruled the local office and had given permission for the unit to operate until HCC made its decision. Cllr Gregory said he understood the original permit was for a small trial of the plant. Mr Collins said that Mr Kirton had said the unit could continue to operate. Cllr Gregory asked if Mr Collins had been visited by Mr Kirton who had instructed that the unit should stop working. Mr Collins said that he had but Mr Wyatt at EA head office had sent him an email countermanning this instruction. Cllr Gregory said that the Council and HCC had understood that the unit was to cease operation by 18th March 2012. He thought that, to preserve his own good name, Mr Collins should send the Clerk evidence of the permissions he had claimed. Mr Collins agreed. He said HCC and the EA were not taking actions to stop operations. He said the unit would continue in operation, as it employed eight trained staff, until the application was decided by HCC. Cllr Mrs Piccolo told Mr Collins that he had repeatedly given businesses permission to use units that did not have the required planning consent. Eventually he got caught out and had to apply for retrospective permission. Other residents followed the due planning process but he did not. Mr Collins said that he had. He asked whether local people realised how many carbon emissions would be saved by the unit. Cllr Gregory said that Mr Collins wanted to further develop Church End Farm and the Council had the responsibility to protect the environment for local residents. Mr Collins said that the unit

would not make noise outside the building and there would only be deliveries to the site between 7 a.m. and 6 p.m. on six days a week. He noted that he already had consent for building 17,000 ft² of new warehouse. This could be used as supermarket distribution centre with 44 tonne lorries making continual visits to the site. Cllr Gregory asked the Clerk to circulate the email when Mr Collins sent it. A resident asked Mr Collins if he had any ownership of the car breakers company. He said no.

10.2. Absent None.

10.3. Declarations of interest. None.

10.4. Minutes of the meeting held on Tuesday 6th March 2012 were agreed and signed as a true record.

10.5. Matters arising from the minutes.

10.5.1. EHC Strategic Land Availability Assessment (SLAA). Cllr Mrs Piccolo said that there was nothing new to report.

10.5.2. Church End Farm. Proposed change of use of part of an industrial building (used for B1, B2 and B8) to use as sui generis (processing of End of Life Vehicles). Cllr Mrs Piccolo said this had been withdrawn.

10.5.3. Neighbourhood planning. Cllr Mrs Piccolo said that only one resident had offered to join a working party – more were needed. She hoped Cllr Carver would give a presentation on the subject at the Parish Assembly.

10.6. Proposed meeting with EHC planning officers. To discuss developments at Church End Farm. Cllr Mrs Piccolo said that she had spoken to Mr Steptoe and other members of the planning team. They were happy to convene a meeting at their office to discuss the situation and consider the way forward. It was agreed that Cllr Mrs Piccolo would draft a letter asking for a meeting to include some councillors and representatives of Hadham Hall residents.

10.7. Planning applications considered by the Council

10.7.1. 0296/12 Church End Farm. Retrospective planning application for the reduction in site levels and excavation of land to north east and use of the land for car parking. Considered by Cllr Mrs Piccolo and Cllr Gregory. Cllr Mrs Piccolo read a letter objecting to the application that had been previously circulated to councillors [appendix 1]. She proposed that it be sent to EHC. Agreed.

10.7.2. 0396/12 and 0397/12 Florence Cottage, The Ford. Demolition of existing dwelling and erection of a replacement dwelling. Considered by Cllr Mrs Piccolo and Cllr Williamson. Cllr Williamson said the owners had permission to renovate the existing building. The existing building was in very poor repair and the new building would look like the refurbished old building. Cllr Mrs Piccolo said that she thought the existing building should be preserved as it had a considerable history. Cllr Williamson proposed there be no objection. Agreed.

10.7.3. 0270/12 The Red Lodge, Pigs Green. Extension and refurbishment of existing dwelling. Demolition of annex and garage. Considered by Cllr Mrs Piccolo and Cllr Ms Woodgate. Cllr Mrs Piccolo proposed there be no objection. Agreed.

10.7.4. 0460/12 Folly Cottage, Bury Green. Two storey side and single storey front extensions. Raising of roof to existing side extension and rear orangery. Demolition of existing garage and conservatory. Considered by Cllr Mrs Piccolo and Cllr Ms Woodgate. Cllr Mrs Piccolo proposed there be no objection. Agreed.

- 10.7.5.** 0481/12 The Pond House, Westland Green. Proposed conservatory and gable window to rear. Addition of double garage to front of site. Considered by Cllr Mrs Piccolo and Cllr Mrs Wilkinson. Cllr Mrs Piccolo proposed there be no objection. Agreed.
- 10.7.6.** Units 5a & 5b, Hadham Industrial Estate, Church End Farm. Change of use from B1 (Business) and B8 (Wholesale warehouse) to B1 (Business), B2 (General Industrial) and B8 (Wholesale warehouse) - Retrospective. Considered by Cllr Mrs Piccolo and Cllr Gregory. Cllr Mrs Piccolo said that B2 use would include heavy engineering with more noise. She read a letter of objection that had previously been circulated to councillors [appendix 2]. She proposed the letter be sent to EHC. Agreed – Cllr Williamson abstained.
- 10.8. Planning decisions received from EHC**
- 10.9.** 1881/11 Church End Farm. Retrospective application for change of use of unit for the production of hot/cold food and hot/cold food delivery (sui generis) and the installation of an extract flue in roof. Refused.
- 10.10.** 0077/12 Barnhurst, Albury Road. Front porch. Withdrawn.
- 10.11. Date of next meeting – Tuesday 1st May 2012.**
- 10.12. The Chairman closed the meeting to the Public and the Press at 9:00 p.m.**

Appendix 1

Re. Retrospective Planning Application 3/12/0296/FP – North Embankment, Hadham Industrial Estate, Little Hadham, SG11 2AH

Little Hadham Parish Council considered the above application at a recent meeting and we wish to put forward our objections to yet another retrospective planning application relating to the above site.

It would appear that the applicant, on this occasion, has made an error and has carried out earthworks in the wrong location at the site. LHPC has noted that the error, by stealth yet again, increases the area of development further and as a result brings the “industrial estate” some twenty meters closer to homes in nearby Baud Close, Hadham Hall; the implications for the neighbours as usual are not pleasant and as the potential for “industry” increases so too do noise nuisance, traffic pollution and significant disturbance from the use of heavy machinery.

LHPC wishes to make strong and direct representation on behalf of all residents of Church End, Hadham Hall and the whole of Little Hadham; we have a right to peaceful enjoyment of our gardens and the surrounding countryside, erosion of this enjoyment is being felt more and more because of increased industrial activity in this part of our village.

LHPC understands that if the earthworks had been built as per the original planning permission granted there would be some noise reduction and less disturbance especially to those living nearby, thus we strongly urge Planning Officers to refuse permission to allow the earthworks to remain as they are and instead insist that the applicant corrects the “error”.

Yours sincerely

Appendix 2

Re. 3/12/0210/FP – Application for change of use 5a&5b Hadham Ind. Estate, Church End Farm, Little Hadham, SG11 2DY

Little Hadham Parish Council discussed the above planning application at a meeting on the 6th March 2012 and on behalf of the Council and the community we wish to object in the most strenuous terms to the proposals therein.

We understand that the owner of the above premises is seeking retrospective permission for change of use from B1 & B8 to B1, B2 & B8. We wish to state in no uncertain terms here and now that the “spread” of B2 on the site is of major concern to the community and must not be allowed to take place. Contrary to the applicant's statement, within documents sent with this application, the whole site known as Hadham Industrial Estate currently only has a very small element of B2 use granted to the unit known as Cafe Masala.

Further spread of B2 use would seriously impact in respect of added traffic, loudness of heavy machinery noise, pollution, nuisance, disturbance of privacy & interruption of peaceful use of garden amenity of parishioners living very near to the unit. In fact, presently even parishioners living a little further afield in Church End and Hadham Hall are suffering a great deal of noise nuisance from the apparently illegal ELV site. If B2 use spreads on site the wider village community would also be impacted in terms of noise nuisance from “heavy machinery and associated industrial noise”.

The B2 element, if granted, would allow “industrial” usage ranging from light industrial to heavy industrial usage the implications of such use would seriously be to the detriment of the open rural countryside setting in which the site sits in respect of ever increasing louder working/trade activities taking place there.

We strongly urge officers from EHDC to visit site in order to understand the genuinely serious concerns held by the majority of parishioners of Little Hadham over the spread of B2 use at the site.

As a community we have witnessed time after time how the applicant is allowing businesses to start up and only when a business has become established applying “retrospectively” for relevant planning permission; we cannot over emphasize how frustrating, unfair and unjust we feel this conduct is.

Hadham Industrial Estate must not be allowed in the future to grow by stealth as it has done historically and to this end we ask officers to send a clear message to the owner that this behaviour is wholly unacceptable and refuse permission to these proposals.

Yours sincerely