

Little Hadham Parish Council

Minutes of the eleventh meeting of the Little Hadham Parish Council **Planning Committee** (2011 - 2015 Session) held on Tuesday 1st May 2012 at 8:07 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)

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

- 11.1. Democratic 10 minutes.** Cllr Mrs Piccolo invited Mr Oliver Cave, owner of Connect Scaffolding, to comment on two planning applications for his company at Hadham Park. He said there were two retrospective applications – one for an employees’ car park and the other for an extension. Mr Cave said that his company had held planning consent for the original site since 2004. Following changes in health and safety legislation he had introduced a new ‘layer’ scaffolding system. This had proved popular but took up more space in the yard than the old system. The downturn in the construction industry had meant that equipment spent more time in storage needing more space. Employees’ cars had been stored in the yard but this was dangerous so he had bought part of a field from a local farmer for use as a car park. Mr Cave said he had not been able to apply for planning permission as there had not been time. He intended to cover the car park with perforated concrete pavers which would allow grass to grow through. Mr Cave said that he employed about 80 people, including apprentices, some of whom lived in the parish. If the planning applications were not approved he might have to move his business to a new site. Mr Cave agreed the land was part of the green belt.
A resident said the Council should support the application as it gave work for local people. He thought the site blended well into the landscape.
- 11.2. Absent** Cllr Ms Woodgate
- 11.3. Declarations of interest.** None.
- 11.4. Minutes** of the meeting held on Tuesday 3rd April 2012 were agreed and signed as a true record.
- 11.5. Matters arising from the minutes.** Cllr Gregory asked whether the Clerk had received a copy of the email sent to Mr David Collins by the Environment Agency giving him permission to continue using the ELV unit. The Clerk said he had received an email from Mr Collins that, although not entirely clear, seemed to agree that the EA had not given permission. He had not received a copy of the original email.
- 11.6. Meeting with EHC planning officers.** Held Monday 23rd April 2012 to discuss developments at Church End Farm. Cllr Mrs Piccolo said the meeting included two councillors, the Clerk, three Hadham Hall residents, Mr Kevin Steptoe [EHC Head of Planning], Mrs Liz Aston [senior planning officer], Mr Martin Plummer [case officer] and Mr Paul Dean [planning enforcement]. Cllr Mrs Piccolo said that little new had been revealed though they might have a better understanding on how to deal with applications. She had asked how far the site would be allowed to extend. The planners said that only the area of the current site would be involved. Cllr Gregory said that the meeting had given an opportunity to express the concerns of local people about developments at the site. He said that one of the main problems appeared to be existing planning consents. These had been granted in exceptional circumstances, against the recommendations of the planning office,

but could not now be revoked despite the exceptional circumstances no longer applying. Cllr Gregory said that the planners did not see the area as an industrial estate as it had not been designated as an 'employment site'. He hoped that the planners would consider the whole site rather than consider each application in isolation.

11.7. Planning applications considered by the Council

11.7.1. 0593/12 Unit 7D, Church End Farm. Application for proposed erection of a building (floorspace: 1620m²) with associated yard, offices and weighbridge to be used for a mixed use of ELV (End-of-Life Vehicles) processing and tyre baling (sui generis), B1 (office/light industrial) and B8 (storage and distribution) on land. Considered by Cllr Mrs Piccolo and Cllr Gregory. Cllr Mrs Piccolo read a draft letter previously circulated to councillors [Appendix 1]. Cllr Gregory said that the proposed working hours of 7 am to 6 pm for 6 days a week were wholly unacceptable. He asked that mention be made of the fact that church services had been interrupted to ask people to move cars to allow lorries to pass through Church End Lane. Cllr Williamson said that the Council must take care to look at the application overall and not object for objection sake. He thought the last part of the letter felt too emotive. Cllr Gregory said he did not agree. It was agreed to send the letter to EHC with an added mention of the interrupted church services.

11.7.2. 0588/12 Connect Scaffolding, Hadham Park. Retrospective application for change of use of agricultural land to form extension to existing scaffolding yard and two temporary structures. Considered by Cllr Mrs Piccolo and Cllr Gregory.

Cllr Mrs Piccolo said she had concerns about the application. Development at the site had taken place over a period of time without planning permission. The area for which permission was being sought would double the area originally given permission. She understood the company needed space to store its plant but she would like assurance that the site would not be allowed to expand any further. Cllr Williamson said the planning office could only consider the current application and could not consider possible future plans. Cllr Gregory thought it appeared to be a strikingly well run business. Cllr Mrs Wilkinson proposed there be no objection. Agreed.

11.7.3. 0587/12 Connect Scaffolding, Hadham Park. Retrospective application – 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 had concerns that the car park was on green belt land. Cllr Mrs Wilkinson proposed there be no objection. Agreed.

11.8. Planning decisions received from EHC

11.8.1. 2157/11 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) at Unit 7D, Hadham Industrial Estate, Little Hadham, Hertfordshire SG11 2DY. Withdrawn.

11.8.2. 0249/12 Barrans, Bury Green. Proposed single storey and first floor extensions and internal alterations. Granted.

11.8.3. 0210/12 Church End Farm. Units 5a & 5b, Hadham Industrial Estate. Change of use from B1 (Business) and B8 (Wholesale warehouse) to B1 (Business), B2 (General Industrial) and B8 (Wholesale warehouse) – Retrospective. Refused.

11.9. Date of next meeting – Monday 11th June 2012.

11.10. The Chairman closed the meeting to the Public and the Press at 8:47 p.m.

Appendix 1**Re. 3/12/0593/CH - Unit 7d Hadham Industrial Estate, Church End , Little Hadham, HERTS, SG11 2DY**

Little Hadham Parish Council has considered the above proposals and consulted with the community. We wish to object, in the strongest possible terms, to the proposals as follows.

We consider the scale, size & bulk of the proposed unit to be not in-keeping with this area because it is located on farm land and in a rural situation.

We have serious concerns over the noise, pollution and nuisance of car transporters travelling on a daily basis along what is essentially a single track road and the effect this would have on parishioners living in the properties along Church End and slightly further afield in Hadham Hall. Church End is well used by church goers; we understand there have been occasions when church services have been interrupted and members of the congregation have been asked to move their vehicles in order to allow larger vehicles gain access to the industrial estate. Horse riders, other drivers, cyclists and pedestrians also use the lane and it is felt that the safety, especially that of children, will be at greater risk from additional large vehicles visiting the site.

Special consideration needs to be given to children and adults using Church End & the A120 en route to and from our local school. Little Hadham Primary School in accordance with County Council guidelines encourages parents, grandparents and guardians to walk their children to school; a certain percentage of children also cycle to school, their safety is presently compromised on a daily basis this would worsen with increased heavy vehicle movement should the ELV site become an established part of this location.

The access at the junction of the A120 with Church End is narrow and at the brow of a hill. We envisage serious traffic problems in this area the implications of which will be felt throughout the village of Little Hadham; the A120 is already an extremely busy road and at over capacity. It is felt that the type of large vehicles used within the 'end of vehicle life' trade will further exacerbate congestion and make the use of this junction very dangerous for those living in or visiting Church End.

We have serious reservations and feel very strongly that a facility involving the de-polluting of end of life vehicles should not be sited in a Category 2 area; furthermore we believe that this type of facility would not conform to Hertfordshire County Council's county-wide plan for the management of waste and minerals and that such a facility adds to the 'sprawl' into the rural countryside.

Whilst writing we should like to mention that we strongly, object as we did previously, to the weighbridge element included in this planning application which was subject to consideration and subsequent refusal by EHDC (Ref: 3/12/0149/FP). We fear that if the weighbridge element was granted permission it would act as a pre-cursor to permission being sought for activities which would include the use of a weighbridge; i.e. large scale industrial use.

LHPC, together with the community, trusts that the above objections are taken as seriously as they are felt and that Officers send a clear message to the applicant that these proposals are wholly unacceptable and refuse this planning application.