

Little Hadham Parish Council

Minutes of the 15th meeting of the Little Hadham Parish Council **Planning Committee** (2011 - 2015 Session) held on Tuesday 2nd October 2012 at 8:00 pm in the Village Hall, Little Hadham.

Present:

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

Mr B Evans – Clerk, and 9 members of the public.

Before the meeting Cllr Forgham welcomed Mr Graham Pearson who had recently been co-opted to the Council. Cllr Pearson and the Clerk signed his Acceptance of Office document.

1. **Democratic 10 minutes.** There were no questions or comments on any agenda items.
2. **Absent** None.
3. **Declarations of interest.** Cllr Forgham said he had a personal interest in Red Barn, Westland Green as he gave private tuition to a child of the owner.
4. **Minutes** of the meeting held on Monday 4th September 2012 were agreed and signed as a true record.
5. **Matters arising from the minutes.**
6. **Neighbourhood Plan update.** Cllr Mrs Piccolo said there had been a meeting on 17th September at which the Chair and Scribe had been elected. The next meeting would be on 14th October. She noted that there had been complaints that she was the only councillor there. The Plan had to be in place by spring 2013. Cllr Gregory asked about the Plan and its acceptance by the Council. The Clerk said the Council could not delegate powers to the Plan work party. The Council supported the activities of the work party but any agreement to the final Plan could only be given by the Council at a Council meeting when the Plan was complete. Cllr Mrs Piccolo said that individual parishioners would have to make their own decisions for the referendum. Cllr Gregory asked how the Plan Group could access EHC's thinking on the new Local Plan. Cllr Mrs Piccolo said that there had been little guidance from EHC. The Local Plan would be ready by spring 2013 so it was important that the local plan group did not get too far ahead. However, Cllr Forgham said the local Neighbourhood Plan might influence the District Local Plan. He thought it was important to get on with the local Plan. Cllr Mrs Piccolo said a wide selection of local people needed to work together and agree on the Plan. 50% of those voting in the referendum on the Plan would have to agree for it to be accepted.
7. **Planning applications considered by the Council**
 1. 1537/12 Four Acres, New Road. Extension to double garage to provide triple garage. Amendment to application 03/11/0972/FP. Considered by Cllr Mrs Piccolo and Cllr Mrs Wilkinson. Cllr Mrs Piccolo said she had spoken to the owners. She said that she had no outright objection to the application but the new building was beginning to dominate the street scene. Any future developments at the site would have to be considered carefully. It was agreed to write a letter about possible future developments. [Appendix 1]

2. 1395/12 Kick and Dicky, Wellpond Green. Change of use of public house to 1 no. dwelling. Considered by Cllr Mrs Piccolo and Cllr Mrs Wilkinson. Cllr Mrs Piccolo asked the Council to confirm its agreement to a letter objecting to loss of amenity earlier agreed by email. [Appendix 2] Agreed.
8. **Planning decisions received from EHC**
 1. 1166/12 Ford End, The Ford. Removal of existing rear extension, replacement with new single storey rear extension and internal alteration at second floor to create shower room. Withdrawn.
 2. 1296/12 Hogs-Bog and Fieldview, Acreman Street. Proposed single storey rear extensions. Granted.
9. **Notifications of appeal**
 1. 0210/12 Church End Farm, Church End. 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. Appeal against enforcement action on refused application.
 2. 0296/12 Church End Farm, Church End. Retrospective planning application for the reduction in site levels and excavation of land to north east and use of the land for car parking. Appeal against enforcement action on refused application. Cllr Gregory proposed that the Council write letters concerning both appeals pointing out that a number of changes had been made at the site with planning permission only being sought in retrospect. Agreed.
 3. 1801/11 Land adjacent Home Farm, Chapel Lane. Erection of 2 no 4 bedroom houses and 1 no 3 bedroom house together with access and associated parking. Cllr Mrs Piccolo asked the Council to confirm its agreement to a letter objecting to the application earlier agreed by email. [Appendix 3] Agreed.
10. **Building work in possible breach of planning conditions.** Red Lodge, Westland Green. Cllr Mrs Piccolo said consent had been granted to demolish part of the building but the contractors had demolished all the building without EHC having granted a variation. After agreement with councillors by email she had written to the EHC enforcement officer who had visited the site and work has stopped.
11. **Date of next meeting – Tuesday 6th November 2012.**
12. **The Chairman closed the meeting to the Public and the Press at 8:25 p.m.**

Appendix 1

Re. Planning Application Ref: 3/12/1537/FP – Four Acres, New Road, Little Hadham.

The above planning application was discussed at a recent LHPC meeting and it was felt that although the Council does not have out-right objections to these proposals it would, nevertheless, ask EHDC Planning Officers to note the following concerns.

It is felt that the amount of development which has so far taken place at the site is beginning to dominate an area of predominantly modest homes and that neighbouring properties are now far more overlooked than they were in the past. Add to the current development even more development by way of the above proposals (or any future proposals) and the site would start to become very much “over-developed”.

It is strongly felt that over-development once established would be of detriment to the local ambience and would not be in-keeping with an area such as New Road. Furthermore the repeated addition of “bulk on the landscape” would be harmful to the surrounding open rural countryside setting in which the development sits.

LHPC would ask EHDC Planning Officers to consider our concerns carefully when deliberating any further planning applications relating to above site.

Appendix 2

Re. 3/12/1395/FP - Kick & Dicky, Wellpond Green, Standon, HERTS, SG11 1NL

Little Hadham Parish Council writes this letter in support of the objections of local communities living in the vicinity of the above premises. We understand that although this public house only operates part time it is nevertheless a place where the community can meet and stay in touch on a regular basis.

We understand that the newly submitted planning application is a tweaked version of a previous planning application (3/11/1863/FP – refusal recommended/withdrawn) the owners' proposals include to change the use of the premises to residential. It is strongly felt locally that once an amenity such as this is allowed to close and be permitted change of use to residential it would be of substantial loss to the community, in other words once the amenity is lost it is lost forever.

We urge planning officers at East Herts District Council to refuse permission in this instance as this public house forms an important and integral part of rural village life.

Appendix 3

Re. App/J1915/A/12/2178912 – land adjacent Home Farm, Chapel Lane, Little Hadham, Ware, Herts, SG11 2AB

Following a recent meeting of Little Hadham Parish Council we write to strenuously object to the above planning application.

The site where this development is proposed is in the Green Belt and is a designated conservation area of our village.

Little Hadham is a remarkable village, in that, it is made up of nine hamlets. Each hamlet has a definitive "start" and a definitive "end". Such features make our village special thus we feel very strongly that the "gaps" between the hamlets should be protected and are not appropriate areas for development.

The above site (land adjacent to Home Farm, Chapel Lane) forms a significant "gap" between the end of the hamlet of The Ford and the start of the next small residential settlement along Chapel Lane. To allow such a development would set a precedent which other developers would see as a clear signal to propose development in other "gaps" in our village.

The impact of the proposed buildings in terms of bulk, style & design (large modern houses) would not satisfy sustainability issues; existing in keeping properties would be dominated by the proposed larger houses. The total detrimental effect on the existing ambience of the situation would be significantly bad because the "gap" would be in-filled should the proposals go ahead.

Sustainability issues are also brought to the fore in terms of flood risk in particular to the area of The Ford (where Chapel Lane meets with the C15). Flash flooding was experienced in the area as recently as this summer. The increased flood risk is brought about because the River Ash (a very small tributary) already cannot cope as it gets inundated quite quickly when there is heavy rainfall. It is felt that if more and more naturally draining land is covered with tarmac and concrete the risk of flooding in this part of our village would be greatly increased than at present.

We are proud to say that in Little Hadham we have a healthy and active Neighbourhood Planning Group. The group is currently working hard and has positively identified suitable sites within the village where small development would cause minimal harm to the rural ambience and the special features we are trying so hard to protect.

In accordance with the views of East Herts District Council and on behalf of LHPC and the whole community of Little Hadham and for all the genuine reasons given above we strongly urge the Inspector to refuse planning permission in this instance.