

# Little Hadham Parish Council

Minutes of the 18<sup>th</sup> meeting of the Little Hadham Parish Council Planning Committee (2011-2015 Session) held on Tuesday 5<sup>th</sup> February 2013 at 8:00 pm in the Village Hall, Little Hadham.

<b>Present:</b>	<b>Mrs C Piccolo</b>	<b>Chairman</b>
	<b>Mr J Forgham</b>	)
	<b>Mr R Gregory</b>	)
	<b>Mr G Pearson</b>	) <b>Councillors</b>
	<b>Mrs M Wilkinson</b>	)
	<b>Mr G Williamson</b>	)
	<b>Ms W Woodgate</b>	)

Mr B Evans – Clerk, and 15 members of the public.

## 18.1. Democratic 10 minutes.

The owner of Red Lodge, Pigs Green said that EHC had refused consent to demolish the original house and build a new one further from the road. Instead he had been granted permission to add an extension to the existing building – 50% of the existing walls were to be retained. When work started a survey found some of the studwork was beyond repair and EHC building control ordered some to be replaced. The studwork was dismantled, though the cladding was retained. EHC said that the owner would have to make a new planning application. The owner said that the new application to be considered by the Council was nearly identical to the original. The owner of 3, Farm Place, Bury Green defended his application for a new drive which he thought would improve the appearance of the front of the houses. He cited a number of other houses where he said parking spaces had been created at the front of the houses. The owner said that these had a greater impact than would the designs in his application.

## 18.2. Absent None.

**18.3. Declarations of interest.** Cllr Williamson said that he was a reserve member of the EHC Development Control Committee and so would be unable to comment on planning applications. Cllr Mrs Wilkinson said she had a personal interest as she was a near neighbour to Red Lodge.

**18.4. Minutes** of the meeting held on Tuesday 4<sup>th</sup> December 2012 were agreed and signed as a true record.

**18.5. Matters arising from the minutes.** None.

**18.6. Neighbourhood Plan update.** Cllr Mrs Piccolo said that the next meeting would be in mid-March.

**18.7. Bishop's Stortford North** outline planning application. Cllr Mrs Piccolo said the application was available to view on the Internet. It was for the largest development in the district for many years and EHC would be considering it until May 2013. EHC would consider any comments sent in by local residents. Cllr Mrs Piccolo urged everyone to study the plans and write to the planning office. She expected that the Council would send a letter of objection. Cllr Pearson said that the extra houses would inevitably increase traffic on the A120. Cllr Gregory noted that the developers were considering a number of 'improvements' for the A120 traffic lights including a mini-roundabout.

## 18.8. Planning applications considered by the Council

**18.8.1.** 2039/12 Woodsfield, Stortford Road. Alterations and extensions to roof to provide first floor accommodation. New detached garage with office space above. New vehicular access onto Stortford Road. Considered by Cllr Mrs Piccolo and Cllr Forgham. Cllr Mrs Piccolo said she

agreed with the reasoning behind the application though she thought Herts Highways might object to the new drive. She proposed there be no objection. Agreed.

- 18.8.2.** 2059/12 1 Barnview, The Ridgeway. Single storey side/rear extension. Considered by Cllr Mrs Piccolo and Cllr Forgham. Cllr Mrs Piccolo proposed there be no objection. Agreed.
- 18.8.3.** 2083/12 3 Farm Place, Bury Green. Provision of drive at front of house. Considered by Cllr Mrs Piccolo and Cllr Ms Woodgate. Cllr Mrs Piccolo said that councillors had agreed a letter of objection, together with a second letter of clarification, which she read to the meeting [Appendix 1]. Romehold, the developers of the site, had included a covenant in the deeds for the houses that the fronts of the homes were to be kept clear although she understood that the owner of 3 Farm Place had had the covenant amended. Cllr Mrs Piccolo proposed the letters be agreed retrospectively. Agreed.
- 18.8.4.** 0013/13 Four Acres, New Road. Change of use of land and replacement barn for making and bottling of wine and cider. Considered by Cllr Mrs Piccolo and Cllr Mrs Wilkinson. Cllr Mrs Piccolo said that the Council had noted for a previous application at the site that the development was beginning to dominate the scene. Cllr Forgham agreed that the site was becoming over developed. Cllr Mrs Piccolo read a letter of objection previously circulated to councillors [Appendix 2] and proposed it be sent to EHC. Agreed.
- 18.8.5.** 0026/13 The Red Lodge, Pigs Green. Replacement dwelling. Considered by Cllr Mrs Piccolo and Cllr Ms Woodgate. Cllr Mrs Piccolo said the application was for a building very similar to that in the approved plans. Cllr Mrs Wilkinson said that local people felt that the original house should have been left. Cllr Forgham saw little point in objecting. He accepted the owner's statement. The owner would be aware that he was under close scrutiny by EHC, the Council and local residents. Cllr Mrs Piccolo proposed there be no objection. Agreed.
- 18.8.6.** 0081/13 2 The Gateway, Hadham Hall. Secondary Glazing for internal windows. Considered by Cllr Mrs Piccolo and Cllr Gregory. Listed building consent. Cllr Mrs Piccolo proposed there be no objection. Agreed.
- 18.9. Planning decisions received from EHC**
- 18.9.1.** 0379/12 Florence Cottage, The Ford. Erection of a replacement dwelling. Granted.
- 18.9.2.** 1863/11 Folly Cottage, Bury Green. Demolition of existing single storey garage and conservatory. Construction of new 1.5 storey side extension, extension to porch, single storey rear conservatory and existing side addition to have the roof raised. Granted.
- 18.9.3.** 1982/12 Bury Green Farmhouse, Bury Green. Proposed single storey rear extension. Refused.
- 18.9.4.** 2005/12 The Bungalow, New Road. First floor rear extension and front dormer. Granted.
- 18.10. Appeal decisions received from EHC – to note.**
- 18.10.1.** 1208/12 Folly Cottage, Bury Green. 1.5 storey side and single storey front extensions. Raising of roof to existing side extension and rear orangery. (Demolition of existing garage and conservatory). Appeal dismissed.
- 18.10.2.** 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. Appeal dismissed.
- 18.10.3. Enforcement order issued by EHC – to note.** Valley Fields, Chapel Lane. To tidy site by 18th April 2013.
- 18.11. Date of next meeting – Tuesday 5<sup>th</sup> March 2013.**
- 18.12. The Chairman closed the meeting to the Public and the Press at 8:29 p.m.**

### **Appendix 1. Re. 3/12/2083/FP – 3 Farm Place, Bury Green, Little Hadham, SG11 2HA**

Little Hadham Parish Council has considered the above planning application and has agreed to make the following objections.

The application proposes that car parking spaces are created at the front of the above property. According to the plans, a large area of the front garden would be taken up to form car parking space. The proposals would have a detrimental impact on the street scene should this take place. Cars parked at the front of properties in this particular location would not be in-keeping with the ambience of the setting in which the development sits.

There is provision for car parking at the rear of properties in Farm Place – the development was built in such a way as to keep the frontage of the properties free of car parking. Other residents park their cars in allocated parking areas at the rear of their properties.

Written in the title deeds are specific covenants which safe-guard against the parking of vehicles anywhere other than the allocated spaces, they are as follows:-

**“Not in any manner whatsoever to obstruct or permit to be obstructed the Estate Roadway and particularly not to allow vehicles to be parked in any area on the Estate other than the designated parking areas”.**

LHPC feels strongly that if this application is allowed it may set a precedent which others would follow. We ask that the above points are taken into consideration when Planning Officers are deliberating this application.

### **Re. 3/12/2083/FP – 3 Farm Place, Little Hadham, SG11 2HA**

We refer to our letter of objection dated the 31<sup>st</sup> December 2012 and now write to advise that LHPC has been contacted by the applicant of the above planning application and in particular about paragraph 5 in our letter.

LHPC should like to confirm that the title deed relating to the above property appears to include a variation (not mentioned in our original letter) which the applicant was able to negotiate with Romehold at the time of purchase of the property. The variation reads as follows:-

**“Not in any manner whatsoever to obstruct or permit to be obstructed the Estate Roadway and particularly not to allow vehicles to be parked in any area on the Estate other than on the *Property* and the designated parking areas”.**

Whilst writing LHPC should like to confirm that all the other reasons of objection included in our original letter still stand.

### **Appendix 2 Re. 3/13/0013/FP – Four Acres, New Road, Little Hadham, SG11 2AW**

LHPC considered the above planning application at its meeting on Tuesday 5<sup>th</sup> February 2013 and now writes to inform you of its objections as follows.

The above site has been subject to much development over the past year or so and it is generally felt that the amount of development has now reached a point where the house and other buildings on the site already dominate the smallest hamlet in Little Hadham; the area of New Road is mostly made up of medium sized properties.

The proposals included in the above application would further add to the “bulk of the buildings” on the site, in our opinion, to the detriment of the street scene and to the situation in which the development sits in an open rural setting.

With regard to the change of use of the proposed outbuilding to include the making and bottling of wine and cider our objections reflect the fact that we feel strongly that should this be allowed a precedent would be set and that this hitherto quiet residential area could become an area in which commerce would be allowed.

We trust our objections will be taken into account when this planning application is dealt with.