

Little Hadham Parish Council

Minutes of the 24th meeting of the Little Hadham Parish Council Planning Committee (2011-2015 Session) held on Tuesday 3rd September 2013 at 8:00 pm in the Village Hall, Little Hadham.

Present:	Mrs C Piccolo	Chairman
	Mr J Forgham)
	Mr G Pearson) Councillors
	Ms W Woodgate)

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

24.1. Democratic 10 minutes.

There were no questions or comments on agenda items.

24.2. Absent Cllr Williamson, Cllr Mrs Wilkinson [holiday], Cllr Gregory [holiday].

24.3. Declarations of interest. Cllr Mrs Piccolo declared a personal interest in Appleby, Cradle End as she had, until recently, lived in the hamlet and several residents had contacted her on the matter.

24.4. Minutes of the meeting held on Tuesday 2nd July 2013 were agreed and signed as a true record.

24.5. Matters arising from the minutes.

24.5.1. 0075/13/OP Land at Bishop’s Stortford North. Cllr Mrs Piccolo said the Council had written twice giving its comments. The developers had ‘tweaked’ their plans but had not really addressed the issues the Council had raised. Cllr Mrs Piccolo said the Council should contact Herts Highways and HCC Education Department before EHC considered the planning application.

24.6. Planning applications considered by the Council.

24.6.1. 1126/13 Hogs Bog, Acremore Street. Proposed two storey side and rear extension, new detached garage. Considered by Cllr Mrs Piccolo and Cllr Ms Woodgate. Cllr Mrs Piccolo said she had no objection though she noted that the application had been refused.

24.6.2. 1192/13 Oak Lodge, Cradle End. Extension and alterations to existing extension including replacement flat roof and the provision of raised patio with steps. Considered by Cllr Mrs Piccolo and Cllr Gregory. Cllr Mrs Piccolo proposed there be no objection. Agreed.

24.6.3. 1267/13 Unit 5A Hadham Industrial Estate, Church End. Non-illuminated fascia sign – Retrospective. Considered by Cllr Mrs Piccolo and Cllr Gregory. Cllr Mrs Piccolo read a letter objecting to both applications concerning signs at Church End Farm [Appendix 1]. Councillors had previously agreed the letter by email and Cllr Mrs Piccolo proposed the letter be retrospectively confirmed. Agreed.

24.6.4. 1268/13 Entrance Road, Hadham Industrial Estate, Church End. Non-illuminated information board. Considered by Cllr Mrs Piccolo and Cllr Gregory.

24.6.5. 1288/13 Appleby, Cradle End. Alterations and extensions to existing dwelling to include raising of roof ridge to create first floor. Considered by Cllr Mrs Piccolo and Cllr Gregory. Cllr Mrs Piccolo read a draft letter giving concerns about the application [Appendix 2]. Cllr Forgham said that most residents in the hamlet were not in favour of the application. He proposed that there be no objections but the letter of concerns be sent to EHC in the name of the Council. Agreed.

24.6.6. 1396/13 Willowgate, 3 Baud Close, Hadham Hall. Conservatory to rear. Considered by Cllr Mrs Piccolo and Cllr Gregory. Cllr Mrs Piccolo proposed there be no objection. Agreed.

24.6.7. 1386/13 Unit 6C, Hadham Industrial Estate, Church End. Change of use of Unit 6C from B1 (light industrial) and B8 (storage & distribution) to B1 (light industrial), B2 (general industrial) and B8 (storage & distribution). Considered by Cllr Mrs Piccolo and Cllr Gregory. Cllr Mrs Piccolo said the change to B2 use would allow general or heavy engineering at the site which could increase the noise levels for local residents. She thought the current consent was sufficient for a microbrewer and the change of use would allow a worrying precedent to be set. Cllr Mrs Piccolo proposed the Council should write to EHC objecting to the application. Agreed.

24.6.8. 1549/13 Bury Green Farm House, Bury Green. Single storey rear extension. Considered by Cllr Mrs Piccolo and Cllr Ms Woodgate. Church End. Cllr Mrs Piccolo proposed there be no objection. Agreed.

24.7. Planning decisions received from EHC.

24.7.1. 0466/13 Ford End, The Ford. Single storey rear extension, and internal alteration at second floor. Granted.

24.7.2. 1043/13 Fox Earth, Chapel Lane. Two storey rear extension and conversion the roof space to habitable rooms with addition of 3 rooflights and viewing balcony over the lounge. Withdrawn.

24.7.3. 1126/13 Hogs Bog, Acremore Street. Proposed two storey side and rear extension, new detached garage. Refused.

24.8. Date of next meeting – Tuesday 1st October 2013.

24.9. The Chairman closed the meeting to the Public and the Press at 8:27 p.m.

Appendix 1

Re. 3/13/1267/AD & 3/13/1268/AD – retrospective applications – Church End, Little Hadham

Little Hadham Parish Council has considered the above planning applications and whilst we can confirm we do not outrightly object to either application we should like to point out that there are several parishioners who have expressed concerns over the signs and how they do not sit well in their surroundings, especially because the signs are located close to a rural residential area.

In particular we make representation in support of an immediate neighbour who is very concerned that the sign mentioned in 3/13/1268/AD is extremely close in proximity to his garden (in fact the sign substantial in size is attached to his garden fence) and having visited site this can be confirmed by LHPC. We consider the sign to be inappropriately located and an eyesore for the resident and we hope officers will give special consideration to this aspect of the proposal and impose a condition on the applicant to move the sign to a more appropriate position should permission be granted.

Appendix 2

Re. 3/13/1288/FP – Appleby, Cradle End, Little Hadham

Little Hadham Parish Council considered the above planning application at its meeting on Tuesday 3rd September 2013 and writes to put forward its comments as itemised below.

LHPC understands there is some concern in the hamlet of Cradle End over the “raising of the roof” of this fairly modern bungalow. At the same time we are fully aware that the new owners would like to extend and refurbish the property.

The existing properties in Cradle End are predominantly of a modest size. The property directly next door to Appleby is a single storey bungalow with an annexe which is also single storey. Opposite Appleby are the Grade II Listed properties known as May Cottages. It is generally felt that should permission be granted in this instance the proposed height and mass of the property would overwhelm the neighbouring properties and the dominance of the extended building would not be in-keeping with the location in which it sits.

Of particular concern is that the development of a single storey dwelling into what would essentially be a large executive dwelling would be to the detriment of a future healthy sustainable housing mix in the hamlet, as single storey dwellings in Little Hadham are few and far between.

We trust our letter reflects fair representation of the points of view of all the residents who have been contacted.