

Little Hadham Parish Council

Minutes of the 26th meeting of the Little Hadham Parish Council Planning Committee (2011-2015 Session) held on Tuesday 5th November 2013 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
	Mr G Williamson)
	Ms W Woodgate)

Mr B Evans – Clerk, and 12 members of the public.

26.1. Democratic 10 minutes.

There were no questions or comments on agenda items.

26.2. Absent Cllr Mrs Wilkinson [unwell].

26.3. Declarations of interest. Cllr Williamson said he was unable to comment on planning applications as he was a member of the EHC Development Management Committee.

26.4. Minutes of the meeting held on Tuesday 1st October 2013 were agreed and signed as a true record.

26.5. Matters arising from the minutes.

26.5.1. 0886/13/OP Development of Land between, Hazelend Road and Farnham Road, Bishop's Stortford, Herts [Amended proposal].

It was agreed to resend the Council letter expressing a number of concerns about the development. Cllr Williamson said the EHC meeting to discuss the plans had been postponed – possibly to 5th December 2013.

26.5.2. Letter to CEO of EHC and others concerning the enforcement of planning decisions.

Cllr Forgham said he had been told a response would be sent in time for the meeting but he had yet to receive it – he would contact EHC on the next day. He noted that planning conditions at Church End Farm continued to be broken with the disturbance of nearby residents. Cllr Gregory was surprised not to hear from the district councillor and thought the CEO discourteous in passing the matter to an officer rather than replying himself. It was agreed that, if the Council did not receive a satisfactory response from EHC, Cllr Forgham would contact the Herts and Essex Observer. Cllr Williamson abstained from this decision.

26.6. Planning applications considered by the Council.

26.6.1. 1720/13 Church End Lane, Church End. V board for directional signage (retrospective) Land adj A120 and west of Church End, Hadham Industrial Estate. Considered by Cllr Mrs Piccolo and Cllr Gregory. Cllr Mrs Piccolo said the Council had written in the past to EHC concerning the two signs on the A120. She read a draft letter objecting to the sign [appendix 1]. Cllr Forgham asked who owned the land the sign was on. The Clerk said it was unclear whether it was the farm or Herts Highways – the farm claimed ownership. It was agreed to send the letter with the addition of a comment about the second sign further up the A120.

26.6.2. 1704/13 Unit 4a Church End Farm, Church End. Retention of 2.5m galvanised metal extraction flue. Considered by Cllr Mrs Piccolo and Cllr Gregory. Cllr Mrs Piccolo proposed there be no objection. Agreed.

26.6.3. 1826/13 Appleby, Cradle End. Proposed shed for the storage of garden machinery and stabling of domestic animals. Considered by Cllr Mrs Piccolo and Cllr Gregory. Cllr Mrs Piccolo proposed there be no objection. Agreed.

26.6.4. 1912/13 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 said the Council had objected to an earlier application because of local concern. The new plan replaced dormer windows with rooflights. Cllr Mrs Piccolo still thought raising the roof to create a second floor meant loss of a bungalow – a reduction in the mix of housing. Cllr Forgham said the plans seemed very extensive. Cllr Mrs Piccolo said the extended home would dominate the small hamlet. Cllr Gregory said he agreed a little with Cllr Mrs Piccolo's view but not enough to object to the application. It was agreed not to object.

26.6.5. 1922/13 Folly Cottage, Bury Green. Change of use from Agricultural land to domestic garden. Considered by Cllr Mrs Piccolo and Cllr Ms Woodgate. Cllr Mrs Piccolo said this application had just arrived and would be considered at the December meeting.

26.7. Planning decisions received from EHC.

26.7.1. 1386/13 Unit 6c Church End Farm, 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). Granted.

26.7.2. 1396/13 Willowgate, 3 Baud Close, Hadham Hall. Conservatory to rear. Granted.

26.7.3. 1549/13 Bury Green Farm House, Bury Green. Single storey rear extension. Granted.

26.7.4. 1566/13 Woodsfield, Stortford Road. Raise roof and insert dormer windows to create first floor accommodation. Two storey extension to the north-west corner. Part two storey front extension. Removal of existing side porch, new detached garage with storage/games room in loft space. Granted.

26.7.5. 1222/13 The Vineyard, Bury Green. The demolition of a car port and games room provision of first floor accommodation to a portion of the existing building. (renewal of 3/10/0618/FP). Granted.

26.7.6. 1541/13 Unit 2B, Hadham Industrial Estate, Church End. Extension to existing storage compound for plant in association with Unit 2B & erection of perimeter fencing. Creation of landscaped bund with excavated land. Refused.

26.7.7. 1577/13 Barn View, The Ford. Two storey side and single storey rear extensions. Granted.

26.7.8. 1593/13 Fox Earth, Chapel Lane. Two storey rear extension, raise roof to provide first floor accommodation and insertion of 3 rooflights. Granted.

26.8. Date of next meeting – Tuesday 3rd December 2013.

26.9. The Chairman closed the meeting to the Public and the Press at 8:32 p.m.

Appendix 1

Re. 3/13/1720/AD – Advertising Board – Junction A120 & Church End, Little Hadham

LHPC has considered the above planning application and wishes to object in the strongest possible terms to the proposals therein. Our objections are as follows.

The advertising hoarding is visually intrusive and is not in-keeping with the surroundings in which it sits.

The advertising hoarding legitimises the “industrial estate” - the site to which the signage refers is to all intents and purposes a farm known as Church End Farm and is not recognised as a legitimate industrial estate.

LHPC understands that the applicant was recently granted retrospective permission in favour of the advertising signage referred to in a separate planning application 3/13/1268/AD/MP, thus we do not understand the need for the additional hoarding along the A120.

Whilst writing we should like to make Officers aware that there is another large advertising hoarding, some 50 meters heading east on the same side of the A120, which we believe has no permits or permissions. LHPC made EHDC Enforcement Officers aware of this but it appears no action has been taken thus far. LHPC shall endeavour to contact EHDC Enforcement once again with regard to this matter.

We trust the above objections will be taken into account when Officers consider the above application.