

Little Hadham Parish Council

Minutes of the 28th meeting of the Little Hadham Parish Council Planning Committee (2011-2015 Session) held on Tuesday 4th February 2014 at 8:00 pm in the Village Hall, Little Hadham.

Present:	Mrs M Wilkinson	Chairman
	Mr J Forgham)
	Mr G Pearson) Councillors
	Mr G Williamson)
	Ms W Woodgate)

Mr B Evans – Clerk, and 16 members of the public.

- 28.1. Chairman of the Planning Committee.** Cllr Forgham thanked Mrs Carmela Piccolo for her many years of service on the Council – particularly for her work as chairman of the Planning Committee. Cllr Forgham said that Mr Robin Gregory had resigned due to ill health. The Council would miss his eloquence and insight and his support for Hadham Hall. Cllr Forgham proposed that Cllr Mrs Wilkinson be appointed Chairman of the Planning Committee – seconded by Cllr Pearson. Agreed.
- 28.2. Democratic 10 minutes.**
A resident encouraged all residents to study the Draft District Plan that was available on the EHC website. He noted that the extent of hamlets was shown by black lines. The area inside the lines included little space for the planned new housing. The Clerk said that the Plan included an expectation that some housing would be outside the line in areas recommended by Neighbourhood Plans. The resident said that the Plan appeared to say that Parish Councils were to take the lead on Neighbourhood Plans. The current group had not been elected in any way. The Chairman said that the Council would have to take a more active role in preparing the Neighbourhood Plan. Cllr Williamson said that the Draft Local Plan would be open for consultation. Cllr Mrs Wilkinson asked if the Council should pay for the services of an advisor.
- 28.3. Absent** None.
- 28.4. 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.
- 28.5. Minutes** of the meeting held on Tuesday 3rd December 2013 were agreed and signed as a true record.
- 28.6. Matters arising from the minutes.**
- 28.6.1. 0075/13/OP Land at Bishop’s Stortford North.** Cllr Williamson said that, after 10 hours of discussion, EHC had agreed to the outline planning application for Bishop’s Stortford North. The details of the housing had yet to be decided. Access routes had been agreed with new roundabouts at Hadham Grove and on the A120 Stortford bypass. Cllr Williamson said that the committee struggled to find grounds to refuse the application. A refusal would likely go to appeal and EHC needed to show it had plans for at least a five year housing supply. He said he expected the development to take ten years to complete.
- 28.7. Draft East Herts Council District Plan**
- 28.7.1.** Cllr Forgham said the draft plan proposed 11 new homes for the Ford and 13 for the Ashe. Cllr Williamson noted that most of these hamlets were in the flood plain.
- 28.8. Planning applications considered by the Council.**
- 28.8.1.** 2118/13 The Red Lodge, Pigs Green, Westland Green. Cart lodge with studio area above. Considered by Cllr Forgham and Cllr Pearson. Already granted by EHC.
- 28.8.2.** 2116/13 Bury Green Farmhouse, Bury Green. Proposed single storey side extension. Considered by Cllr Mrs Wilkinson and Cllr Ms Woodgate. Already granted by EHC.

- 28.8.3.** 2102/13 Woodsfield, Stortford Road. Considered by Cllr Forgham. Already refused by EHC.
- 28.8.4.** 2058/13 5 Farm Place, Bury Green. Additional parking space to rear of property (Retrospective). Considered by Cllr Mrs Wilkinson and Cllr Ms Woodgate. Already granted by EHC.
- 28.8.5.** 2265/13 Westledon, Pigs Green, Westland Green. Demolition of existing extensions, the erection of two storey side and rear extensions and a garage/cart lodge. Considered by Cllr Forgham and Cllr Pearson. Cllr Pearson proposed there be no objection. Agreed.
- 28.8.6.** 0050/14 Land to the south of Acremore, Acremore Street. Change of use from agricultural building to B1(office & light industrial) & B8 (storage & distribution). Considered by Cllr Forgham and Cllr Pearson. Cllr Forgham said he was concerned about B3 Distribution because of the poor access to Acremore Street from the site. Cllr Pearson proposed there be no objection. Agreed.
- 28.8.7.** 0051/14 Land to the south of Acremore, Acremore Street. Erection of 5 stables, tack room, store and hardstanding. Considered by Cllr Forgham and Cllr Pearson. Cllr Pearson proposed there be no objection. Agreed
- 28.8.8.** 0043/14 Land to the south of Acremore, Acremore Street. Change of use from agricultural building to B1(office & light industrial) & B8 (storage & distribution). Considered by Cllr Forgham and Cllr Pearson. Cllr Pearson proposed there be no objection. Agreed
- 28.9. Planning decisions received from EHC.**
- 28.9.1.** 1922/13 Folly Cottage, Bury Green. Change of use from Agricultural land to domestic garden. Refused.
- 28.9.2.** 1968/13 River Farm Cottage, Westland Green. Regularisation of the following works to include stud walls for new shower room. Removal of tiled floor in dining room and replace with limestone floor. Insertion of stainless steel lining to chimneys. Oak flooring to bedroom fitted over existing floor. Granted.
- 28.9.3.** 1912/13 Appleby, Cradle End. Alterations and extensions to existing dwelling to include raising of roof ridge to create first floor. Granted.
- 28.9.4.** 2072/13 9 Farm Place, Bury Green. Two storey rear extension. Insertion of rooflight in rear roof slope. Granted.
- 28.9.5.** 1970/13 The Haven, Albury Road. Erection of ancillary residential annexe. Refused.
- 28.9.6.** 5 Farm Place, Bury Green. Additional parking space to rear of property (Retrospective). Granted.
- 28.9.7.** Woodsfield, Stortford Road. Proposed new access. Refused.
- 28.9.8.** 2116/13/FP and 2117/13/LB Bury Green Farm House Bury Green. Proposed single storey side extension. Granted.
- 28.10. Notice of appeal received from EHC – to note.**
- 28.10.1.** 1720/13 Land adj A120 and west of Church End, Church End Farm. Directional sign (retrospective).
- 28.11. Appeal decision – to note**
- 28.11.1.** 1126/13 Hogs Bog, Acremore Street. Proposed two storey side and rear extension, new detached garage. Appeal dismissed.
- 28.12. Date of next meeting – Tuesday 4th March 2014.**
- 28.13. The Chairman closed the meeting to the Public and the Press at 8:24 p.m.**