

Little Hadham Parish Council

Minutes of the 29th meeting of the Little Hadham Parish Council Planning Committee (2011-2015 Session) held on Tuesday 4th March 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 31 members of the public.

29.1. Democratic 10 minutes.

There were no comments or questions on agenda items.

29.2. Absent None.

29.3. 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.

29.4. Minutes of the meeting held on Tuesday 4th February 2014 were agreed and signed as a true record.

29.5. Matters arising from the minutes.

29.5.1. 0075/13/OP Land at Bishop's Stortford North. Cllr Williamson he expected a detailed planning application for a number of houses to be submitted soon. This would be considered by the EHC Development Management Committee – possibly in April 2014. He noted that the outline consent included several conditions. The modelling predictions on traffic increases were met by incredulity by some members. One of the consent conditions stipulated that traffic should be monitored as the estate was gradually developed. If the traffic levels came close to the predicted final values then further building would be stopped. Cllr Williamson said that current traffic flows were known. He said access to the site had been agreed and a roundabout on Hadham Road was being prepared.

29.6. Draft East Herts Council District Plan

29.6.1. Cllr Forgham said that consultation on the Draft Plan was open to May 22nd 2014. He said there should be no building on the flood plane with measures to protect homes from flooding.

29.6.2. Neighbourhood Plan. To consider Council involvement. Cllr Forgham proposed that there be a public meeting in April. He thought three meetings might be needed. He thought that there should be a public meeting to include EHC officials.

Action
JF

29.7. Plans to expand the Henry Moore Centre, Perry Green. Cllr Forgham said that he had discussed the planning application with Much Hadham councillors. The Centre planned a significant expansion including a large car park and café. Planned exhibitions were likely to greatly increase traffic through the narrow lanes of Perry Green and surrounding villages. Visitors would be directed to the site via Harlow, Hunsdon and Widford but Cllr Forgham thought it inevitable that many visitors would travel through Little Hadham. It was agreed that Cllr Forgham would write to EHC objecting to the planning application on the grounds of increased traffic on parish roads.

Action
JF

29.8. Planning applications considered by the Council.

29.8.1. 0072/14 2 Shellands, The Ford. Dropped kerb. Considered by Cllr Mrs Wilkinson and Cllr Forgham. Cllr Mrs Wilkinson thought the street scene would be adversely affected by constructing a car parking space on the garden. Cllr Forgham thought safety would be an issue. The road was very narrow with numerous cars parked along it. Drivers from the new parking space would have to drive to the centre of the road before having a clear view. Cllr Mrs Wilkinson proposed the Council object to the application. Agreed. The Clerk that he would write a letter to EHC.

Action
Clerk

[Appendix 1] However, he recommended that, in future, if councillors expected to propose an objection to an application they should draft and circulate a letter so that councillors and public could be clear on the grounds of an objection.

29.8.2. 0137/14/LB and 0149/14/FP River Farm Cottage, Westland Green. Listed Building Consent for Insertion of door and erection of porch, internal alterations to including a new bathroom, kitchen and insertion of patio doors and windows. Existing Nissen hut to be refurbished and converted to a gym/studio and works to the landscaping, boundary fences and retaining walls with the construction of a new parking area. Considered by Cllr Mrs Wilkinson and Cllr Forgham. Cllr Mrs Wilkinson proposed there be no objection. Agreed.

29.8.3. 0290/14 Bury Green Farmhouse, Bury Green. Replacement residential storage building – retrospective application. Considered by Cllr Mrs Wilkinson and Cllr Ms Woodgate. Cllr Forgham said the buildings replaced some sheds badly damaged in the storm. He proposed there be no objection. Agreed

29.8.4. 2139/14 Valley Fields, Chapel Lane. Demolition of existing barn and the erection of 3 bedroomed dwelling. Considered by Cllr Mrs Wilkinson and Cllr Forgham. Cllr Mrs Wilkinson said the application was to replace a barn that had included accommodation contrary to the planning consent. The new house would be on a green field site away from Westland Green hamlet. She proposed the Council object to the application. Agreed. [Appendix 2]

Action
Clerk**29.9. Planning decisions received from EHC.**

29.9.1. 2265/14 Westledon, Pigs Green, Westland Green. Demolition of existing extensions, the erection of two storey side and rear extensions and a garage/cart lodge. Granted.

29.10. Date of next meeting – Tuesday 1st April 2014.

29.11. The Chairman closed the meeting to the Public and the Press at 8:24 p.m.

Appendix 1: Planning application 3/13/2139/FP. Valley Fields, Chapel Lane, Little Hadham. Demolition of existing barn and the erection of 1no 3 bedroomed dwelling.

This application was discussed by the Council at its meeting on Tuesday 4th March 2014. The Council agreed to object to the application.

The proposal is to build a house down a narrow byroad in the middle of agricultural land. It will be sited well away from the built up hamlet of Westland Green and will represent an unwelcome expansion of housing into this relatively unspoilt area.

The site is occupied by a barn that was built to include a dwelling contrary to the planning consent. The dwelling was rejected by the EHC planning office and by the inspector on appeal. The reasons for rejecting this application are even clearer.

Appendix 2: Re. Planning application 3/14/0072/FP – 2 Shellands, The Ford, Little Hadham. Application for a dropped kerb.

This application was discussed at the Council meeting on Tuesday 4th March 2014.

The Council agreed to object on the following grounds:

- 2 Shellands is in the Hadham Ford conservation area. The garden slopes up from the road giving a clear view from the road through the village and from nearby houses. Creating a car parking space at the end of the garden will adversely affect the street scene. This will be even worse if other Shelland homes follow this precedent. Cars parked in gardens are more fitting for an urban setting rather than a rural village.
- The road through the village is very narrow with very restricted views – particularly as many vehicles park near the front of Shellands. Vehicles manoeuvring into or out of a parking space on Shellands garden will not have a clear view down the road, or be in clear view of other traffic, until they are in the middle of the road. This presents a real risk of accidents.