

Little Hadham Parish Council

Minutes of the 30th meeting of the Little Hadham Parish Council Planning Committee (2011-2015 Session) held on Tuesday 1st April 2014 at 8:00 pm in the Village Hall, Little Hadham.

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

Mr B Evans – Clerk, and 14 members of the public.

30.1. Democratic 10 minutes.

There were no comments or questions on agenda items.

30.2. Absent Cllr Mrs Wilkinson [unwell].

30.3. 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.

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

30.5. Matters arising from the minutes.

30.5.1. Plans to expand the Henry Moore Centre, Perry Green. Cllr Williamson said EHC Development Management Committee had passed the application despite strong objections from Much Hadham PC and himself.

30.6. Proposed changes to the conservation areas at the Ashe, Ford and Bury Green.

30.6.1. The Chairman read a brief summary of the proposed changes.

30.6.2. To agree the process for drafting a response. The Chairman said a response would be prepared after the EHC exhibition. Cllr Williamson said he was unaware of any discussion at EHC related to proposals for new houses, however, he suspected the proposed changes to conservation areas might be related to sites for new houses. The Chairman said the Council was opposed to any building in the flood plain and building on the higher ground would increase run-off to the lower levels.

30.6.3. Public **exhibition** Thursday 1st May 7:30 p.m. to 9:30 p.m. in the Village Hall. The Chairman said he would be unable to attend but encouraged all residents to do so.

30.7. Draft East Herts District Plan

30.7.1. EHC public meeting in Village Hall, 7:30 p.m. Tuesday 29th April 2014. The Chairman said he would be unable to attend this meeting but again encouraged all residents to do so.

30.7.2. To consider how to gather the views of residents. The Chairman said he planned to propose holding a public meeting within two weeks of the EHC meeting.

30.7.3. To agree the process for drafting of the response. The Chairman said the Council's response would be written after the public meeting.

30.8. Planning applications considered by the Council.

30.8.1. 0397/14 Hogs Bog, Acremore Street. Proposed two storey side and rear extension, new detached garage (amended scheme). Considered by Cllr Mrs Wilkinson and Cllr Ms Woodgate. Cllr Ms Woodgate said the plans had only minor modifications from an earlier application that had been refused after appeal. She thought the plans were for a very large extension and would have a detrimental effect on the street

scene and on nearby neighbours. Cllr Ms Woodgate read a draft letter of objection and proposed it be sent to EHC [Appendix 1]. Agreed

- 30.8.2.** 0456/14 6 & 7 Hadham Hall. Listed building consent: remove timber and steel spiral stair in fire escape enclosure and install platform lift and timber staircase for access and escape. Considered by Cllr Mrs Wilkinson and Cllr Pearson. Cllr Pearson proposed there be no objection. Agreed.
- 30.8.3.** 0494/14 The Haven, Albury Road. Erection of ancillary residential annexe. Considered by Cllr Mrs Wilkinson and Cllr Pearson. Cllr Pearson proposed that the Council object to the application on the grounds that it would increase run-off into the Albury tributary which affected flooding at the Ashe. Agreed. [Appendix 2].
- 30.8.4. Planning decisions received from EHC.**
- 30.8.5.** 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. Granted.
- 30.8.6.** 0043/14 Acremore, Acremore Street. Change of use from agricultural building to B1 (office & light industrial) & B8 (storage & distribution) – Retrospective. Granted.
- 30.8.7.** 0050/14 Acremore, Acremore Street. Change of use from agricultural building to B1 (office & light industrial) & B8 (storage & distribution) – Retrospective. Granted.
- 30.8.8.** 0051/14 Land to south of Acremore, Acremore Street. Erection of 5 stables, tack room, store and hardstanding. Granted.
- 30.9. Notification of appeal – to note**
- 30.9.1.** 1541/13 Land adj, 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.
- 30.10. Date of next meeting – Tuesday 6th May 2014.**
- 30.11. The Chairman closed the meeting to the Public and the Press at 8:21 p.m.**

Appendix 1. 3/14/0397/FP Hogs Bog, Acremore Street, Little Hadham

This planning application was considered by the Council at its meeting on Tuesday 1st April 2014. It was agreed to object to the application on the grounds of its scale and its impact on the street scene and on its neighbours.

This application is an only slightly modified version of application 3/13/1126/FP that was refused following an appeal. Whilst appreciating the need to improve the existing floor plan and its amenities, it is felt that the proposed proportions would have an overbearing effect on the adjoining property and the surrounding rural area.

Appendix 2. 3/14/0494/FP The Haven, Albury Road, Little Hadham.

This planning application was considered at the Council meeting on Tuesday 1st April 2014. The Council agreed to object to the application because of the increased risk of flooding to other homes in the community.

The proposed new building appears to be in, or close to, an area shown on the Environment Agency Flood Map as at risk of surface water flooding. It is close to other homes that are at significant risk of River flooding. The Haven is close to the Albury Tributary that is subject of flooding when the River Ash is high – the tributary drains into the River Ash. The village suffered considerable flooding during the recent period of high rainfall.

Although the application says it is not within 100m of a ditch or river, the water run-off from the building will contribute to the water levels affecting homes further down the road. There do not appear to be plans for Sustainable Drainage Systems that will reduce the risk of flooding to others.