

Little Hadham Parish Council

Minutes of the 31st meeting of the Little Hadham Parish Council Planning Committee (2011-2015 Session) held on Tuesday 6th May 2014 at 8:11 pm in the Village Hall, Little Hadham.

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|-----------------|-----------------------------|----------------------|
| Present: | Mr J Forgham | Chairman |
| | Mr C Bhatt |) |
| | Mrs E Lloyd-Williams |) |
| | Mr G Pearson |) Councillors |
| | Mrs M Wilkinson |) |
| | Mr G Williamson |) |
| | Ms W Woodgate |) |

Mr B Evans – Clerk, and 27 members of the public.

31.1. Democratic 10 minutes.

There were no comments or questions on agenda items.

31.2. Absent None.

31.3. 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.

31.4. Minutes of the meeting held on Tuesday 1st April 2014 were agreed and signed as a true record.

31.5. Matters arising from the minutes.

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

31.6.1.

Cllr Mrs Lloyd-Williams gave a brief summary of the proposed changes. EHC were keen to stress that the changes were not related to the Draft District Plan and that the areas removed did not imply they were being proposed for new housing. Cllr Bhatt said the buildings shown in brown on the plans were seen to be of special interest. Grants were available to help pay for their maintenance. It was agreed that Cllr Williamson and Cllr Mrs Lloyd-Williams would prepare a response for consideration at the June Council meeting.

Action
GW/
ELW

31.7. Draft East Herts District Plan

31.7.1.

EHC public meeting in Village Hall, 7:30 p.m. Tuesday 29th April 2014. Cllr Mrs Wilkinson thought the meeting had been informative. It confirmed that the Council could object to the designation of the Ashe and Ford as a Group 1 villages based on flooding issues and transport issues. Cllr Williamson said that he had read all the documents. The hamlets had been rated as marginal Group 1 on local transport. However, this had been changed to full Group 1 when HCC said they would improve the 351 bus service if 10% more houses were built in the villages on its route. The two largest villages had since been designated Group 2 with only infill housing so the bus improvements were very unlikely.

Cllr Williamson said extra places would be needed at the village school which would need extra building. There was no obviously available land.

Cllr Pearson said the Draft District Plan used flooding data that seriously underestimated the risk of flooding. Many residents did not make insurance claims because they feared an increase in premium or could not get insurance in the first place.

I was agreed that the Clerk would draft a response explaining why the hamlets should be reclassified.

Action
Clerk

31.8. Planning applications considered by the Council.

- 31.8.1.** 0397/14 Hogs Bog, Acremore Street. Proposed two storey side and rear extension, new detached garage (further amended scheme). Considered by Cllr Mrs Wilkinson and Cllr Ms Woodgate. Cllr Mrs Wilkinson said she had no objection but the application had already been granted.
- 31.8.2.** 0647/14 Ashmeads, The Ford. Single storey side extension. Considered by Cllr Mrs Wilkinson and Cllr Pearson. Cllr Mrs Wilkinson said she had no objections. However, Cllr Pearson proposed the Council should object on the grounds that the development was in the flood plain and would increase to risk of flooding due to increased runoff. Agreed. [Appendix 1]
- 31.8.3.** 0664/14 Nag's Head, The Ford. 1 set of individual letters, 1 logo & letters, 1 Hanging sign & 4 amenity boards (all externally illuminated). 1 door plaque & 1 opening times board (all non-illuminated). Considered by Cllr Mrs Wilkinson and Cllr Pearson. Cllr Mrs Wilkinson said the sign colours were to be changed to green – the brewery's corporate colour. There was no extra signage. She proposed there be no objection. Agreed.
- 31.8.4.** 0662/14 Bury Green Farmhouse, Bury Green. Listed Building Consent for removal of modern en-suite partition walls and doors. New door to master suite fitted into existing opening. Existing door to new dressing room to be removed and new partition wall and door built into modern extension to create new en-suite. Considered by Cllr Mrs Wilkinson and Cllr Pearson. Cllr Mrs Wilkinson proposed there be no objection. Agreed.
- 31.8.5.** 0572/14 Westledon. Pigs Green, Westland Green. Demolition of existing extensions, the erection of a single storey and two storey side and rear extensions, raising of roof and insertion of 2 dormer windows. Considered by Considered by Cllr Mrs Wilkinson and Cllr Pearson. Cllr Pearson said the development would look similar to other houses in the area. He proposed there be no objection. Agreed.
- 31.8.6. Planning decisions received from EHC.**
- 31.8.7.** 0072/14 Shellands, The Ford. Dropped kerb and hardstanding. Refused.
- 31.8.8.** 0137/14/LB & 0149/14/FP River Farm Cottage, Westland Green. Erection of porch. 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. Granted.
- 31.8.9.** 0290/14 Bury Green Farm Cottage, Bury Green. Outbuilding/storage building – retrospective. Granted.
- 31.8.10.** 0397/14 Hogs Bog, Acremore Street. Proposed two storey side and rear extension, new detached garage (further amended scheme). Granted.
- 31.9. Date of next meeting – Tuesday 3rd June 2014.**
- 31.10. The Chairman closed the meeting to the Public and the Press at 8:36 p.m.**

Appendix 1. Planning Application 3/14/0647/FP Ashmeads, the Ford, Little Hadham. Single storey side extension.

This application was discussed at the Council meeting on Tuesday 6th May 2014. The Council agreed to object to the application because the property is in the flood plain in an area designated at high flood risk (significant) by the Environment Agency. The extension will increase water runoff that is likely to impact on other properties. Sustainable drainage is unlikely to work here as, in times of rain, existing sustainable drainage in the village is overwhelmed and the water runoff affects other properties.