

Little Hadham Parish Council

Minutes of the 35th meeting of the Little Hadham Parish Council Planning Committee (2011-2015 Session) held on Tuesday 7th October 2014 at 8:00 pm in the Village Hall, Little Hadham.

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

Mr B Evans – Clerk, and 18 members of the public.

35.1. Democratic 10 minutes.

A Bury Green resident said she had no objection to converting farm buildings to houses on Millfield Lane provided the hedge bordering the site along the Cradle End road was not affected. She understood the hedge was not owned by the site developers.

Mr Bill Bampton, Pelham Structures, agents for Ashcroft Farm, Stortford Road gave a presentation on a proposed plan for 15 new homes at Ashcroft Farm. He distributed some drawings of the proposals.

Answering some questions submitter earlier by the Clerk:

Mr Bampton said there would be 6 affordable houses and normally 50% of these would be for rent. The others would be shared ownership but these would be offered for rent if no one was able to get a mortgage. These houses would be made available to those with strong association to village and then to those from surrounding villages. The affordable houses would be part of a S106 agreement.

On the increased risk of flooding Mr Bampton said the planning consent would have a condition that no there would be no increase in run off. The Environment Agency would have to agree to the scheme. Cllr Pearson raised concerns that the existing homes on the site were nearly flooded in the recent heavy rain.

Mr Bampton said the village school had been consulted about the closeness of the houses to the school. For example, should windows on the 1st floor facing the school be frosted and/or unopening?

Concerning the access road to the A120 and the danger to pedestrians Mr Bampton said the road would have a raised surface. Drivers had a view of about 1.5m along the pavement. Many present thought this was too little – especially as many children used scooters.

Mr Bampton said the time scale for building the houses was unclear but about a year was likely. He said the design of the houses was similar to existing homes but with a variety of small detail changes.

Mr Bampton noted the District Plan allocated 13 houses at The Ashe. A Neighbourhood Plan could allocate sites but if no plan was created EHC would decide on building sites. As the District Plan was not yet in force there was a planning void which might result in EHC having to accept any plan for development. A resident of the Ashcroft Farm estate spoke about traffic safety issues. He thought there was inadequate parking space for the new houses. The extra cars and children increased the risk of an accident. Sight lines were very poor for queuing traffic putting children crossing the lane at risk. A cyclist had recently collided with a car on the access lane. The ‘Keep Clear’ signs on the A120 were frequently ignored and the access road was too narrow so that, if one car met another coming out, when turning in there was no way to pass. He said five houses would overlook the school playground. He thought the school would not want to be fenced in. The ‘Gifted’

land for the school had been offered to the school before but it had not been acceptable to HCC. He said that in the recent flooding, at 3 a.m. water had rushed across the site and had almost flooded houses. He couldn't believe that extra houses wouldn't make flooding worse. The resident said that rain water was able to get into the sewers and this flooded the toilets. Extra houses would make this worse. Cllr Forgham said the Council would look closely at any plans for new housing because of the risk of sewage overflow and flooding.

Mr Bampton said the design would protect against the '100 year risk' of flooding. He said the overflowing sewers were not caused by rainwater from Ashcroft Farm.

- 35.2. Absent Cllr Williamson [on holiday].**
- 35.3. Declarations of interest.** Cllr Mrs Wilkinson declared an interest in The Hatch, Pigs Green as she was a near neighbour. Cllr Pearson declared an interest in Ford End, The Ford as he was a near neighbour.
- 35.4. Minutes** of the meeting held on Tuesday 2nd September 2014 were agreed and signed as a true record with the correction that Cllr Ms Woodgate was absent from the meeting and not present as shown.
- 35.5. Matters arising from the minutes.** None.
- 35.6. Planning applications considered by the Council.**
- 35.6.1.** 1512/14 Ford End, The Ford. Replacement windows. Considered by Cllr Mrs Wilkinson and Cllr Mrs Lloyd-Williams. Cllr Mrs Wilkinson proposed there be no objection. Agreed.
- 35.6.2.** 1602/14 White Cottage, Cradle End. Install external soil and vent pipework and connect to the existing sewer below the kitchen window at the back of the house. Considered by Cllr Mrs Wilkinson and Cllr Mrs Lloyd-Williams. Cllr Mrs Wilkinson proposed there be no objection. Agreed.
- 35.6.3.** 1597/14 The Hatch, Pigs Green, Westland Green. Proposed detached single storey oak framed garage. Considered by Cllr Pearson and Cllr Mrs Lloyd-Williams. Cllr Mrs Lloyd-Williams said the garage was on a large plot behind screening. She proposed there be no objection. Agreed.
- 35.6.4.** 1638/14 Land at Millfield Lane, Bury Green. Change of use of 3 agricultural buildings to 3 dwellings. Considered by Cllr Mrs Wilkinson and Cllr Mrs Lloyd-Williams. Cllr Mrs Wilkinson said they were redundant farm buildings and 3 houses of small size would not overwhelm the hamlet. A resident had objected as Bury Green was protected against development in the Local Plan. Cllr Mrs Wilkinson noted that the developer planned to sell strips of farmland with the houses that the new owners could apply convert to gardens. Cllr Mrs Wilkinson proposed there be no objection but that the Council should write to EHC asking that the hedge along the Cradle End Road not be affected. Agreed.
- 35.6.5.** 1707/14 5 Baud Close, Hadham Hall. Alterations to fenestration. Considered by Cllr Mrs Wilkinson and Cllr Mrs Lloyd-Williams. Cllr Mrs Wilkinson proposed there be no objection. Agreed.
- 35.7. Planning decisions received from EHC.**
- 35.7.1.** 1231/14 Halfway House, The Ford. Proposed single storey side and rear extension to existing detached residential dwelling forming new garden room and kitchen. Refused.
- 35.7.2.** 0602/14 White House Albury Road. Single storey side extensions, addition of first floor incorporating two storey rear extension. Refused.
- 35.8. Date of next meeting – Tuesday 4th November 2014.**
- 35.9. The Chairman closed the meeting to the Public and the Press at 8:45 p.m.**