

Little Hadham Parish Council

Minutes of the 38th meeting of the Little Hadham Parish Council Planning Committee (2011-2015 Session) held on Tuesday 3rd February 2015 at 8:00 pm in the Village Hall, Little Hadham.

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

Mr B Evans – Clerk, and 8 members of the public.

- 38.1. Democratic 10 minutes.** Mrs Paul Sexton, partner of the owner, spoke about the application for a new home at Valley Fields. The site had been bought in March 2012. It had two enforcement orders concerning rubbish at the site and an unauthorised residence built into a barn. The rubbish had been cleared though there had been more fly-tipping. The fence had been damaged allowing horses to escape. He thought someone needed to be on site to care for the horses and to keep the site secure. Mr Sexton said the barn was in a very poor condition and needed to be replaced. He noted that Herts Highways had objected as they thought the byroad was unsuitable. However, he said that the byroad was a public right of way open to all traffic.
- 38.2. Absent** None.
- 38.3. 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.
- 38.4. Minutes** of the meeting held on Tuesday 2nd December 2014 were agreed and signed as a true record.
- 38.5. Matters arising from the minutes.** None.
- 38.6. Planning applications considered by the Council.**
- 38.6.1.** 2211/14 Valley Fields, Westland Green. Demolition of existing barn and the erection of 3 bedroomed dwelling. Considered by Cllr Mrs Lloyd-Williams and Cllr Mrs Mary Wilkinson. Cllr Mrs Lloyd-Williams outlined a letter of objection that had been agreed for an earlier, similar application [Appendix 1]. She proposed that the sending of the letter be agreed retrospectively. Agreed.
- 38.6.2.** 2170/14 The Meadows, Ashcroft Lane. Change of use of land to garden/amenity use in connection The Meadows. Considered by Cllr Mrs Lloyd-Williams and Cllr Forgham. Cllr Mrs Lloyd-Williams said that the plot was between two others with planning consent. She thought it would be difficult to object and proposed there be no objection. Agreed.
- 38.6.3.** 0014/15 Brienz, Albury Road. Demolition of garage and the erection of double garage with 1.8 metre gates. Considered by Cllr Mrs Lloyd-Williams and Cllr Pearson. Cllr Mrs Lloyd-Williams said she had spoken to the owners who planned to make further modifications to the house. The garage would be partially hidden behind a hedge and was similar to others on nearby houses. She proposed there be no objection. Agreed.

- 38.6.4.** 0090/15 West Cottage, Hadham Hall. Demolition of garage, single and two storey side extension incorporating garage and juliet balcony. Considered by Cllr Mrs Lloyd-Williams and Cllr Bhatt. Cllr Mrs Lloyd-Williams said the application was for a marginally reduced version of a plan that had been refused. She proposed that there be no objection. Agreed..
- 38.7. Planning decisions received from EHC.**
- 38.7.1.** 1925/14 Westlands, Westfield Farm Lane, Westland Green. Demolition of existing building and construction of replacement dwelling and detached garage. Granted.
- 38.7.2.** 1948/14 Halfway House, The Ford. Proposed single storey side and rear extension to existing detached residential dwelling forming new garden room and kitchen. Withdrawn.
- 38.8. Planning decision sent to appeal.**
- 38.8.1.** 0602/14 White House, Albury Road. Single storey side extensions, addition of first floor incorporating two storey rear extension.
- 38.9. Date of next meeting – Tuesday 3rd March 2015.**
- 38.10. The Chairman closed the meeting to the Public and the Press at 8:21 p.m.**

Appendix 1 Letter of objection to planning application 3/14/2211/FP. Valley Fields, Chapel Lane, Little Hadham. Demolition of existing barn and the erection of 1no 3 bedroomed dwelling.

The Council wishes to object to this 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 given planning permission on the basis that it was never used for residential purposes. Obviously this application is contrary to that planning condition.. The former owner of this plot applied for planning permission on the site and it was rejected by the EHC planning office and by the inspector on appeal. The original owner of the site who applied for planning for the barn then lived in the barn and applied for a certificate of lawfulness for change of use to residential. This application was refused because of the original condition on the permission of the barn. The reasons for rejecting this application are even clearer.