

# Little Hadham Parish Council

Minutes of the 39<sup>th</sup> meeting of the Little Hadham Parish Council Planning Committee (2011-2015 Session) held on Tuesday 3<sup>rd</sup> March 2015 at 8:00 pm in the Village Hall, Little Hadham.

<b>Present:</b>	<b>Mrs E Lloyd-Williams</b>	<b>Chairman</b>
	<b>Mr J Forgham</b>	)
	<b>Mr G Pearson</b>	)
	<b>Mrs M Wilkinson</b>	) <b>Councillors</b>
	<b>Mr G Williamson</b>	)
	<b>Ms W Woodgate</b>	)

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

- 39.1. Democratic 10 minutes.** Mr Don Gibson, a warden at St Cecilia’s Church, read a statement that had been agreed by the PCC [Appendix 1]. A resident asked whether the road had planning consent. The Clerk said consent had been granted in 2007 but it included a number of conditions including obtaining a Section 38 agreement from HCC highways allowing the public road to be relocated. He understood this had not been issued. A resident asked if the time limit on the planning consent had expired. The Clerk said that the owners had started work on some of the plans, such as the car park, so the time limit was not in effect. Mr Gibson noted that the right of vehicular access to the south door of the church was included in the deeds of Church End Farm House.
- 39.2. Absent** Cllr Bhatt [on business].
- 39.3. 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. Cllr Pearson said he had an interest in Halfway House as he was a near neighbour.
- 39.4. Minutes** of the meeting held on Tuesday 3<sup>rd</sup> February 2015 were agreed and signed as a true record.
- 39.5. Matters arising from the minutes.** None.
- 39.6. Realignment of access road to Church End Farm.** To consider the implementation of planning application 2419/06 granted in February 2007. The Clerk said the Council had no powers on the matter. He suggested the Council write a letter of concern to EHC. Cllr Williamson said it was technically a planning enforcement matter that also concerned rights of way. It was agreed that the Clerk would write to EHC and copy the letter to local county and district councillors.
- 39.7. Planning applications considered by the Council.**
- 39.7.1.** 0250/15 Westlands, Westfield Farm Lane, Westland Green. Demolition of existing building and construction of replacement building including basement and detached garage (revision of LPA reference 3/14/1925/FP). Considered by Cllr Mrs Lloyd-Williams and Cllr Mrs Wilkinson. Cllr Mrs Wilkinson proposed there be no objection. Agreed
- 39.7.2.** 4 Hadham Hall. Conversion of basement to habitable accommodation, alterations and reinstatement to external lightwells and insertion of new windows at basement level, alterations to lanterns and erection of balustrading. Considered by Cllr Mrs Lloyd-Williams and Cllr Bhatt. Cllr Mrs Lloyd-Williams said the plans were largely for internal changes with a few minor external alterations. She proposed there be no objection. Agreed.

- 39.7.3.** 0222/15 Halfway House, The Ford. Single storey side/rear extension. Considered by Cllr Mrs Lloyd-Williams and Cllr Forgham. Cllr Mrs Lloyd-Williams said the plans were slightly reduced from those considered by the Council previously. She proposed there be no objection. Agreed.
- 39.7.4.** 0342/15 Land at Millfield Lane, Bury Green. Change of use of 3 no. agricultural buildings to 3 no. dwellings. Considered by Cllr Mrs Lloyd-Williams and Cllr Pearson. Mrs Lloyd-Williams said the plans were similar to those that had been withdrawn. The new plans did not include the hedges that the Council had asked not to be changed. She proposed there be no objection. Agreed.
- 39.7.5.** 0320/15 Connect Scaffolding, Hadham Park. Removal of Condition 1 of planning permission of 3/12/0588/FP - use to cease from 25 June 2022. Considered by Cllr Mrs Lloyd-Williams and Cllr Bhatt. Cllr Forgham said that an extension had been erected on the land. This was required for training – an essential requirement for business viability. He thought it unlikely that the land would be returned to agricultural use. He proposed there be no objection. Agreed.
- 39.7.6.** 0321/15 Connect Scaffolding, Hadham Park. Change of use of agricultural building for staff training area and storage of scaffold and hoist equipment (part retrospective). Considered by Cllr Mrs Lloyd-Williams and Cllr Bhatt. Cllr Forgham said the application involved use of the training building. He proposed there be no objection. Agreed.
- 39.8. Planning decisions received from EHC.**
- 39.8.1.** 2211/14 Valley Fields, Westland Green. Demolition of existing barn and the erection of 3 bedroomed dwelling. Refused. Cllr Forgham noted that this was the third time someone had bought the land and had an application to build a house refused.
- 39.8.2.** 2170/14 The Meadows, Ashcroft Lane, Stortford Road. Change of use of land to garden/amenity use in connection The Meadows. Granted.
- 39.9. Date of next meeting – Tuesday 7<sup>th</sup> April 2015.**
- 39.10. The Chairman closed the meeting to the Public and the Press at 8:31 p.m.**

### **Appendix 1 Statement from the PCC St Cecilia's Church concerning the realignment of Church End Lane.**

For a period of nearly 15 years the problem of car parking in Church End, Little Hadham, has caused concern, and, on occasions, conflict and confrontation.

The details of these problems need not be repeated here, but late last year the members of the PCC (an elected body of Churchgoers who represent the affairs of the general congregation) contacted the Diocese (a more senior level in the Church of England hierarchy) and requested that all matters associated with access rights, parking and proposed new road be overseen and dealt with by them.

It was felt that by moving this thorny and unsettling topic to a higher authority a more harmonious local relationship would follow.

As a result the Archdeacon and Diocesan solicitors, attended St Cecilia's and from conversations and examination of the area, sent a letter to those with an interest in these matters, seeking an assurance that the Ancient Rights of Access from Church End to the front porch of the Church would be preserved.

Since then, and for the reasons mentioned, the PCC has attempted to distance itself from these contentious issues, leaving all legal debates in the hands of the Diocesan solicitors.

However, despite the above, we must record our concerns at the current road building operations. We feel certain these will result in our Ancient Access Rights being denied if the new road is adopted and the last few yards of the present Church End road ploughed-up. There is also apprehension that if the new road is not adopted these last few yards may still be dug-up and our Ancient Rights lost.

The question of an Agreement to permit use of the already constructed car park is a separate, civil issue.