

Little Hadham Parish Council

Minutes of the 2nd meeting of the Little Hadham Parish Council Planning Committee (2015-2019 Session) held on Tuesday 7th July 2015 at 8:05 pm in the Village Hall, Little Hadham.

Present:	Mrs M Wilkinson	Chair
	Mr A Hoodless)
	Mrs E Lloyd-Williams)
	Mr G Pearson) Councillors
	Mr G Tooke)
	Mr W Write)

Mr B Evans – Clerk, and 17 members of the public.

2.1. Absent

2.2. Declarations of interest. Cllr Lloyd-Williams declared a pecuniary interest in Tomways, Bury Green as it was her home. Cllr Lloyd-Williams left the room when this application was discussed.

2.3. Democratic 10 minutes. Speaking from the floor as a member of the public, Cllr Lloyd-Williams said the application was the first of two to modify plans that had been approved. The application was for changes to the brickwork, windows for the porch and a change of the roof tiles to match nearby homes.

2.4. Planning application considered by the Council.

2.4.1. 1283/15 Tomways, Bury Green. Considered by Cllr Wilkinson and Cllr Bhatt. Cllr Wilkinson proposed that there be no objection. Agreed.

Cllr Wilkinson left the meeting and Cllr Lloyd-Williams took the Chair.

2.5. Democratic 10 minutes (continued).

Ms Gemma Gold, owner of 11 Capel Court, Hadham Hall, distributed photographs of her garden on which she planned to build one or two new homes.

Mr Bill Bampton of Pelham Constructions, agents for the land at Ashcroft Farm, gave a presentation concerning plans to build eight new homes on the site.

Following discussions with the schools and HCC, a new entrance from the A120 would be constructed for seven of the homes. Land would be given to the school, levelled and prepared for a seven-aside football pitch. Vehicular access to the school would be improved with the exit sharing the new access road for the new homes.

These improvements would allow the school intake to rise to one form entry.

Speaking of flood risks, Mr Bampton said the Environment Agency would have to be satisfied that there would be less run-off after the new homes than at present. This would be achieved by using suitable soakaways. Several residents were sceptical that this could be achieved. People said their homes on the site had come very close to flooding during the most recent floods. Several residents said that the sewers had overflowed in the flood and more homes would make this worse. Mr Bampton said rainwater was entering the sewers from other homes in the hamlet but no rainwater from the site would do so.

Cllr Pearson said the ground was saturated for several months a year and runoff from the site would increase to risk of flooding for home further down the valley.

A resident asked about affordable houses. Mr Bamford said no affordable homes were planned. The land to the school was being offered as compensation.

Affordable homes were sold at 80% of market price which was not really affordable. A resident spoke about traffic on Ashcroft Lane which was single track with very

poor visibility along the A120 pavement. She said there had been many near misses with children going to and from school. Extra traffic would make things worse.

- 2.6. Minutes** of the meeting held on Tuesday 2nd June 2015 were agreed and signed as a true record.
- 2.7. Matters arising from the minutes.** None.
- 2.8. Planning applications considered by the Council.**
- 2.8.1.** 0963/15 Acremans, Acremore Street. Erection of 4 stables, tack room, store and hardstanding - Amended scheme. Considered by Cllr Wilkinson and Cllr Lloyd-Williams. Cllr Lloyd-Williams said the application replaced previous approved plans for a stable near to existing buildings. The new plans sited the stable on open land. Cllr Lloyd-Williams said, although Cllr Wilkinson had no objection, she had spoken to several residents who objected to its new location. Cllr Lloyd-Williams proposed that the Council object on the grounds that it was a large building in an open site which, together with the associated hardstanding, would be out of context with surrounding buildings. It would have the same footprint as the three nearby homes and would dominate the scene. Agreed. [Appendix 1]
- 2.8.2.** 1014/15 4 Hadham Hall. Internal alterations to ground and first floors to include relocation of staircase, addition of rooflights to flat and pitched roofs at rear. Considered by Cllr Wilkinson and Cllr Lloyd-Williams. Cllr Lloyd-Williams said the work was largely internal. She proposed there be no objection. Agreed.
- 2.8.3.** 1063/15 Brienzen, Albury Road. Erection of side and rear extensions, alterations to fenestration, installation of external insulation and render and removal of chimney. Considered by Cllr Wilkinson and Cllr Lloyd-Williams. Cllr Lloyd-Williams said the development was largely to the rear and side of the building and was similar to nearby homes. She proposed there be no objection. Agreed.
- 2.8.4.** 0914/15 11 Capel Court, Hadham Hall. Outline planning permission for up to 2 dwellings. Considered by Cllr Wilkinson, Cllr Lloyd-Williams and Cllr Pearson. Cllr Lloyd-Williams said the plan was for one or two houses in the garden of a house at the end of the site. The style of building would be similar to the existing newer homes and it was planned for the homes to have sufficient parking for residents and visitors. The already crowded access road would not be improved. From the floor, a resident of Capel Court said the original plans expected no new housing on Hadham Hall. Parking on Capel Court was overcrowded. He thought the area should be used for garages. Cllr Hoodless said the site extended into the surrounding rural area and would have a detrimental effect on the rural scene. He thought the new homes would be detrimental to the site. Cllr Lloyd-Williams said Cllr Wilkinson had objected to the application. However, she proposed there be no objection. Agreed.
- 2.8.5.** 1175/15 Bury Green Farmhouse, Bury Green. Single storey side extension. Considered by Cllr Pearson and Cllr Lloyd-Williams. Cllr Lloyd-Williams said the application was for a small modification to an approved plan. She proposed there be no objection. Agreed.
- 2.8.6.** 1219/15 Westlands, Westfield Farm Lane, Westland Green. Demolition of existing building and construction of replacement building including basement and detached garage. Variation of Condition 2 (approved plans) of 3/15/0250/FUL. Reposition of entrance gates, move building back 4.9m. Alteration to length and width of dining room wing. Removal of timber louvres at first floor. Alterations to fenestration to include new first floor window in north elevation. Considered by Cllr Wilkinson and Cllr Bhatt. Cllr Lloyd-Williams proposed there be no objection. Agreed.
- 2.8.7.** 1112/15 Folly Cottage, Bury Green. Change of use from Agricultural land to domestic garden. Considered by Cllr Wilkinson and Cllr Bhatt. Cllr Lloyd-Williams

said that the Council should resist the loss of agricultural land for housing. She proposed the Council object to the application. Agreed. [Appendix 2]

2.9. Planning decisions received from EHC.

- 2.9.1.** 0572/15 Stewards Cottage, Hadham Hall. Erection of garden storage building/summerhouse. Granted.
 - 2.9.2.** 0827/15 Lairds Folly, Albury Road. Raising of roof ridge with extensions to front side and rear elevations. Granted.
 - 2.9.3.** 0741/15 Westmead, Green Street. Extension to rear and insertion of window to flank elevation. Granted.
 - 2.9.4.** 0939/15 Stumbledon, The Ford. Extension to barn. Withdrawn.
 - 2.9.5.** 0958/15 Halfway House, The Ford. Proposed single storey side and rear extension to existing detached residential dwelling forming new garden room and kitchen. Granted.
- 2.10. Date of next meeting – Tuesday 1st September 2015.**
- 2.11. The Chair closed the meeting to the Public and the Press at 9:09 p.m.**

Appendix 1

Re. 3/15/0963/FUL Acremans, Acremore Street, Little Hadham. Erection of 4 stables, tack room, store and hardstanding - Amended scheme.

This application was discussed at the Council meeting held on Tuesday 7th July 2015.

The original application, granted some time ago, was for a building that was close to existing farm buildings that partially hid it from the surrounding area and used much of the existing roadways and hardstanding. The current plans are sited in a more open site where it will be clearly visible from the footpaths and will obscure the views for the residents of the three nearby houses. The application is for a very large building with a footprint larger than the three neighbouring homes combined.

As the new building would be on an open field, a significant area of new hardstanding will be required. This, together with the building itself, will greatly detract from the attractive rural nature of the area which is part of the Rural area beyond the Green Belt much used by walkers.

The Council therefore objects to the application as its substantial size is out of proportion with nearby residential dwellings and will, together with the hardstanding, detract from the view to local residents and to visitors.

Appendix 2

Re. 3/15/1112/FUL Folly Cottage, Bury Green, Little Hadham. Change of use from Agricultural land to domestic garden.

This application was discussed at the Council meeting on Tuesday 7th July 2015.

The application is to change an area of Green Belt agricultural land into domestic garden. It appears that the owners intend to apply for permission to build a large, three car garage using part of the site. The site has, apparently, been used as a garden for some time without having the required planning consent.

The Council objects to the application as this will result in the loss of Green Belt land for which there is an assumption of no development. The Green Belt is to protect the countryside from the creeping urbanisation that is slowly changing many rural hamlets like Bury Green into suburbs of large towns like Bishop's Stortford.