

# Little Hadham Parish Council

Minutes of the 3<sup>rd</sup> meeting of the Little Hadham Parish Council Planning Committee (2015-2019 Session) held on Tuesday 1<sup>st</sup> September 2015 at 8:00 pm in the Village Hall, Little Hadham.

<b>Present:</b>	<b>Mrs M Wilkinson</b>	<b>Chair</b>
	<b>Mr C Bhatt</b>	)
	<b>Mr A Hoodless</b>	)
	<b>Mrs E Lloyd-Williams</b>	) <b>Councillors</b>
	<b>Mr G Pearson</b>	)
	<b>Mr G Tooke</b>	)
	<b>Mr W Wright</b>	)

Mr B Evans – Clerk, and 9 members of the public.

- 3.1. **Absent** none. Cllr Bhatt arrived after item 3.3.
- 3.2. **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.
- 3.3. **Democratic 10 minutes.**  
The owner of The Haven, Albury Road spoke in favour of her planning application for her daughter. She said it was for a small house using the existing access. She said her neighbours had no objection and it would have little impact on them. The owner of Florence Cottage, The Ford spoke in favour of his application for modification to an existing granted planning application. The change was to move the back wall by 300mm to allow for a slightly larger kitchen. The change would not be visible from the road.
- 3.4. **Minutes** of the meeting held on Tuesday 7<sup>th</sup> July 2015 were agreed and signed as a true record.
- 3.5. **Matters arising from the minutes.** None.
- 3.6. **Consultation on Planning Applications.** To consider who should be appointed to consider applications and whether all councillors should receive notice of applications and decisions on receipt. It was agreed that the Clerk would forward details of all planning applications and decisions to all councillors on receipt. In order to spread the work, the Clerk would select the Chair of the Planning Committee and one other councillor to consider each application. Generally the councillor would be living near the neighbourhood of the application provided they were not close neighbours.
- 3.7. **Planning applications considered by the Council.**
  - 3.7.1. 0372/15 Lower Farm, Bury Green. Replacement bay window. Considered by Cllr Wilkinson and Cllr Wright. Cllr Wilkinson said the application had already been refused.
  - 3.7.2. 1283/15 Tomways, Bury Green. Two storey front and rear extensions. Replacement of front dormers and Single storey link extension to garage. Demolition of conservatory. (amended scheme including complete re-tiling of roof, addition of two small new windows, changes to glazing bars on front elevation and alterations to fenestration.). Considered by Cllr Wilkinson and Cllr Bhatt. Cllr Wilkinson proposed there be no objection. Agreed.

- 3.7.3.** 1427/15 Acremans, Acremore Street. Erection of machinery store. Considered by Cllr Wilkinson and Cllr Wright. Cllr Wilkinson said the application had already been granted.
- 3.7.4.** 1584/15 Hadham Industrial Estate, Church End Farm. Erection of six B1/B8 units to replace extant planning permission ref3/06/1994/FP. Considered by Cllr Wilkinson and Cllr Wright. Cllr Wilkinson said the Council had raised many objections about developments at the site. She said several of the residents had objections. The Clerk read a letter of objection he had drafted [Appendix 1]. Cllr Wilkinson proposed that the letter be sent in the name of the Council. Agreed.
- 3.7.5.** 1434/15 Ash Cottage, Stortford Road. Two storey side and rear extension, single storey rear extension with insertion of window to flank elevation. Considered by Cllr Wilkinson and Cllr Wright. Cllr Wilkinson said she thought the design of the extension was sympathetic to the existing house. She noted the porous paving that should reduce the risk of flooding. She proposed there be no objection. Agreed.
- 3.7.6.** 1574/15 Stumbledon, The Ford. Extension to barn. Considered by Cllr Wilkinson and Cllr Wright. Cllr Wilkinson proposed there be no objection. Agreed.
- 3.7.7.** 1650/15 The Meadows, Ashcroft Lane, Stortford Road. Proposed swimming pool and changing / swimming pool plant building. Considered by Cllr Wilkinson and Cllr Wright. Cllr Bhatt declared an interest as the owner was a close friend. Cllr Tooke declared an interest as he was a close neighbour. Cllr Wilkinson proposed there be no objection. Agreed.
- 3.7.8.** 1643/15 Florence Cottage, The Ford. Variation of Condition 2 (approved plans of planning permission 3/12/0397/FP) Replace drawings NH/419/02 and NH/419/03 with WDD/188/PA/100 and WDD/188/PA101. Considered by Cllr Wilkinson and Cllr Wright. Cllr Wright said it was a very small change to the original application. He proposed there be no objection. Agreed.
- 3.7.9.** 1614/15 Rear of The Haven, Albury Road. Change of use of land and the erection of 2 bedroomed dwelling. Considered by Cllr Wilkinson and Cllr Wright. Cllr Wilkinson proposed there be no objection. Agreed.
- 3.7.10.** 1714/15 Craigside, The Ashe. Rendering of property. Considered by Cllr Wilkinson and Cllr Wright. Cllr Wilkinson proposed there be no objection. Agreed.
- 3.7.11.** 1722/15 Bushes Crofte, Cradle End. Proposed stable block incorporating a hay store and tack room. Considered by Cllr Wilkinson and Cllr Wright. Cllr Wright proposed there be no objection. Agreed.
- 3.8. Planning decisions received from EHC.**
- 3.8.1.** 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. Withdrawn.
- 3.8.2.** 1063/15 Brienz, Albury Road. Erection of side and rear extensions, alterations to fenestration, installation of external insulation and render and removal of chimney. Granted.
- 3.8.3.** 0963/15 Acremans, Acremore Street. Erection of 4 stables, tack room, store and hardstanding - Amended scheme. Granted.
- 3.8.4.** 1112/15 Folly Cottage, Bury Green. Change of use from Agricultural land to domestic garden. Granted.

- 3.8.5.** 1219/15 Westlands, Westland 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. Granted.
- 3.8.6.** 0914/15 11 Capel Court, Hadham Hall. Outline planning permission for up to 2 dwellings. Refused.
- 3.8.7.** 1282/15 Bury Green Farmhouse, Bury Green. Single storey side extension. Granted.
- 3.8.8.** 0372/15 Lower Farm, Bury Green. Replacement bay window. Refused.
- 3.8.9.** 1373/15 Tomways, Bury Green. Two storey front and rear extensions, first floor side extension. Replacement of front dormers and single storey link extension to garage. Demolition of conservatory. (Amended scheme to planning consent 3/14/1222/FP). Refused.
- 3.8.10.** 0372/15 Lower Farm, Bury Green. Replacement bay window. Considered by Cllr Wilkinson and Cllr Wright. Refused.
- 3.9.** **Date of next meeting – Tuesday 6<sup>th</sup> October 2015.**
- 3.10.** **The Chair closed the meeting to the Public and the Press at 8:26 p.m.**

#### **Appendix 1 Re. 3/15/1584/FUL Hadham Industrial Estate, Church End Farm, Little Hadham.**

Erection of six B1/B8 units to replace extant planning permission ref. 3/06/1994/FP

This application was considered at the Council meeting on Tuesday 1st September 2015.

The Council objects to the application because of the poor access and the intrusion of industrialisation into a rural site.

Access to the farm is by the very narrow Church End Lane. The lane is already used by many vehicles including farm vehicles and large articulated lorries using the existing businesses. Users of St Cecilia's Church frequently park in the lane making access more difficult.

The owners of the farm have constructed a new road which is planned to move the heavy traffic away from two homes near the church that they own. However, the Council understands from Mr Adrian Wilson of HCC that the planning conditions for the new road have not been met as the owners have failed to obtain consent to change the existing public road – no plans or fee have been submitted to HCC.

The numerous parking spaces mentioned in the planning application suggest that there will be a significant increase in traffic along the narrow lane. This will increase the danger of collision and the noise and pollution will have a harmful effect on the residents.

This industrial estate was created when the Hadham Water Company was set up followed by the conversion of a small number of redundant farm buildings. Despite the Council's many requests, no consideration has ever been given to whether this is a suitable site for an industrial estate. This is a rural site with a number of nearby residents. The noise, pollution and visual intrusion has gradually increased over the years as the estate has expanded.

The Council believes that the industrial estate is already too large for this site and that any plans to expand it should be refused.