

Little Hadham Parish Council

Minutes of the 5th meeting of the Little Hadham Parish Council Planning Committee (2015-2019 Session) held on Tuesday 3rd November 2015 at 8:00 pm in the Village Hall, Little Hadham.

Present:	Mr A Hoodless	Chair
	Mr C Bhatt)
	Mrs E Lloyd-Williams)
	Mr G Pearson) Councillors
	Mr G Tooke)
	Mr W Wright)

Mr B Evans – Clerk, and 7 members of the public.

- 5.1. Absent** Cllr Wilkinson [unwell].
- 5.2. Declarations of interest.** None.
- 5.3. Democratic 10 minutes.** A resident said that she had objected to the planning application for a triple garage at Folly Cottage, Bury Green. She thought the garage with a room above would dominate the site. She thought the original house had been appropriate for the site but the many extensions to the house had made the building too prominent.
- 5.4. Minutes** of the meeting held on Tuesday 6th October 2015 were agreed and signed as a true record.
- 5.5. Matters arising from the minutes.** None.
- 5.6. Planning applications considered by the Council.**
 - 5.6.1.** 1792/15 3 Clinton Hall Cottages, Bury Green. 2 pitched roof dormer windows south elevation and 1 pitched roof dormer window on north elevation. Considered by Cllr Wilkinson and Cllr Hoodless. Cllr Hoodless said that Cllr Wilkinson had no objection to the application and she thought there were no issues with the neighbours. Cllr Lloyd-Williams said she had visited the site. The application was an alteration to an approved plan. She thought it is fitted with the landscape. Cllr Hoodless proposed there be no objection. Agreed.
 - 5.6.2.** 1984/15 Folly Cottage, Bury Green. Change of use from Agricultural land to domestic garden. Considered by Cllr Wilkinson and Cllr Hoodless. Cllr Hoodless said that the plan was for part of an area of land that had been refused consent in the past. He proposed that the Council object on the grounds that it would lose Green Belt land to the detriment of the views across open farmland. Agreed. [Appendix 1]
 - 5.6.3.** 1987/15 Folly Cottage, Bury Green. Erection of a detached triple garage with room over. Considered by Cllr Wilkinson and Cllr Hoodless. Cllr Hoodless said that Cllr Wilkinson had no objection as she thought the garage would be on a large plot not overlooked by neighbours. Cllr Lloyd-Williams thought the garage would be too large for the site. In particular she thought it too high. The site was brightly lit at night and this would add to its dominance of the area. She proposed that the Council object on the grounds that the garage was too large and would dominate the surrounding area. Agreed. [Appendix 2]
 - 5.6.4.** 2028/15 Mulberry Cottage, Green Street. Extension to stable to create 1 stable. Considered by Cllr Wilkinson and Cllr Hoodless. Cllr Hoodless proposed there be no objection. Agreed.

5.7. Planning decisions received from EHC.

- 5.7.1.** 1366/15 Grove Barn, Chapel Lane. Use of land as garden. Refused.
- 5.7.2.** 1614/15 Rear of the Haven, Albury Road. Change of use of land and the erection of one 2 bedroomed dwelling. Refused.
- 5.7.3.** 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 Alterations to fenestration. Granted.
- 5.7.4.** 1714/15 Cragside, The Ashe. Rendering of property. Granted.
- 5.7.5.** 1722/15 Bushes Croft, Cradle End. Proposed stable block incorporating a hay store and tack room. Granted.
- 5.8.** **Date of next meeting – Tuesday 1st December 2015.**
- 5.9.** **The Chair closed the meeting to the Public and the Press at 8:15 p.m.**

Appendix 1**Re. 3/15/1984/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 3rd November 2015.

The application is to change an area of Green Belt agricultural land into domestic garden. The land is part of land that the owner had applied to change the use of in planning application 3/13/1922/FP. This application was refused on the grounds that it ‘would represent an incursion into the countryside which would result in an adverse effect on the appearance of the local landscape’.

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. The Council believes that there is no reason for changing your view given for the original application.

Appendix 2**Re. 3/15/1987/HH Folly Cottage, Bury Green, Little Hadham. Erection of a detached triple garage with room over.**

This application was discussed at the Council meeting on Tuesday 3rd November 2015.

The Council agreed to object to the application on the grounds that the planned garage, by its size and height the garage will dominate the scene for neighbours and passers-by.

The Folly Cottage has been expanded in recent times from a relatively modest home and has applied to convert adjacent Green Belt land to garden to accommodate the larger house. The three car, two storey garage will be close to the size of a new house and, in the view of the Council, will be too dominating for this site. At the very least, the Council believes that the garage should be reduced to a single storey.