

# Little Hadham Parish Council

Minutes of the 6<sup>th</sup> meeting of the Little Hadham Parish Council Planning Committee (2015-2019 Session) held on Tuesday 1<sup>st</sup> December 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 12 members of the public.

- 6.1. Absent** none.
- 6.2. Declarations of interest.** None.
- 6.3. Democratic 10 minutes.** A resident spoke about the recently announced planning application for the bypass. He thought there should be an extra-ordinary Council meeting at which the public should be allowed to speak.  
A resident asked why an application to demolish a house and build a new one at Westland Green had been granted while an application to make relatively small alterations to a house at Bury Green had been refused. Surely there should be more consistency. Cllr Lloyd-Williams said the Bury Green house was listed and in a conservation area. Cllr Wilkinson said that was not the reason given for refusal.
- 6.4. Minutes** of the meeting held on Tuesday 3<sup>rd</sup> November 2015 were agreed and signed as a true record.
- 6.5. Matters arising from the minutes.** None.
- 6.6. Planning application submitted for the A120 Bypass (Little Hadham) and Flood Alleviation Scheme.** Cllr Lloyd-Williams proposed there be an extra-ordinary meeting on Wednesday 6<sup>th</sup> January 2016. There would be the usual opportunity before the meeting to hear any views from the public. Agreed.
- 6.7. Planning applications considered by the Council.**
- 6.7.1.** 2065/15 The Old Cottage, Bury Green. Demolition of garage and the erection of cart lodge. Considered by Cllr Wilkinson and Cllr Wright. Cllr Wilkinson said the new building was no bigger than the existing and none of the neighbours had objected. She proposed there be no objection. Agreed.
- 6.7.2.** 2382/15 Valley Fields, Chapel Lane. Change of use of agricultural building to a dwelling house (Class C3). Cllr Wilkinson said this was for a certificate of lawfulness to convert a barn into a dwelling. She said the barn had originally given consent with the condition it was not to be a dwelling. Several planning applications had been submitted for a dwelling on the site but all had been refused. She proposed the Council object on the grounds that the site was in a rural area well away from the existing homes at Westland Green. Agreed. [Appendix 1]
- 6.8. Planning decisions received from EHC.**
- 6.8.1.** 1864/15 Lairds Folly, Albury Road. Rear extensions, extension to side garage and erection of chimney stack (Amended scheme to LPA approval 3/15/0827/HH). Granted.

- 6.8.2.** 1219/15 Westlands, 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.
- 6.8.3.** 1792/15 3 Clinton Hall Cottages, Bury Green. 2 pitched roof dormer windows south elevation and 1 pitched roof dormer window on north elevation. Refused.
- 6.8.4.** 1984/15 Folly Cottage, Bury Green. Change of use from Agricultural land to domestic garden. Refused.
- 6.8.5.** 1987/15 Folly Cottage, Bury Green. Erection of a detached triple garage with room over. Refused.
- 6.9. Planning decisions sent to appeal – to note.**
- 6.9.1.** 0914/15 11 Capel Court, Hadham Hall. Outline planning permission for up to 2 dwellings.
- 6.9.2.** 1574/15 Stumbledon, The Ford. Extension to barn.
- 6.10. Date of next meeting – Tuesday 2<sup>nd</sup> February 2016.**
- 6.11. The Chair closed the meeting to the Public and the Press at 8:12 p.m.**

#### **Appendix 1 Letter of objection**

##### **Re. Planning application 3/15/2382/ARPN. Valley Fields, Chapel Lane, Little Hadham. Change of use of agricultural building to a dwelling house (Class C3).**

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.

More recently, an application to demolish the barn and build a three bedroomed dwelling was refused. The grounds for refusal given by the planning office clearly apply to this application.