

Little Hadham Parish Council

Minutes of the 9th meeting of the Little Hadham Parish Council Planning Committee (2015-2019 Session) held on Tuesday 1st March 2016 at 8:00 pm in the Village Hall, Little Hadham.

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

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

- 9.1. Absent** Cllr Bhatt [on business], Cllr Pearson [unwell].
- 9.2. Declarations of interest.** None.
- 9.3. Democratic 10 minutes.** There were no comments on agenda items.
- 9.4. Minutes** of the meeting held on Tuesday 2nd February 2016 were agreed and signed as a true record.
- 9.5. Matters arising from the minutes.** None.
- 9.6. Planning applications considered by the Council.**
 - 9.6.1.** 2212/15 Ford House, The Ford. Erection of 1no. dwelling, new boundary wall to the perimeter of the road side and separation of Ford House. New access to Ford House and forecourt. Considered by Cllr Wilkinson, Cllr Pearson and Cllr Tooke. Cllr Wilkinson said it was a large plot but it was on the flood plain which had a Cat 3 Flood Risk. She proposed that the Council object on the grounds that the flood risk would be a danger to the new house and increase the risk to nearby homes. Agreed [Appendix 1].
 - 9.6.2.** 8 Chapel Court, Hadham Hall. Single storey side extension alterations to fenestration and insertion of gate in boundary wall. Considered by Cllr Wilkinson, Cllr Hoodless and Cllr Wright. Cllr Hoodless thought there might be objections from some residents but he proposed that the Council should not object. Agreed.
 - 9.6.3.** 0348/16 Ash Cottage, Stortford Road. Part two storey, part single storey side/rear extension including demolition of existing extensions. Considered by Cllr Wilkinson, Cllr Pearson and Cllr Tooke. Cllr Wilkinson said she thought this a slight improvement on earlier plans that the Council had not objected to but which had later been withdrawn. She noted the use of porous paving that should mitigate the risk of flooding. She proposed there be no objection. Agreed.
 - 9.6.4.** 0328/16 Folly Cottage, Bury Green. Erection of detached triple garage. Considered by Cllr Wilkinson, Cllr Hoodless and Cllr Wright. Cllr Wilkinson said she thought the large plot could take the garage. Cllr Wright said it was not in a position that allowed permitted development. He thought it would be partially hidden by large trees. Cllr Wilkinson proposed there be no objection. Agreed.
- 9.7. Planning decisions received from EHC.**
 - 9.7.1.** 2455/15 Albury Lime Kiln, Albury Road. Outline application for 5 dwellings with all matters reserved with the exception of vehicular access. Refused.
 - 9.7.2.** 2534/15 4 Chapel Court, Hadham Hall. Insertion of 1 Velux window to rear. Refused.

9.7.3. 2573/15 Florence Cottage, The Ford. Demolition of garage, erection of replacement garage repositioned and enlarged to accommodate 2 cars and heating plant room. Granted.

9.8. Date of next meeting – Tuesday 5th April 2016.

9.9. The Chair closed the meeting to the Public and the Press at 8:08 p.m.

Appendix 1 Re. 3/15/2212/FUL Ford House, The Ford, Little Hadham. Erection of 1no. dwelling, new boundary wall to the perimeter of the road side and separation of Ford House. New access to Ford House and forecourt.

This planning application was considered at the Council meeting held on Tuesday 1st March 2016.

The Council strongly objects to this proposal. The Parish Council has previously agreed that it will not support any new housing that is proposed to be built on the flood plain, or will have an impact on the residents of the flood plain.

The proposed house is in a Category 3 Flood Risk area and as such it has the highest probability of flooding. The site experiences flooding from the River Ash but also, more frequently, there are serious problems with water runoff from the fields. Although there is a Flood Alleviation Scheme planned for the future it has not yet been agreed, and the impact to the River Ash of flood improvements is as yet unknown. It is however, expected that the water runoff problems from the fields will continue to impact the residents as these still occur even when the River Ash level is low.

Although the plans say that construction of the property will included flood resilient materials and the occupiers can escape upstairs during floods it does impact on wider issues. As is the experience in this village with the 71 homes that have flooded, once the home is flooded it results in home insurance cover either being impossible to obtain or extremely expensive with extremely high excesses applied. This makes it very difficult to sell the property as a mortgage cannot be obtained without insurance. This could result in a house being built that, in the future, could not be sold.

The neighbouring properties have also experienced problems with flooding, both from the River Ash and from the water runoff from the fields. Any constructions will impede the flows of this water and cause a knock on flood impact to other residents and the village Public House.

There is no sustainable drainage on the flood zone. Throughout the summer storms and winter rains, the ground has remained water logged meaning that any rainfall just reacts as water run off as it cannot drain into the ground for most of the year.