

Little Hadham Parish Council

Minutes of the 18th meeting of the Little Hadham Parish Council Planning Committee (2015-2019 Session) held on Tuesday 7th February 2017 at 8:00 pm in the Village Hall, Little Hadham.

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

Mr B Evans – Clerk, and 10 members of the public.

- 18.1 Absent** Cllr Pearson [family matter]. Cllr Bhatt had resigned from the Council.
- 18.2. Declarations of interest.** Cllr Lloyd-Williams declared an interest in Ashcroft Farm as she was a school governor. Cllr Tooke declared an interest in Ashcroft Farm as he was a resident of an existing home on the site. The two councillors left the meeting when this was discussed.
- 18.3. Democratic 10 minutes.**
There were no comments or questions on agenda items.
- 18.4. Minutes** of the meeting held on Tuesday 6th December 2016 were agreed and signed as a true record.
- 18.5. Matters arising from the minutes.** None.
- 18.6. Planning applications considered by the Council.**
- 18.6.1.** 2015/16 Ashcroft Farm, Stortford Road. Development of Five Dwellings on land adjacent to Ashcroft Farm – revised application. Considered by Cllr Wilkinson, Cllr Bhatt and Cllr Pearson. Cllr Wright said the revised plan dealt with the threat of surface water flooding. Cllr Wright said the revised plans appeared to deal with the threat of surface water flooding and as such thought the Council should consider retracting that part of the objection letter, agreed at the last meeting, that referred to flooding. The Clerk said that would be against Standing Orders as it would be revoking a Council decision within 6 months. Cllr Hoodless said he had seen comments that the new proposals were not sufficient. He proposed that the Council make no further comment. Agreed.
- 18.6.2.** 2640/16 Westfield Hall, Westland Green. Works to the living room fireplace to include insertion of solid fuel stove, installation of metal sheet register plate and flue liner, following removal of existing liner. Metal cowl to chimney. Panelling to playroom and reinstatement of the cupboard from the entrance hall. Considered by Cllr Wilkinson, Cllr Bhatt and Cllr Pearson. Cllr Wilkinson proposed there be no objection. Agreed.
- 18.6.3.** 2655/16 13 The Smithy, The Ashe. Change of use of land to garden land and erection of boundary fence. Considered by Cllr Wilkinson, Cllr Tooke and Cllr Pearson. Cllr Wilkinson proposed there be no objection. Agreed.
- 18.6.4.** 2707/16 Bramley, The Ford. Raising of roof ridge to enable loft conversion and insertion of rear dormer. Considered by Cllr Wilkinson, Cllr Tooke and Cllr Pearson. Cllr Wilkinson proposed there be no objection. Agreed.
- 18.6.5.** 2796/16 12 The Ridgeway, The Ford. Two storey rear extension and insertion of front dormer window. Considered by Cllr Wilkinson, Cllr Tooke and Cllr Bhatt. Cllr Tooke said the site was getting rather busy as this was the second extension but he had no objection. Cllr Wilkinson proposed there be no objection. Agreed.

- 18.6.6.** 2823/16 Malinya The Ashe. Conversion of garage into habitable space, enclosing existing covered porch and construction of ground floor roof pitch. Considered by Cllr Wilkinson, Cllr Tooke and Cllr Pearson. Cllr Wilkinson proposed there be no objection. Agreed.
- 18.6.7.** 2719/16 Oakridge House, Green Street. Porch extension to the front and single storey side / rear extension. Considered by Cllr Wilkinson, Cllr Tooke and Cllr Hoodless. Cllr Wilkinson proposed there be no objection. Agreed.
- 18.6.8.** 0218/17 Westfield Hall, Westland Green. Proposed rooflight inserted on East side elevation. Considered by Cllr Wilkinson, Cllr Tooke and Cllr Pearson. Cllr Wilkinson proposed there be no objection. Agreed.
- 18.6.9.** 0126/17 Congregational Chapel, Chapel Lane. Change of use from church to four bedroomed dwelling. Erection of mezzanine level. Installation of lights and solar panels. Creation of basement with Linear basement windows and an external basement stairwell and the creation parking. Considered by Cllr Wilkinson, Cllr Tooke and Cllr Pearson. Cllr Wilkinson said the chapel had not been used for many years. Cllr Tooke said he was concerned about the graves and the relocation of some of the grave stones. From the floor, Mr Stephen Stigwood said some graves were only three years old. He thought that most residents wanted the chapel to keep its appearance little changed. The solar roof panels would be seen for miles around. The Grave of the Chipperfield family, founders of some of the parish charities, was sited between the road and the chapel. This would be affected by moving the hedge to make a parking space. Cllr Wilkinson proposed that the Council object to the application on the grounds of its appearance and the effect on graves. Agreed. [appendix 1]
- 18.6.10.** 0216/17 The Old Cottage, Bury Green. Remove existing and replace stable block. Considered by Cllr Wilkinson, Cllr Hoodless and Cllr Wright. Cllr Wilkinson proposed there be no objection. Agreed.
- 18.7. Planning decisions received from EHC.**
- 18.8.** 2299/16 Westfield Hall, Westfield Green. Listed building consent for replacement of window and the removal of modern brickwork to external wall. Granted.
- 18.9.** 2088/16 The Angel, The Ashe. Repair and conversion of barn to function room. Internal alterations to main dwelling including new stair to attic and insertion of mezzanine to brick range. Withdrawn.
- 18.10.** 2203/16 Lower Farm, Bury Green. Proposed alterations to barn and conversion of store D into domestic garage and domestic store. Granted.
- 18.11.** 2445/16 Connect Scaffolding, Hadham Park. Demolition and replacement of building with B1 (Office) use. Granted.
- 18.12.** 2542/16 1 & 2 May Cottages, Cradle End. Remove a section of internal kitchen wall to amalgamate two dwellings and create access to both. Granted.
- 18.13.** 2640/16 Westfield Hall, Westland Green. Works to the living room fireplace to include insertion of solid fuel stove, installation of metal sheet register plate and flue liner, following removal of existing liner. Metal cowl to chimney. Panelling to playroom and reinstatement of the cupboard from the entrance hall. Granted.
- 18.14. Date of next meeting – Tuesday 7th March 2017.**
- 18.15. The Chair closed the meeting to the Public and the Press at 8:17 p.m.**

Appendix 1 Letter to EHC Planning concerning 3/17/0126/FUL Little Hadham Congregational Chapel.

Change of use from church to 1 no four bedroomed dwelling. Erection of mezzanine level. Installation of lights and solar panels. Creation of basement with linear basement windows and an external basement stairwell and the creation parking.

The Council considered this application at its meeting on Tuesday 7th February 2017. The Council agreed to object to the development on the grounds of visual impact and desecration of graves.

Although the chapel has been disused for a number of years it remains a prominent feature visible for miles around and much loved by local residents. Although they accept that the building cannot be left to decay they are concerned that its appearance be changed as little as possible. In particular the solar roof panels and basement stairway will be very prominent with a detrimental effect on the appearance.

The chapel graveyard has been in use up to the last few years and there are many residents who have ancestors buried there. This includes those whose gravestones are proposed to be moved. Some of these graves will inevitably be disturbed by the excavation work for the basement. The grave of one of the founders of the Parish Charities is sited between the chapel and the road in the area planned for a car parking space. The Council asks that these plans not be granted until the preservation of these graves is assured.