

# Little Hadham Parish Council

Minutes of the 28<sup>th</sup> meeting of the Little Hadham Parish Council Planning Committee (2015-2019 Session) held on Tuesday 6<sup>th</sup> February 2018 at 8:00pm in the Village Hall, Little Hadham.

<b>Present:</b>	<b>Mrs M Wilkinson</b>	<b>Chair</b>
	<b>Mr T Hoodless</b>	)
	<b>Mrs E Lloyd-Williams</b>	)
	<b>Mr G Tooke</b>	) <b>Councillors</b>
	<b>Mr N Wardrop</b>	)
	<b>Mr W Wright</b>	)

Mr B Evans – Clerk, and 13 members of the public including Police Support Officer Leon de Bruin.

The meeting was preceded by a presentation by PCSO de Bruin. He said that most of his work had been in towns and he was learning about villages. There had been two recent offences in Little Hadham – criminal damage to a fence and to a car. There had been a suspicious van in Much Hadham apparently looking at properties and he ask residents to report suspicious vehicles together with registration numbers. PCSO de Bruin recommended home CCTV cameras including door bell cameras that could be viewed on a mobile phone.

Speaking of vehicles dangerously overtaking near the school, he recommended the Drive Safe scheme. The Chair said plans in the parish were well advanced and asked if parents could report offending vehicles. PCSO de Bruin said the numbers would be recorded but no action would be taken. The incident had to be observed by a full police officer although the offender might get a visit.

PCSO de Bruin said vandalism in the playground had reduced with the dark evenings. He had taken to dropping into the Village Hall playground and talking to the young people. The Chair said people were intimidated by youngsters knocking on doors and running away. She said she would report the roads where the incidents occurred. The Chair said a resident had reported having their dog hospitalised after having eaten a large piece of tripe left lying in the countryside. The resident had told her the matter had been reported to the police who thought it may have been left by illegal deer hunters. Apparently, a leg of a deer had been left in a field north of the A120 near Cradle End. PCSO de Bruin said he had not received any reports.

A resident said she had been abused by users of the pub who often parked badly in Chapel Lane. PCSO de Bruin said he would call into the pub and chat to customers. The resident said that youths had broken into the chapel and had caused damage. PCSO said he would talk to the owner.

**27.1. Absent** Cllr Pearson [family matter].

**27.2. Declarations of interest.** None.

**27.3. Democratic 10 minutes.**

Mr Charles Champion, of JTP Architects working with the developers planning to apply to build a number of houses on the former GSK site in Bury Green, gave a short presentation. He said he would hold a ‘workshop’ for local residents in the Village Hall on March 2<sup>nd</sup> and 3<sup>rd</sup>. This was ‘to find out what residents wanted’. He said he would be writing to all residents. Two weeks after the workshops there would be another meeting when they would reveal more detailed plans.

**27.4. Minutes** of the meeting held on Tuesday 5<sup>th</sup> December 2017 were agreed and signed as a true record.

**27.5. Matters arising from the minutes.** None.

**27.6. Planning applications considered by the Council.**

- 27.6.1.** 2937/17 Lime Kiln Bungalow, Albury Road. Demolition of bungalow and construction of two detached dwellings and one detached shared garage. Considered by Cllr Wilkinson, Cllr Tooke and Cllr Wardrop. Cllr Wilkinson said she was concerned about an increase in traffic but thought the new houses were inevitable. Cllr Wardrop said he had no objection to the houses but had concerns about overflowing sewers, flooding from rainwater runoff and traffic. Cllr Wilkinson proposed that there be no objection but concerns to be expressed about flooding and increases in traffic. Agreed. [Appendix 1]
- 27.6.2.** 2949/17 Land adjacent to The Birches 1 Farm Place, Bury Green. Change of use of land to residential. Considered by Cllr Wilkinson, Cllr Wright and Cllr Hoodless. Cllr Wilkinson said that a fence would not by itself need planning consent. Cllr Hoodless proposed there be no objection but to ask that a condition be added that the site to have no permitted development rights. Agreed. [Appendix 2].
- 27.6.3.** 0039/18 Fox House, The Ford. Repair and renewal of existing external render. Considered by Cllr Wilkinson, Cllr Pearson and Cllr Wardrop. Cllr Wilkinson proposed there be no objection. Agreed.
- 27.6.4.** 0059/18 Windmill Croft, Albury Road. Demolition of garage and erection of two storey side extension. Considered by Cllr Wilkinson, Cllr Pearson and Cllr Wardrop. Cllr Wilkinson proposed there be no objection. Agreed.
- 27.6.5.** 0071/18 2B The Grove, Bury Green. Insertion of 2 no. rear dormer windows. Considered by Cllr Wilkinson, Cllr Wright and Cllr Hoodless. Cllr Wilkinson proposed there be no objection. Agreed.
- 27.6.6.** 0134/18 Green Street Cottage, Green Street. Repair and replacement of render to the front elevation. Considered by Cllr Wilkinson, Cllr Tooke and Cllr Hoodless. Cllr Wilkinson proposed there be no objection. Agreed.
- 27.7. Planning decisions received from EHC.**
- 27.7.1.** 2470/17 Lower Farm, Bury Green. Demolition of storage shed and alterations to fenestration of barn. Creation of swimming pool. Granted.
- 27.7.2.** 2051/17 Roedene, Albury Road. Variation of condition 2 (approved plans) of planning permission 3/16/2103/FUL - Demolition of existing dwelling and replacement 2 storey dwelling - Amendments to height of dwelling, depth of rear gable (to kitchen/master bedroom), design and fenestration of front gable, depth and width of garage and insertion of roof lights in north and south facing roof slopes, and the inclusion of thermal panels. Granted.
- 27.7.3.** 2644/17 Harbledown, Pigs Green, Westland Green. Retrospective consent for external fire escape. Granted.
- 27.7.4.** 0975/17 Land Adj To Stanemede, Albury Road. Outline planning for the erection of up to 18 dwellings, all matters reserves apart from access. To consider the decision of the EHC Development Management Committee at its meeting on 30th January 2018. Cllr Wilkinson said the matter had been sent to appeal asking that no decision be made due to it being overdue. However, the decision by the EHC committee to object to the application carried the same weight as a decision.

- 27.8. Other business.** Cllr Hoodless said that a number of residents had reported that, the developers converting three farm buildings to homes at Bury Green, appeared to have converted an agricultural field into gardens. This was contrary to the planning consent and he asked that the Clerk report the matter to Planning Enforcement. Agreed. [Appendix 3].
- 27.9. Date of next meeting – Tuesday 6<sup>th</sup> March 2018.**
- 27.10. The Chair closed the meeting to the Public and the Press at 8:48 p.m.**

**Appendix 1 Re. Application 3/17/2937/FUL Lime Kiln Bungalow, Albury Road. Demolition of bungalow and construction of two detached dwellings and one detached shared garage.**

This application was considered at the Council meeting on Tuesday 6<sup>th</sup> February 2018.

The Council expressed concerns about flooding and traffic volumes. The sewage system through the village is inadequate to deal with the waste water, especially in heavy rain, resulting in raw sewage running down the road and into peoples' homes. Thames Water says this is because some homes have illegally connected rainwater drains to the sewer. However, they are unable to do anything to rectify this. Extra houses like these will only make things worse.

Little Hadham is prone to flooding during heavy rain due to runoff from the fields into the River Ash and its tributaries. This flooding should be ameliorated by the new bypass but this is years away and the Council believes that no more houses should be built in the flood plain before the flood alleviation scheme is in place and shown to work. Extra housing will increase the rate of water runoff.

Albury Road is narrow with blind corners and many cars parked outside homes. Cars frequently speed through the village on a road used by large lorries visiting the recycling works in the Pelhams. The volume of traffic will not be affected by the bypass and the Council believes no extra houses should be built in Albury Road as these can only make things worse.

**Appendix 2 Re. Application 3/17/2949/FUL Land Adj The Birches 1 Farm Place, Bury Green. Change of use of land to residential.**

This application was considered at the Council meeting on Tuesday 6<sup>th</sup> February 2018.

The Council agreed not to object. However, the Council agreed to ask that any planning consent include the condition that the land should not carry permitted development rights. The Council accepts that the land be used as part of the garden but does not want it to be used for buildings such as a garage or shed.

**Appendix 3 Email to Mr Paul Dean, EHC Planning Enforcement**

Subject: Re 3/15/0342/ARPN

Date: Thu, 8 Feb 2018 14:36:39 +0000

From: Parish Clerk <clerklittlehadham@gmail.com>

To: Paul.dean@eastherts.gov.uk

Application 3/15/0342/ARPN, Land at Millfield Lane, Bury Green, Change of use of 3 no. agricultural buildings to 3 no. dwellings, was discussed at the Council meeting on Tuesday 6<sup>th</sup> February 2018. Concerns were raised that, contrary to the plans, permitted after an appeal to the Planning Inspector, an area of agricultural land by the houses appears to have been fenced as gardens for the new homes. The land is in a rural area beyond the green belt. I would be grateful if you could investigate the matter. I enclose a photograph.