

Little Hadham Parish Council

Minutes of the 29th meeting of the **Little Hadham Parish Council** (2015 – 2019 Session) held on Tuesday 6th March 2018 at 8:23 p.m. in the Village Hall, Little Hadham.

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

Mr B Evans – Clerk, and 10 members of the public including County Cllr Graham McAndrew and District Cllr Geoff Williamson.

29.1. Absent. Cllr Wardrop and Cllr Wright.

29.2. Declarations of interest by councillors on any items below. None.

29.3. Democratic ten minutes.

A resident spoke about the proposed housing on the former GSK site at Bury Green. She said she had spoken to several residents and a number had signed a letter to the developers. Although they did not object in principle to the use of a brown field site, they were concerned that the scale of the development, said to be 50 to 70 houses, would have a large effect on the small community of Bury Green. The 15 new homes at Farm Place had a significant effect and the hamlet and residents were told there would be no more housing. The resident said that there were concerns that the main access road, Millfield Lane a single-track road with passing places, not have its rural character altered by being widened. The new district plan said that a total of 500 new homes were to be built in Cat 1 villages. Bury Green was Cat 3 which should have only limited infill – not 10% of the houses planned for all the Cat 1 villages.

Cllr Williamson said the site was no longer a major development site. Such sites were considered as open to development. Any houses built would not count towards the Cat 1 quota but would be a ‘windfall’.

A resident said he thought the main considerations were poor access, the lack of a main sewer and lack of school places.

The Clerk agreed to place some documents, referring to earlier developments at the site, on the Council website.

29.4. Minutes of the Parish Council meeting held on Tuesday 6th February 2017 to be agreed and signed as a true record.

29.5. Matters arising from the minutes. None.

29.6. Strategic matters

29.6.1. Neighbourhood Plan. The Chair read a report from Cllr Wright.

Character Assessment - we have the various strands in one place now and are seeking assistance from experts to complete this.

Site Allocations - our next major step is a public consultation, giving the community the opportunity to support or object to the sites proposed. We have booked the Village Hall for the 9th June and have informed the various developers that this is their chance to present to the village. We will also remind folks of the direction they have given us to date, the Vision that has been formed

as a result and attendees will at the end get to vote and give feedback and comments.

Former GSK site - as everyone knows they have had their first consultation. Interesting feedback is coming from the Bury Green and Farm Place community. Not completely rejecting or opposing but some sensible thoughts on scale and access. And indeed, some appear actively supportive. They would prefer more people so for the sake of activity and nice homes would be better than the current waste land.

Grant application - we will apply for the next tranche of grant once that opens (currently close until April). We anticipate that we will be able to apply for a further £7,000 but this is not guaranteed.

Volunteers - one more has quit now as a result of the time commitment. Any more volunteers welcome!

The Chair said she would ask if people not attending the 9th June meeting could comment on proposed building sites.

29.7. Highways

29.7.1. Drive Safe scheme. The Chair said the completed forms had been returned and the volunteers were being DBS checked. She said she had spoken to the officer in charge of the scheme in Bishop's Stortford who was very keen on the it though he was a little pessimistic about how long it would take to get started. The Chair said nearby parishes were in agreement in principle to checking each other's roads though she thought the scheme would start in the parish.

Action
ELW

29.7.2. Outstanding road repairs including potholes. Cllr Pearson said that Herts Highways had added re-erecting a Bury Green sign to the rolling programme.

29.7.3. Bypass. The Chair read a report from Helen McCormick, HCC lead on the bypass. [Appendix 1]

29.8. Environment affairs

29.8.1. Condition of footpaths. Cllr Hoodless said that he had reported paths 52 and 34 to HCC.

29.8.2. Consultation on changes to paths and cycleways at the Tesco round about. Cllr Hoodless agreed to respond.

Action
TH

29.8.3. Inspection of trees for which the Council is responsible. Cllr Hoodless said he was still waiting to hear from Gascoyne Cecil Estates.

29.8.4. Damage to the war memorial wall. The Clerk said Mr Foskett was waiting for better weather before carrying out the work.

29.8.5. Noise from aircraft using Stansted Airport. Cllr Hoodless said there was an application to increase passenger numbers by 50%. Cllr McAndrew said there would be a meeting in Bishop's Stortford. Air traffic controllers are planning to use the more accurate GPS routeing system for the Buzzard route that passes over the parish. This will reduce noise for most but might make it worse for those immediately under the flight path. The Chair encouraged people to report noisy planes using the link on the website. It was better to report a number of incidents in one report rather than making a number of separate reports.

29.8.6. Damage to parish kiosks. The Chair said a window had been broken at the Bury Green kiosk and both kiosks were looking shabby. Cllr Wilkinson said her

Action
MW

husband would be willing to make repairs. Cllr Williamson said he had a source of glass and paint.

29.9. Groups and Amenities

29.10. Community

29.10.1. Playgrounds. Cllr Tooke said the playgrounds were in generally good condition.

29.10.2. Replacing/repairs playground gates including use of Tesco grant. Cllr Tooke said he was still waiting for a quote from the resident about replacing all the playground gates. He proposed that a deadline of 1st May 2018 be set. In the meantime, he would seek some alternative quotes. Agreed.

Action
GT

29.10.3. Replacement litter bin for the Ridgeway playground. The Clerk said he had obtained a number of quotes. All metal bins cost about £250. It was agreed that the Clerk and Cllr Tooke would select a bin with a maximum cost of £270.

Action
Clerk/GT

29.10.4. Report on the public meeting held by the developers of the former GSK site. The Chair thought the people at the meeting were very friendly and apparently helpful though it was difficult to give real feedback. The trips to the site were rather brief. Cllr Tooke thought all the benefits for the plans seemed to be favour of the developers with the community seeing only problems. He asked that there be some mitigation – perhaps with help to refurbish the Village Hall.

29.10.5. Allotments. After some discussion about trees planted on the allotment site, the Chair proposed that a work party visit the site to consider the problem and report back to the Council. Agreed.

Action
ELW

29.11. Consultation and Public Relations

29.11.1. East Herts District Plan Main Modifications Consultation. Cllr Tooke read a report from Cllr Wardrop. [Appendix 2]. He proposed that Cllr Wardrop's responses be conveyed to EHC agreed.

29.12. Parish Assembly Thursday 19th April 2018

29.12.1. To consider who to invite to give presentations. It was agreed to invite: Mrs Liz Stockley village school; The local police; Mr Richard Beckett Little Hadham Charities; Cllr McAndrew HCC; Mrs Jan Williamson Village Hall; A member of the Neighbourhood Plan steering group; The Chair.

29.12.2. To consider catering arrangements. Cllr Hoodless agreed to organise the catering.

Action
TH

29.13. Security matters

29.13.1. The Chair said there had been no significant matters. A dog had escaped and someone was bitten and some snowballs had been thrown at passing cars. Councillors reported some youths had been riding a trial bike on footpaths. The ringing of door bells appeared to have stopped.

29.14. Flooding. The Chair read a report from Cllr Pearson. [Appendix 3].

29.15. Parish Council matters.

29.15.1. To review and agree: Council Standing Orders; Council Financial Regulations; Internal Audit arrangements; Council asset list; Council Risk Assessment. Cllr Tooke proposed that the documents be approved for the coming year. Agreed.

29.16. Chair's report.

- 29.16.1.** The Chair said two young brothers had been clearing litter for most of the past month.
- 29.16.2.** Easter meal. The Chair said the lunch would be on Saturday 31st March and would be organised by Chris and Gillian Bhatt.
- 29.16.3.** The Chair said that only two of the four Council signatories were registered to use the bank website. Cllr Wilkinson said that she would try to log in again.

29.17. Clerk's Report**29.17.1. Financial statement****Period ending 6th March 2018****Unity Trust Bank**

Petty cash

£28,503.53

-£2.03

Total £28,501.50**To be agreed****To Pay**

Staff Salaries

February

£488.66

Clerk's expenses

February

£17.90

Petty cash float

£50.00

Parish News

Donation towards printing costs

£250.00

Total payments £806.56**Total in all accounts and petty cash after payment of this month's bills £27,744.94**

- 29.17.2.** Proposed to accept payment of accounts. Agreed.
- 29.17.3.** Proposed to accept the accuracy of the financial statement. Agreed.
- 29.18. Planning matters.** The transactions of the Planning Committee were noted.
- 29.19. Date of next ordinary Council meeting – Tuesday 3rd April 2018.**
- 29.20. The Chair closed the meeting to the Public and the Press at 9:52 p.m.**

Appendix 1 Report on the bypass from Helen McCormick HCC lead on the scheme.

Hertfordshire County Council (HCC) and the Environment Agency (EA) have been advised by the Department for Transport (DfT) and Department for Environment, Food & Rural Affairs (DEFRA) that they intend to hold a public inquiry into the A120 Little Hadham Bypass and Flood Alleviation scheme. This will examine the concerns raised by the remaining objectors to the Compulsory Purchase Orders and Side Roads Order required for the delivery of the scheme. The Inquiry date has been set for 17 July 2018 and is expected to last 4 days.

HCC and the EA continue to hold dialogue with the remaining objectors to establish if their concerns can be addressed. If the remaining objections are withdrawn, DfT and DEFRA may confirm the Orders without the need for an Inquiry.

Subject to the confirmation of the Orders, works are planned to commence on site in early 2019. The works will be on site for approximately 18-24 months, with a planned opening in 2020.

As set out previously, HCC is committed to delivering village enhancements which may take the form of traffic calming measures. The measures, and extent of any enhancements, will be

considered and consulted upon after the opening of the bypass, when the impact of the bypass is fully realised.

As part of the advanced works for the bypass, and in association with the Bishop's Stortford North development, improvements are being undertaken at the A120 roundabout with the A1184/A1250 (Bishop's Park Way/Hadham Road). As part of these works, HCC proposes widening the existing footway which could then accommodate a shared use (cycling/pedestrian) facility. These proposals will be subject to a separate consultation in the near future, however I append the plans hereto. These plans remain subject to final checks and approval prior to issue therefore I respectfully ask that you await the consultation letter prior to their wider circulation. After the opening of the bypass, any further cycling provision from Little Hadham associated with the village enhancements will link into Bishop's Stortford (Hadham Road) through these proposals.

I trust this offers adequate update however if you need anything further please do not hesitate to contact me.

Appendix 2 Cllr Wardrop's Report on East Herts District Plan Main Modifications Consultation.

Summary

Firstly, just to clarify the purpose of this consultation, this EHDC seeking feedback on the modifications it is making to its District Plan. There are numerous changes and refinements made based on the original. I've attempted to pull out what I see are the key changes that appear to be most relevant to Little Hadham.

Overall the modifications appear to have increased the number of homes required to be built in East Herts however they refine detail on where. The additional homes required do not affect group 2/3 villages.

Relevant points noted

The planned addition of homes for district as a whole has increased from 16,390 to 18,458 in the period between 2011-2033.

- Clarified the 5 year land supply now has a 20% buffer
- Maximise opportunities for jobs growth now aiming for 10,800 new jobs by 2033
- Group 1 villages expected to contribute 500 homes (none for group 2/3 villages)
- Under infrastructure requirements the Little Hadham bypass is still listed as required
- In terms of affordable housing the number of houses needed has now dropping from 4128 to 3685 between 2011 ns 2033
- In terms of development design, they have added a specific proposal that new development should make appropriate provision for High speed broadband
- Tightened up the language around wastewater consideration for developments, now development proposals must ensure adequate wastewater infrastructure "in advance of the occupation of development" as opposed to "in tandem with"
- 'Sustainable brownfield sites' are now at the top of the hierarchy for development. Previously the document referred to 'Brownfield locations in towns'
- Development Strategy has been clarified, excerpt below

The strategy of the District Plan is to deliver sustainable development in accordance with the following hierarchy:

- Sustainable brownfield sites;
- Sites within the urban areas of Bishop's Stortford, Buntingford, Hertford, Sawbridgeworth and Ware;
- Urban extensions to Bishop's Stortford, Hertford, Sawbridgeworth and Ware, and to the east of Stevenage, east of Welwyn Garden City and in the Gilston Area; and
- Limited development in the villages.

Impact on Group 2 Villages

There is no change in the expectation of additional homes in group 2 villages

Neighbourhood Plans

They have added additional information for Neighbourhood plans. They appear to be mainly targeting Group 1 villages to encourage them to create neighbourhood plans.

10.2 Neighbourhood Plans

10.2.3 The District Council wants to give Parish Councils the opportunity to empower local people to take a proactive role in shaping the future of the areas in which they live and give local people greater ownership of the plans and policies that affect their local area. In accordance with Policy VILL1 (Group 1 Villages), Parish Councils will therefore be encouraged to prepare Neighbourhood Plans, in accordance with the provisions of the District Plan, to allocate land for development or to introduce additional policy requirements aimed at ensuring that development contributes toward local distinctiveness or other community objectives. Other Parish Councils may also wish to consider producing a Neighbourhood Plan to shape development in their villages.

However, for Group 2/3 villages it's worth noting the following:

10.3.8 Group 2 Villages are generally smaller villages where limited infill development, together with small-scale employment, leisure, recreation and community facilities will be permitted. This development should take place within the village development boundary as defined on the Policies Map.

10.3.9 As with Group 1 Villages, Parish Councils may consider that the most appropriate way to plan for their community's needs is by preparing a Neighbourhood Plan. Therefore, in addition to limited infill development, small-scale development identified in an adopted Neighbourhood Plan will be permitted. In villages located in the Rural Area Beyond the Green Belt, this may include development on the periphery of the main built up area of the village.

10.3.10 No specific housing target has been identified for Group 2 villages. Where housing development does take place, this will contribute towards the Council's windfall allowance.

10.3.11 Group 3 Villages are generally amongst the smallest in East Herts. These villages have a poor range of services and facilities and it is often necessary for local residents to travel outside the village for most of their daily needs. These villages generally lack a primary school or local convenience shop and may not have a permanent post office or a village hall or meeting place. However, whilst Group 3 Villages are viewed as the least sustainable locations for development in the District, limited infill development identified in an adopted Neighbourhood Plan will be permitted.

Draft response from Little Hadham Parish Council

In terms of our response I recommend:

- Whilst the modifications in this report increase the planned number of homes within East Herts we welcome the fact that this does not appear to impact directly the group 2/3 villages such as Little Hadham.
- Additional homes and economic activity nearby is expected to increase pressure on road network so we strongly support that the Little Hadham bypass is still included in the Transport strategy.
- We request more clarity on what is meant by ‘brownfield sites’ in the modified plan. Is this still referring to brownfield sites in towns as in the previous version? At the top of the development hierarchy are brownfield sites, it would be a mistake for sites in all areas such as Town, Green Belt and Beyond Green Belt to be considered at the same level of priority.
- Request more clarity on the impact of neighbourhood plans from group 2/3 villages in the planning process in relationship to the proposed strategic development hierarchy which lists ‘sustainable brownfield sites’ at the top.

Appendix 3 Cllr Pearson’s flooding report

Following 13 road floods and numerous complaints to highways, the drains have now been emptied of silt between the Village Hall to junction with Ridgeway. The Land Drainage Officer at EHDC has been contacted confirms that there are significant problems with the volumes of water runoff and silt generated from the fields and the design of the drainage systems not being of capacity to cope. He confirms that there are still viable options for the landowners of the fields to have silt traps and holding ponds installed on their land which would greatly reduce the incidence of flooding as this will prevent the overwhelming of the highways drains with silt and the subsequent movement of the silt into the ditches. However, he confirms that, since the suggestions were raised several years ago, none of the landowners have agreed to any preventative works on their land. This means that with highways not removing silt when needed, the householders’ ditches are becoming overwhelmed. There is a suggestion the Land Drainage Officer is reviewing regarding the entrance to the ditch for a concrete platform to be installed below the level of where the pipes enter so that any silt that pushes in can be more easily scraped out. However, he confirms that, whilst there is no preventative action from the landowners of the fields, this will require constant maintenance but would be more workable than the current system where people sink up to their waist trying to do clearance.