

Little Hadham Parish Council

Minutes of the nineteenth meeting of the Little Hadham Parish Council **Planning Committee** (2003 – 2007 Session) held on Monday 3rd July 2006 at 8:00 pm in the Village Hall, Little Hadham.

Present: **Mr T Skidmore** **Chairman**
 Mr T Feather)
 Mr P Foreman) **Councillors**
 Mr A Morris)

Mr B Evans – Clerk, and 7 members of the public.

- 19.1 **Absent** – Cllr Mrs M Gibson, Cllr Fairchild, on holiday, and Cllr Stigwood.
- 19.2 **Democratic 10 minutes** The Chairman invited members of the public to comment on any matters on the agenda.
There were no comments.
- 19.3 **Declarations of interest** Cllr Foreman declared a prejudicial interest in the planning application for 2 Westfield Cottages, Westland Green as he lived next door. He left the meeting when this was discussed.
- 19.4 **Minutes** of the meeting held on Monday 5th June 2006. Cllr Foreman proposed that the words ‘were happy with’ in 18.6.2 be replaced by ‘had no grounds for objection to’. The sentence to read ‘Cllr Foreman said that the neighbours had no grounds for objection to the plans.’ Agreed. With this alteration the plans were agreed and signed as a true record.
- 19.5 **Matters arising**
- 19.5.1 **Bury Green Farm.** The Chairman reported on the meeting of the EHDC Development Control Committee held on Thursday 29th June 2006 at which the Bury Green Farm application was considered. He had been allowed to speak for three minutes and had raised four issues: he had asked that the vehicular access to the new houses be via the Millfield Lane entrance so as to reduce traffic through the Green and to improve safety for those using the Green; he had asked for reassurance that there would be no further housing on the remainder of the site; he had asked that the problem of rat-running traffic through the hamlet be solved before any new houses were built; he had asked that new 106 monies be considered for the village school and for the parish playgrounds.
The Chairman said that some committee members were sympathetic to the Council’s concerns on the increase in traffic and on the disproportionate increase in the population of the Green. The committee was unable to comment on further development at the site, as each new application would have to be considered on its merits.
The committee decided to grant the application subject to the conditions listed in the report from the planning office.
The Chairman said that, after the meeting he and Mr Nubel had informally discussed the use of the Millfield Lane entrance with representatives of the developers but had been unable to get a change of mind.
Cllr Foreman said that the Council should discuss the decision with the residents and asked what actions might be open to the Council. The Clerk said that he had

discussed this with Mr Cavell of the planning office. Third parties, such as the Council and residents, had no right of appeal against a decision. They could ask for a judicial review but this would be into the process by which the decision was made. There would have to be proof of maladministration. The review would not be into the decision itself. The Clerk said that a review would involve legal expenses that the Council could not afford. The Chairman proposed that the Council take no further action save to ask Bury Green resident if they wished to take action at their own expense. Agreed.

19.5.2 **Cottages next to May Cottage, Cradle End.** The Clerk reported on a letter from the Development Control enforcement office and a phone call to the Conservation Officer, Mr Wenham, concerning the protection of the cottages while a final decision was made about their future. Mr Wenham had said that the developers still appeared to own the cottages and pressure was being put on them to agree a way forward with the planning office. He would visit the site to investigate the security of the cottages. The Chairman proposed that the Clerk should write again to the planning office asking for clearer assurances concerning the protection of the cottages. Agreed.

19.6 **Planning applications considered by the Council**

19.6.1 0970/06 Stockbriggs, Church End. Two-storey side extension.
Considered by Cllr Feather and Cllr Stigwood.
Cllr Feather proposed that there be no objections. Agreed.

19.6.2 0996/06 Bury Green Farm House, Bury Green. Two-storey side extension and alterations, replacement detached garage with playroom over and upgraded courtyard.
Considered by Cllr Feather and Cllr Fairchild.
Cllr Feather proposed that there be no objections. Agreed.

19.6.3 1050/06 2 Westfield Cottages, Westland Green. Two-storey rear extension.
Considered by Cllr Feather and Cllr Fairchild.
Cllr Feather proposed that there be no objections. Agreed.

19.7 **Planning decisions received from EHDC To note**

19.7.1 0614/06 3 Clintons Hall Cottages, Bury Green. Erection of detached double garage/store. First floor extension over existing kitchen and new porch. Granted

19.7.2 0531/06 Unit 3 The Stables, Church End Farm, Church End. Change of use from redundant stables to mixed B1 and B8 use. Granted.

19.7.3 0534/06 Little Hamstead, Acreman Street. Erection of replacement stables. Granted.

19.7.4 0733/06 Barrons, Bury Green. Construction of bridge over dry culvert from road to field. Granted.

19.7.5 0762/06 Cherry Grove, Westland Green. Conversion of existing garage/office to form 1 bedroom unit with 1st floor extension. Refused.

19.7.6 0790/06 2 Bury Green Cottage, Bury Green. Detached double garage. Granted.

19.7.7 0815/06 Ashdene, The Ford. External stairs and door to 1st floor accommodation above garage. Granted.

19.8 **Any other business.** None.

19.9 **Date of next meeting –Monday 4th September 2006.**

19.10 **Chairman closed the meeting to the Public and the Press at 8:21 p.m.**