

Little Hadham Parish Council

Minutes of the twenty first meeting of the Little Hadham Parish Council **Planning Committee** (2003 – 2007 Session) held on Monday 2nd October 2006 at 8:00 pm in the Village Hall, Little Hadham.

Present:

Mr M Fairchild	Chairman
Mr T Feather)
Mr P Foreman)
Mr A Morris) Councillors
Mr T Skidmore)
Mr S Stigwood)

Mr B Evans – Clerk, and **13** members of the public.

21.1 **Absent** – Cllr Mrs M Gibson.

21.2 **Democratic 10 minutes** The Chairman invited members of the public to comment on any matters on the agenda.

Mrs Hughes said that she had no objections to the planning applications for Oak Lodge, Cradle End that was a house neighbouring her home.

21.3 **Declarations of interest** None.

21.4 **Minutes** of the meeting held on Monday 4th September 2006 were agreed and signed as a true record.

21.5 **Matters arising**

21.5.1 Cllr Skidmore asked if there had been any developments on the application for Church End. Cllr Fairchild said that no reply had been received to the Council's letter though replies were not usually sent. The Clerk said that the consultation period had been extended to 8th October 2006 as the plans involved a change of use of farmland which is contrary to the District Plan. This meant the plans had to be more widely advertised including in the local press. Ms Hardinge at the planning office hoped to have the decision decided at the committee meeting on Wednesday 25th October 2006 and the report giving her recommendations should be available online by Wednesday 18th October 2006.

21.6 **Planning applications considered by the Council**

21.6.1 1549/06 Bury Green Farm House, Bury Green. Proposed two storey side extension to existing dwelling with minor alterations. Considered by Cllr Feather and Cllr Fairchild. Cllr Fairchild proposed that there be no objections as the development would be overseen by the district conservation officer. Agreed.

21.6.2 1697/06 Moredown, Standon Road. Outline application for 13m x 10m x 7.5m high detached chalet bungalow. Considered by Cllr Feather and Cllr Fairchild. Cllr Fairchild said that the application was in line with the District Plan concerning infilling. However neighbours had pointed out that there was a culvert on the edge of the site of the proposed new house. This culvert had been known to flood to a depth of two feet in heavy rain. Cllr Fairchild proposed that there be no objection to the new house in principle but to draw to the planning department's attention neighbours' concerns about the risk of flooding and to request that the responsibility for the

maintenance of the culvert be made explicit and that the plans for the new house include access to the culvert for inspection and maintenance. Agreed.

21.6.3 1761/06 Oak Lodge, Cradle End. Dormers to south east, north east and south west elevations. Considered by Cllr Feather and Cllr Morris.

Cllr Morris said that the proposed new windows would not overlook neighbouring houses. He proposed that there be no objections. Agreed.

21.6.4 1763/06 Oak Lodge, Cradle End. Garage with first floor accommodation and external staircase. Considered by Cllr Feather and Cllr Morris.

Cllr Morris said that he had no objection to the garage but the accommodation above essentially made it into a new house. Cllr Foreman thought this set a poor precedent. Cllr Morris proposed that there be no objection to the garage but the Council should seek the district council's advice on its policy on building garages including accommodation. Agreed.

21.6.5 1827/06 Sunfield, Bromley Lane, Wellpond Green. Two storey side extension. Single storey side extension and some demolition and rearrangement. Considered by Cllr Feather and Cllr Foreman.

Cllr Feather said that the plans were in keeping with several over houses nearby that had been greatly extended. Cllr Foreman said that many of the houses in the lane had been essentially rebuilt. He proposed that there be no objection to the application but to seek the district council's advice on its policy on extensions in the Bromley Lane area as many seemed out of keeping with close by Westland Green. Agreed.

21.7 **Planning decisions received from EHDC – to note**

21.7.1 1412/06 Connect Scaffolding, Hadham Park. To continue the use of land and buildings at Hadham Park as a scaffold erectors depot without compliance with condition 5 of app.3/04/1408/FP, re. The provision of a passing bay on the private drive. Granted.

21.7.2 1450/06 Hoop House, Green Street. First floor extension. Granted.

21.8 **Any other business.** None.

21.9 **Date of next meeting – Monday 6th November 2006.**

21.10 **Chairman closed the meeting to the Public and the Press at 8:26 p.m.**