

Little Hadham Parish Council

Minutes of the thirty-first meeting of the Little Hadham Parish Council **Planning Committee** (2007–2011 Session) held on Tuesday 4th May 2010 at 8:04 pm in the Village Hall, Little Hadham.

Present:

Mrs C Piccolo	Chairman
Mr J Forgham)
Mr R Gregory)
Mr A Morris) Councillors
Mrs M Wilkinson)
Mr G Williamson)

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

31.1 Democratic 10 minutes.

A resident said that many Hadham Hall residents were concerned about the development of an industrial estate at Church End Farm. Buildings at the farm were already occupied by small businesses and more large buildings were in the process of being built. A new road was now being constructed between the industrial estate and the A120. This road passed close to several homes at Hadham Hall and would exit onto the A120 near the top of the brow of a blind hill. However the industrial estate and the new road have not been considered by the community such as by the Development Control office of EHC or by Herts Highways at HCC. The Clerk said that the Council had had concerns about developments at Church End Farm for some years and had discussed the matter with the owners and representatives of the planning office. The Council was assured that all developments comply with planning rules.

31.2 Absent Cllr Purvis [family event].

31.3 Declarations of interest. None.

31.4 Minutes of the meeting held on Tuesday 6th April 2010 were agreed and signed as a true record.

31.5 Matters arising from the minutes. None

31.6 New homes at Ashcroft Farm.

31.6.1 Cllr Mrs Piccolo said that she had visited the site that day. Work on the larger homes was well advanced and the affordable homes had been started. She noted that any local people interested in one of the affordable homes should contact the EHC to ensure that they are registered.

31.6.2 Cllr Mrs Piccolo said that the developers had agreed to donate a parcel of land to the village school and were in the process of applying for planning permission. The gift had been made after to developers had completed their budget for the project.

31.6.3 Plans for the junction of the access road to the new houses with the A120.

Cllr Mrs Piccolo said that a copy of a letter to Herts Highways had been circulated to and agreed by councillors. She said that the junction was potentially very dangerous.

31.7 Possible new access road at Church End Farm. Cllr Gregory said the Council should register its concern over the construction of the road. He understood that there had been informal talks between the owners and Herts Highways about access onto the A120. There had been no consultation with local people. The Clerk said that building tracks for access within the farm did not need planning permission. There was an existing access gate to the

field next to the A120 so it appeared that planning permission would not be needed for farm vehicles to use the new road from the A120. Cllr Gregory said that the new road would join the A120 on the blind brow of a hill. He noted that the entrance to Hadham Hall had been moved a significant distance away from the brow of the hill because of the danger. Cllr Mrs Piccolo asked if Hadham Hall residents had discussed the matter with the owners of the farm. Cllr Gregory said that the matter had only recently come up and the Hadham Hall Committee thought that the Council should express the community's concerns. Cllr Forgham said that the road would cross a footpath used by several children and parents on their way to and from the village school. He agreed to discuss the matter with the HCC footpath officers. Action
JF

Cllr Gregory proposed that the Council should write to EHC and HCC expressing concern about the development of the industrial estate and of the new road. Agreed. Action
Clerk

31.8 Planning applications considered by the Council

31.8.1 0878/10 Florence Cottage, The Ford. Two storey side and single storey rear extensions, loft conversion with increased roof pitch and insertion of roof lights. Considered by Cllr Mrs Piccolo and Cllr Williamson. Cllr Mrs Piccolo proposed there be no objection. Agreed.

31.8.2 0505/10 1 Farm Place, Bury Green. Inground swimming pool. Considered by Cllr Mrs Piccolo and Cllr Gregory. Cllr Mrs Piccolo proposed there be no objection.

31.8.3 0451/10 A120 Veterinary Centre, Standon Road. Erection of detached 3 bedroom dwelling. Considered by Cllr Mrs Piccolo and Cllr Morris. Cllr Mrs Piccolo proposed that a letter of objection, previously circulated to councillors, should be sent from the Council. Agreed except that reference to what building materials any new home should be built from to be removed. [Appendix 1] Action
Clerk

31.9 Planning decisions received from EHC

31.9.1 0169/10 The Hollies, The Ford. Formation of an external courtyard area adjacent to existing kitchen by way of excavation of earth to reduce the level of a raised area of land and construction of a retaining wall. Granted.

31.9.2 0347/10 The Willows, Bury Green. Single storey side and rear extensions. Granted

31.9.3 0410/10 4, The Grove, Bury Green. Single storey rear and side extension with new front porch. Refused.

31.10 Appeal decision received from the Planning Inspectorate – to note.

31.10.1 1973/08 Harley House, Westland Green. Demolition of 2no. existing outbuildings and erection of a detached replacement outbuilding. Appeal dismissed.

31.11 Date of next meeting – Tuesday 1st June 2010.

31.12 The Chairman closed the meeting to the Public and the Press at 8:53 p.m.

Appendix 1 Letter concerning 0451/10 A120 Veterinary Centre, Standon Road

This application was discussed at the Council meeting held on Tuesday 4th May 2010.

The veterinary hospital occupies former farm buildings next to the A120 and well away from the various hamlets in the parish. Despite the presence of the A120, this is essentially a very rural location.

The Council objects to the application on the following grounds:

1. All buildings on site are shed/barn type buildings or buildings made of prefabricated metal profile material. The other buildings are ground floor level only. There are no other two storey "residential dwellings" on or close to the site.
2. The proposed house is of a poor design and not in-keeping with the rural situation.
3. A three bedroom house would not be justifiable where there has never been a house before just for the purpose of "sleeping quarters". Nursing staff on duty during the night would have to be awake in order to attend to sick/recovering animals.
4. If sleeping quarters are an absolute necessity then we suggest single storey dormitories be proposed, made of materials to match other existing buildings occupying the site.