

Little Hadham Parish Council

Minutes of the 33rd meeting of the Little Hadham Parish Council Planning Committee (2011-2015 Session) held on Tuesday 1st July 2014 at 8:00 pm in the Village Hall, Little Hadham.

Present:	Mrs M Wilkinson	Chairman
	Mr C Bhatt)
	Mr J Forgham) Councillors
	Mr G Pearson)
	Mr G Williamson)
	Ms W Woodgate)

Mr B Evans – Clerk, and 32 members of the public.

33.1. Democratic 10 minutes.

A resident asked whether signs for the Polo Club on the verge at Bury Green needed planning permission. Cllr Mrs Wilkinson said she would find out.

Action
MW

33.2. Absent Cllr Mrs Lloyd-Williams [on holiday].

33.3. Declarations of interest. Cllr Williamson said he was unable to comment on planning applications as he was a member of the EHC Development Management Committee.

33.4. Minutes of the meeting held on Tuesday 3rd June 2014 were agreed and signed as a true record.

33.5. Matters arising from the minutes. None.

33.6. Planning applications considered by the Council.

33.6.1. 0900/14 West Cottage, Hadham Hall. Demolition of garage, single and two storey side extension incorporating garage and Juliet balcony. Considered by Cllr Mrs Wilkinson and Cllr Mrs Lloyd-Williams. Cllr Mrs Wilkinson said the plans were in keeping with other buildings on the site and had the support of the Hadham Hall Committee. She proposed there be no objection. Agreed.

33.6.2. 1127/14 River Farm Cottage, Westland Green. Insertion of door and erection of porch, internal alterations to including a new bathroom, kitchen and insertion of patio doors and windows and internal shutters. Existing Nissen hut to be refurbished and converted to a gym/studio – amendment to listed building consent 3/14/0137/LB – change from four panel patio door to three panel patio door in kitchen Considered by Cllr Mrs Wilkinson and Cllr Forgham. Cllr Mrs Wilkinson proposed there be no objection. Agreed.

33.7. Planning decisions received from EHC.

33.7.1. 0662/14 Bury Green Farm House, Bury Green. Listed Building Consent for removal of modern en-suite partition walls and doors. New door to master suite fitted into existing opening. Existing door to new dressing room to be removed and new partition wall and door built into modern extension to create new en-suite. Granted.

33.7.2. 2139/13 Valley Fields, Chapel Lane. Demolition of existing barn and the erection of 3 bedroomed dwelling. Application deemed invalid. Refusal decision withdrawn.

33.7.3. 0494/14 The Haven, Albury Road. Erection of ancillary residential annexe. Granted.

33.7.4. Westledon, Pigs Green, Westland Green. Demolition of existing extensions, the erection of a single storey and two storey side and rear extensions, raising of roof and insertion of 2 dormer windows. Refused.

- 33.7.5.** 0758/14 Manor Farm Barn, Standon Road. Re-thatching of roof with flush ridge. Granted.

Notification of appeal decision

- 33.7.6.** 1720/13 Land adjacent to A120 at end on Church End Lane. Directional sign (retrospective). Appeal dismissed.
- 33.7.7.** 1541/14 Unit 4b, Hadham Industrial Estate, Church End. Extension to existing storage compound for plant in association with Unit 2B & erection of perimeter fencing. Creation of landscaped bund with excavated land. Appeal dismissed.
- 33.8.** **Date of next meeting – Tuesday 2nd September 2014.**
- 33.9.** **The Chairman closed the meeting to the Public and the Press at 8:08 p.m.**

Appendix 1. Re. Little Hadham Parish Conservation Area Appraisals and Management Plans Draft

The Conservation Area Appraisal was discussed at the Council meeting on Tuesday 6th May 2014 and it was agreed to make the following comments.

Little Hadham Parish Council appreciated the efforts of John Bosworth and colleague who came out to Little Hadham on the 1st May to inform residents of the proposed changes being made to the Conservation Areas in The Ashe, The Ford and Bury Green. The event was well attended and most left reassured that changes being made are unrelated to the Draft District Plan Consultation currently underway. Equally reassuring was the emphasis that this exercise does not increase likelihood of building on areas removed from conservation areas (and that indeed appropriate building within conservation areas is often to be encouraged).

Suggested corrections are as follows:

- The Conservation Area Appraisals largely affects the Ashe and the Ford hamlets in the parish – in the Draft for Consultation these are wrongly called ‘Little Hadham’ and ‘Hadham Ford’ (apart from when The Ford is listed in relation to specific properties).
- point 6.49. This paragraph wrongly refers to a small 20th century housing development as being called The Croft. It is in fact called The Grove.
- Picture 19 - South Barn at Lower farm is not converted for ancillary residential use, in fact this usage is not permissible under listing. The barn is an extension to the main dwelling.
- Point 6.13 “Thatched outbuildings at Ford Hill” are now a house, converted about 2007/8.
- Point 6.54 - We believe that 'Homecroft' was not previously known as 'The Vineyard' as stated. Vivienne Jones who lives in the current 'The Vineyard' informed us that when her property was built in 1960, the then 'The Vineyard' changed its name to 'The Vineyard Cottage', and is now known as 'The old Vineyard'. 'The Vineyard' is built on what was previously the grounds of ‘The old Vineyard’. She is happy to discuss further the histories of all three properties as she remembers it.

The Parish Council were encouraged by evidence on the maps showing the wealth of the Parish in terms of its important buildings, features, green spaces and wildlife and felt that it could only be a good thing that the plan proposing contacting property owners about the possibility of maintaining and preserving these features.

Bury Green is highlighted as an excellent example of an unspoiled/uncluttered Green. The report therefore suggested that long term work be done to bring uniformity to the boundaries of the green. The Parish Council would like to take John Bosworth up on his kind offer to talk with the Council about this further.

In the section of the report referring to The Ashe points 6.72 and 6.73 discuss the Windmill Tower which unfortunately burnt down in 1981. As a result of this damage the report suggests, point 6.91, that the area in close proximity to the windmill be excluded from the conservation Area. This proposal has raised concerns within the local community who in response propose a restoration project. As a result of this the Parish Council request that the windmill stay within marked conservation area.

In Conclusion Little Hadham Parish Council would like to thank the team for their work and, in general, offer their support for these proposed changes (with the exception of the windmill ruin site). We also look forward to talking with John Bosworth further, particularly regarding Bury Green.