

Little Hadham Parish Council

Minutes of the 16th meeting of the Little Hadham Parish Council Planning Committee (2015-2019 Session) held on Tuesday 1st November 2016 at 8:00 pm in the Village Hall, Little Hadham.

Present:	Mrs M Wilkinson	Chair
	Mr T Hoodless)
	Mrs E Lloyd-Williams) Councillors
	Mr W Wright)

Mr B Evans – Clerk, and 9 members of the public.

- 16.1 Absent** Cllr Bhatt [on business]. Cllr Pearson [family matter] Cllr Tooke [on holiday]
- 16.2. Declarations of interest.** Cllr Lloyd-Williams declared an interest in item 16.6.1 as she was a near neighbour. She took no part in the discussion on this item.
- 16.3. Democratic 10 minutes.**
There were no comments or questions on agenda items.
- 16.4. Minutes** of the meeting held on Tuesday 4th October 2016 were agreed and signed as a true record.
- 16.5. Matters arising from the minutes.** None.
- 16.6. Planning applications considered by the Council.**
- 16.6.1.** 2204/16 Lower Farm, Bury Green. Repairs and alterations to agricultural barns. Conversion of Barns 1 and 2 and Store 1 into swimming pool. Proposed extension and conversion of Store D into garage. Considered by Cllr Wilkinson, Cllr Hoodless and Cllr Wright. Cllr Wilkinson proposed there be no objection. Agreed.
- 16.6.2.** 2299/16 Westfield Hall, Westfield Green. Listed building consent for replacement of window and the removal of modern brickwork to external wall. Considered by Cllr Wilkinson, Cllr Bhatt and Cllr Pearson. Cllr Wilkinson proposed there be no objection. Agreed.
- 16.6.3.** 2310/16 Hadham Industrial Estate, Church End. Change of use of former agricultural building for commercial B1(b) & (c) and or B8 use. Considered by Cllr Wilkinson, Cllr Bhatt and Cllr Wright. Cllr Wilkinson said Hadham Hall residents objected to the application because of the increasing noise from the site. Cllr Wright thought the change of use would have little impact on the area. Cllr Hoodless thought the industrial estate had been over developed. He thought the infrastructure, particularly access, was not good enough. Cllr Wilkinson proposed the Council object to the application on the grounds of poor access, increased noise and visual intrusion on a rural area. Agreed. [Appendix 1]
- 16.7. Planning decisions received from EHC.**
- 16.8.** 1834/16 5 Farm Place, Bury Green. Erection of shed. Granted.
- 16.9.** 1874/16 Westfield Hall, Westland Green. Installation of register plate within the chimney stack; alterations to bathroom to include creation and replacement of walls and doors; replacement of solid fuel stove and timber mantel; replacement skirting boards; replacement of modern plasterboard with lath and lime plaster; replacement of external render with lime render. Granted.

16.9.1. 2013/16 The Lodge, Stonehouse Farm, Stortford Road. Form new roof at raised height to create a first floor incorporating 2no dormer windows, a first floor side window, 2no rooflights and a first floor side window incorporating juliet balcony. Alterations to ground floor fenestration

16.10. Date of next meeting – Tuesday 6th December 2016.

16.11. The Chair closed the meeting to the Public and the Press at 8:07 p.m.

Appendix 1. 3/16/2310/FUL Change of use of former agricultural building for commercial B1(b) & (c) and or B8 use, Church End Farm, Church End, Little Hadham

Little Hadham Parish Council considered the above planning application at its meeting on Tuesday 1st November 2016. The Council agreed to object on the grounds of increased noise, pollution and disruption to local residents and poor access.

Access to the farm is by the very narrow Church End Lane. The lane is already used by many vehicles including farm vehicles and large articulated lorries using the existing businesses. Users of St Cecilia's Church frequently park in the lane making access more difficult. The creation of another industrial unit can only make this situation worse.

Children walk along the lane on their way to and from school and large groups of children walk from the school to the church for occasional services. The heavy vehicles accessing the industrial units are an obvious danger.

This industrial estate was created when the Hadham Water Company was set up followed by the conversion of a small number of redundant farm buildings. Over the years numerous applications have been granted to convert "redundant" farm buildings to commercial use – there can be few buildings left for farm use on what is still Church End Farm. A large building is currently being added to the industrial estate. The Council asks that no further expansion of the industrial estate be allowed until the suitability of this location for such a large estate has been considered. This is a rural site with very poor, dangerous access and a number of nearby residents. The noise, pollution and visual intrusion have gradually increased over the years as the estate has expanded.

The Council believes that the industrial estate is already too large for this site and that any plans to expand it should be refused.