

Little Hadham Parish Council

Planning Minutes

Minutes of the 8th meeting of the **Little Hadham Planning Committee** held on Tuesday 4th February 2020 at 8.00pm in the Village Hall, Little Hadham.

Present: Cllr M Wilkinson Chair
Cllr E Lloyd-Williams
Cllr R Mardell
Cllr C Westlake
Cllr A Hoodless
Cllr F Arkell

Also: Clerk: Carole Page, Cllr Williamson and 4 members of the public

- 20.1.1 Apologies and reasons for absence.** Cllr Attwell sent apologies due to work commitment, and Cllr Mardell due to illness. The councillors and Chair Cllr Wilkinson accepted the apologies
- 20.1.2 Democratic 10 minutes.** Lyn Walker asked what is the current situation with the Chapel in Chapel Lane, it is a mess, she has had mice from there. She also mentioned the application for Ashford House, and whereas she doesn't have an objection to the application asks that residents be considered when the building works go ahead. She has asked for the scaffolding to be removed from the Chapel and made good. Fencing has fallen down in the winds and has been left. Stephen Stigwood commented about a skip on the road, obstructing part of the highway and the blocks holding the screening up are also on the highways. He also asked if the 2 storey extension on Ashford House is that part of the house. If its listed then the buildings can't be removed. **Action: Cllr Wilkinson to request a meeting with the owner on site of the Chapel to discuss the issues. Action: Ask for clarification on who gets a planning letter re applications, in relation to Ashford House.**
- 20.1.3 Declarations of interest by councillors on any items below.** There were no comments or questions on agenda items.
- 20.1.4 Minutes of the Planning Committee** meeting held on Tuesday 3rd December 2019. Minutes were accepted as accurate and a true record.
- 20.1.5 Matters arising from the minutes.**
- 20.1.6 Live Planning applications considered by the Council**
- **3/19/2570/FUL** – Demolition of 3 outbuildings. Construction of single storey rear extension and detached garage, loft conversion with 2 dormer windows at Ashford House, The Ford. Comments to be with EHC Planning by 28th January 2020. An extension has agreed until 7th February 2020.

Cllr Wilkinson said the wall needs to be protected. Cllr Westlake said that a further Bat survey need to be done as the current survey says the bats are foraging and not roosting . Cllr Arkell went onto Historic England website which states the building is not listed, nor the wall or outbuildings. It was identified that none of the councillors have seen a planning notification letter posted by the property. Mike Smith said the house is the site of the old brewery and is in a conservation area. The stables, including the floor needs to be preserved, as does the wall. The issue of flooding was also raised. Cllr Wilkinson proposes the Parish Council object, Cllr Lloyd-Williams seconded, Cllrs Westlake and Arkell agreed. Motion was carried. Cllr Hoodless said he has not reviewed the application, so did not vote. The objection is to be made on the grounds that the height of the wall is to be preserved, the wall and stables to be preserved and a further bat survey to be carried out. Should the application be approved, no skips to be parked on the road as this causes an obstruction. Cllr Wilkinson said it would be nice to see the house lived in and preserved, but the house is valued as an important historic building in the village.

- **3/19/2592/FUL** - Erection of new polo club stable yard at Silver Leys Polo Club Bury Green Farm, Comments to be with EHC Planning by: 30th January 2020 - extension granted by EHC until 7th Feb. Cllrs Lloyd-Williams, Wilkinson, Westlake met the owner who gave them a plan of the prospected site, where they discussed all concerns with the owners. Cllr Wilkinson proposed no objection, Cllr Lloyd-Williams seconded, Cllrs Westlake, Arkell and Hoodless agreed.
- **3/20/0055/FUL** - Retention of 3 porta cabins for office use (B1) – Retrospective at: Connect Scaffolding Hadham Park, Comments to be with EHC Planning by: 5th February 2020. Cllr Wilkinson proposes no objections, Cllr Lloyd-Williams seconded, Cllrs Westlake, Arkell and Hoodless agreed. No objection. Cllr Lloyd-Williams mentioned the planning application for the new building that has been approved will negate the need for the portakabins..
- **3/20/0055/FUL** – amendment - - Retention of 3 porta cabins for office use (B1) – Retrospective at: Connect Scaffolding Hadham Park, Comments to be with EHC Planning by: 12th February 2020. Cllr Wilkinson proposes no objections, Cllr Lloyd-Williams seconded, Cllrs Westlake, Arkell and Hoodless agreed. No objection. Cllr Lloyd-Williams mentioned the planning application for the new building that has been approved will negate the need for the portakabins..
- **3/20/0056/FUL** - Temporary use of land for the storage of scaffolding – retrospective, at: Connect Scaffolding Hadham Park Hadham Road. Comments to be with EHC Planning by: 5th February 2020. Cllr Wilkinson proposes no objections, Cllr Lloyd-Williams seconded, Cllrs Westlake, Arkell and Hoodless agreed.
- **3/20/0058/FUL** - Erection of 4no. stables, tack room, store and hardstanding at: South Acre Acremore Street Please send your comments to EHC Planning by: 10th February 2020. Cllr Wilkinson said it is a house being built and is not as per the plans, the windows are lower. Cllr Lloyd-Williams is also concerned it is built differently to the application and that building materials proposed in this are quite opulent for a stables. Cllr Wilkinson proposes objection as it is not like any stables she has seen and does not reflect the plans. Cllr Lloyd-Williams seconded, Cllrs Westlake, Arkell, Hoodless agreed. Motion was carried. Cllr Lloyd-Williams is concerned it is retrospective. They are major changes

Planning Applications – Past Decision Date

- **3/19/2528/HH** – proposal single storey rear extension at The Birches, 1 Farm Place, Bury Green. Comments to be sent to EHDC Planning by 3rd January 2019. No objections.
- **3/19/2441/HH** – Two storey side extension, single storey rear extension, side porch and relocated access and driveway at 4 Hadham Park Cottages, Cradle End. Send comments to EHC Planning by 25th December 2019. No objections.
- **3/19/2607/LBC** – Demolition of lobby and store to front. Erection of a single storey front extension at Fiddlers Croft, Stortford Road. Comments to be with EHC Planning by 14th January 2020. No objections.

20.1.7 Planning appeals considered by the Council

3/19/1682/FUL - Silver Leys Polo Club, Bury Green – Appeal has been submitted on the 16th December 2019

20.1.8 LPA Appeal Reference: 19/00172/REFUSE. Hall Croft and Churchfield, The applicant has appealed to the Secretary of State against the Council’s refusal of planning permission for:- **Change of use of two bungalows to a registered day nursery (D1) and the installation of two electric vehicle charging points** This appeal is being dealt with by an exchange of written statements between the applicant and the Council and will be decided by an Inspector appointed by the Secretary of State. If you made any comments on the original application for planning permission (unless they were marked confidential), the Council will send them to the Planning Inspectorate and they will be taken into account by the Inspector who decides the appeal unless they are subsequently withdrawn. If you wish

amend your comments or make any new ones, please contact the Planning Inspectorate quoting reference APP/J1915/W/19/3241524 by 28th January 2020. You can make a comment to The Planning Inspectorate at <https://acp.planninginspectorate.gov.uk> or in writing to, The Planning Inspectorate, Room 3/05 Temple Quay House, 2 The Square, Bristol, BS1 6P.

APP/J1915/C/19/3243632 - Land At Millfield Lane Millfield Lane Bury Green. Mr Richard Newman has appealed to the Secretary of State against the enforcement notice issued by the council concerning:- *Appeal against operational development:- without planning permission, the unauthorised excavation of material from the site and the importing of waste material onto the site.* However, the notice will not take effect until the appeal has been determined and only if the decision is to dismiss the appeal. Mr Richard Newman has appealed on the grounds that there has not been a breach of planning control. The steps required to comply with the requirements of the notice are excessive and lesser steps would overcome the objections. That the time given to comply with the notice is too short. It will be open to the Secretary of State to grant planning permission. All representations to be in by 1st March 2020.

20.1.9 Planning decisions received from EHC.

- **3/19/2126/FUL** – Change of use of part of a former agricultural building to a gym (D2 class) at Unit 13 Hadham Industrial Estate, Church End. This matter was considered by the council on the 17th December 2019 and it was decided to grant planning permission.
- **3/19/2230/FUL** – ground and side and rear extensions. Erection of detached bike and bin store at Little Hadham Village Hall. This matter was considered by the Council on the 3rd January and it was decided to grant planning permission.
- **3/19/2145/FUL** - Erection of building for B1 (office) use with creation of 26 additional car parking spaces and associated landscaping works at Hadham Park Connect Scaffolding Hadham Road for Connect Scaffolding Ltd. This matter was considered by EHC the 8th January 2020 and it was decided to grant planning permission
- **3/19/2331/LBC** – Removal of 5 existing single glazed timber casement windows and replacement with single glazed casement windows to match existing. Replacement garage door at Fiddlers Croft, Stortford Road. This was considered by EHC on 8th January 2020 and was decided to grant planning permission
- **3/19/0289/VAR** - Variation of condition 2 (approved plans) of planning permission 3/16/2103/FUL - demolition of existing dwelling and replacement 2 storey dwelling. The effect of the variation will result in a change in garage roof from flat roof to a pitched roof, beyond the variations which were approved under LPA ref. 3/17/2151/VAR, which included amendments to the height of dwelling, depth of rear gable (to kitchen/master bedroom), design and fenestration of front gable, depth and width of garage and insertion of roof lights in north and south facing roof slopes and the inclusion of thermal panels.at: Roedene Albury Road for: Mr Nick Bickel. This matter was considered by EHC on the 10th January 2020 and it was decided to refuse planning permission.
- **3/19/2441/HH** – Two storey side extension, single storey rear extension, side porch and relocated access and driveway at 4 Hadham Park cottages, Cradle End. This matter was considered by EHC on the 20th January and it was decided to refuse planning permission.

20.1.10 Date of next meeting – Tuesday, 3rd March 2020

20.1.11 To close the meeting – 20.44.