

Little Hadham Parish Council

Planning Minutes

Minutes of the 9th meeting of the **Little Hadham Planning Committee** held on Tuesday 3rd March 2020 at 8.00pm in the Village Hall, Little Hadham.

Present:

Cllr Attwell (Acting Chair)
Cllr C Westlake
Cllr A Hoodless
Cllr E Lloyd-Williams
Cllr R Mardell
Cllr F Arkell

Also: Clerk: Carole Page, and 5 members of the public

- 20.2.1 Apologies and reasons for absence.** Cllr Wilkinson sent apologies due to personal reasons. The councillors and Acting Chair Cllr Attwell accepted the apologies
- 20.2.2 Democratic 10 minutes.** No questions from the floor.
- 20.2.3 Declarations of interest by councillors on any items below.** There were no comments or questions on agenda items.
- 20.2.4 Minutes of the Planning Committee** meeting held on Tuesday 4th February 2020. Minutes were accepted as accurate and a true record.
- 20.2.5 Matters arising from the minutes.** Update from the Chapel
- the scaffolding can't be taken down as there are two small roofs that need work
 - the skip company is in London and won't collect the skip unless they can put another one there. The owner's response is that an empty one will just get fly tipped, as this one is.
 - the owner was informed from the contractor that the men who were working on the site were abused for being non-British
 - the property has no water or connections to the water system. An application has been made but refused. The response is that due to the new road closures in relation to the A120 bypass, his works cannot happen.
 - the contractor he had from last June went against instructions and was working on his own directions. He was digging the road up with no approval or request from the owner
- 20.2.6 Live Planning applications considered by the Council**
- **3/19/22607/LBC** - Demolition of lobby and store to front. Erection of a single storey front extension at Fiddlers Croft, Stortford Road, as amended. Comments to be with EHC Planning by 6th March 2020. Cllr Mardell visited the site today and took pictures. It is single storey and is falling down. Cllr Mardell doesn't feel this application is a problem. Cllr Lloyd commented the application is very minor and enclosed and doesn't see a reason to object. Cllr Lloyd Williams proposes no objection. Cllr Attwell seconded, all Councillors agreed to no objection,
 - **3/20/0374/REM** - Application for reserved matters in respect of appearance, landscaping, layout and scale, vehicle car parking and turning area. Scheme to deal with contamination of land and/or groundwater and the scheme for the protection of the occupants of the dwelling from noise from adjacent uses pursuant to 3/18/0403/OUT for the erection of 1 dwelling at South Acre Acremore Street Little Hadham. Workshops being changed into a double floor dwelling. Cllr Lloyd Williams and the Clerk visited the site and the owner has sent a brief summary. (Appendix A). Appeal won in 2018. Footprint very similar but will move a little to the south. Design is very modern. Seems to be a well-considered building. Asked about groundwater. Site has a sewage treatment site. Cllr Lloyd-Williams has no objection, Cllr Westlake asked if the shared access has been sorted out. Is it a legal issue rather than a

planning one. As concerns have been raised regarding access rights to adjacent landowners, Clerk to send in a letter asking for clarity on access. All councillors agreed for this question to be asked. Cllr Lloyd Williams has no objections to this application, Cllr Mardell seconded, all councillors in favour of no objections being raised. **Please send your comments to EHC Planning by: 17th March 2020. Cllr Lloyd Williams**

Planning Applications – Past Decision Date

20.2.7 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

20.2.9 Planning decisions received from EHC.

3/19/2570/FUL – Demolition of 3 outbuildings. Construction of a single storey, rear extension and detached garage; loft conversion with 2 no. dormer windows and 4 no. conservation style rooflights at: Ashford House, The Ford, this was considered by East Herts Planning and it was decided to Application withdrawn by Applicant / Agent.

20.2.10 Date of next meeting – Tuesday, 7th April 2020

20.2.11 To close the meeting – 20.25.

Appendix A

Comments from the owner of the property at Southacre:

Application to replace barn with dwelling at Southacre, Acremans Street, SG11 2HD. Planning reference number 3/18/0403/OUT. Approved on appeal reference number APP/J1915/W/18/3205669

- * I have owned the land and barns at Southacre since 2014. I purchased the property with a dream to build a home for my family having lived in the immediate area for the last 36 years. Other family members are also in the village of Little Hadham and Bury Green.
- * I have outline permission to replace the existing barn with a single dwelling, the barn is currently used for commercial purposes and there would be a net reduction in traffic and activity once the barn is replaced with a dwelling.
- * All trees will remain and form the landscape to the new property.
- * Within the curtilage of the dwelling is a new stable block building that will be used by myself and the family.
- * Flooding has never been an issue on site and the new proposed dwelling has a smaller surface area of hardstanding and roof catchment. All drains will be replaced with new leading to soakaways or running into the ditch adjacent to the land boundary. All drainage proposals will be agreed with building control.
- * The style and feel of the proposed property is modern but sympathetic to its surroundings taking on a very similar roof line to the existing barn to be demolished. The ridge heights are in line with surrounding buildings and the property is screened from neighbours by existing outbuildings to the North and West and mature fir trees to the East.
- * The nearest neighbouring dwelling is over 50m away.
- * The proposed property has been carefully thought through with regard to the massing, scale and proportions with the aim to: keep ridge heights low; break up the massing; retain the privacy of occupant and neighbours; reference the spirit of the existing buildings, reflect the topography and react to the site conditions.
- * The property is not served by gas and will utilise modern green energy initiatives such as Bio-mass or air/ground source heating. The structure will be well insulated above and beyond building regs.

- * Natural materials and finishes have been chosen to break up the elevations and blend with the rural location.
- * Overhangs on the rear (South) elevation are designed to reduce solar gain, keeping the home cool in the summer.
- * Views to the South are uninterrupted and therefore the south elevation is highly glazed to capitalise on this.
- * I have spoken to the immediate neighbours ahead of the reserved matters planning application and the feedback received was very positive with an overall view that the property would enhance the area and that it was nice to see a modern structure and not a mock-Tudor or similar building being proposed.

I hope that my application can be viewed as a positive addition to the village enhancing the area whilst reducing traffic and activity on the site and surroundings.