

# Little Hadham Parish Council - Planning Minutes

Minutes of the 13th meeting of **Little Hadham Planning Committee** (2019 – 2023 Session) held virtually via teleconference on Tuesday 7<sup>th</sup> July 2020 at 8.00pm.

**Present:** Cllr E Lloyd-Williams (Acting Chair)  
Cllr M Attwell  
Cllr C Westlake  
Cllr R Mardell  
Cllr F Arkell  
Cllr T Reeves-Hoodless

**Also:** Clerk: C Page, Cllr McAndrew, Cllr Williamson, J Williamson, + 8 members of the public

- 20.6.1 Apologies and reasons for absence.** Cllr Wikinson sends her apologies due to a personal appointment. The councillors and chair accepted the apologies.
- 20.6.2 Democratic 10 minutes.** Questions or comments on matters contained in this Planning Committee agenda. No comments from the members of the public.
- 20.6.3 Declarations of interest by councillors on any items below.** No declarations of interest from the councillors. Liz declares an interest in Chasedene as she is friendly with the owner.
- 20.6.4 Minutes of the Planning Committee** meeting held on Tuesday 2<sup>nd</sup> June 2020, to be agreed and signed as a true record. All councillors agreed the minutes to be an accurate record of the meeting. Chair will sign the minutes and hand to the clerk at the next available time, due to meeting being held virtually
- 20.6.5 Matters arising from the minutes.** No matters arising.
- 20.6.6 Live Planning applications considered by the Council**
- **3/20/1040/FUL – Proposal:** Change of use of land to a four pitch Gypsy/Traveller site comprising the siting of 4 Mobile Homes, 4 Touring Caravans, and the erection of 4 dayroom buildings, and the formation of an internal track and hardstanding's. Installation of bio disc septic tank at: Land at Millfield Lane Bury Green. Please send your comments to EHC Planning by **28th July 2020**

The Chair said on the EHC planning website there are over 100 objections, not all local, with only 20 from outside the parish. Highways have objected on several points. Asked for comments from the councillors on this application:

Councillor Attwell – could not see this proposal meets any conditions set by East Herts Council: one being it is a rural area beyond the green belt. In the East Herts District plan other sites for travelling show people have been allocated. The curtilage of this parcel of land has been cleared (Michael can you add your other comment in here, had connection issues) Most importantly it is the strong feeling from the community against this application. Also, the detrimental impact on the properties adjacent. Cllr Attwell also shares concerns about lack of local amenities and services and the noise and lack of privacy for the neighbours. He feels strongly against it.

Cllr Mardell – Said the plans on the EHC Planning portal do not show the layout of the track on the sight, it is not highlighted enough how much is track and how much hardstanding. There will be more water runoff, which increases the flood risk. Cllr Attwell said that information is minimal on the application online about what they are planning to do, there is insufficient detail. Cllr Mardell said the hardcore is not clean, as it came from a demolition site. He was at the site when the hardcore was being offloaded and asked the driver. The clerk was also at the site. Cllr Mardell said lack of clean hardcore is a risk factor – there is no knowing what has gone in the ground.

Cllr Westlake – has concerns about the narrowness of the roads. Also, pollution on local wildlife and particularly the millennium wood. The exhaust pollution will have an impact on the woods and bats. There is a detrimental effect on the quality of life of the residents and properties close by.

Cllr Wilkinson was not present at the meeting, but sent her comments in. MW – objects There is no proven reason for a site in this area. EHDC plan that was completed clearly demonstrates that there is no demand for a traveller site in this area. The site is not suitable for that use because the road is too narrow for the large vehicles that would use the small lane. There is no turning circle for these large vehicles, there would be no passing space for other vehicles who attempted to use the road at the same time. The land is close to a nature reserve, namely the Millennium Wood and the runoff from their grey water would likely damage that site. The area is in a very rural` area and this development would not be in keeping with the rural nature of the site nor of the surrounding area. The applicant has not provided sufficient detail for the entrance and exist to the site. The site is very close to a property and this would be harmful to the like style of that property., because we know from living near the site in Westland Green that there is the continual noise from their generators and this is very intrusive into our lives and would be to their lives. There is no readily available electricity or water supply for that site.

Cllr Arkell – agreed with all the points already said.

Chair – said the site is situated on rural land beyond green belt. East Herts District Plan has allocated sites for travellers in the county. It is situated on a rural single-track lane, with access directly onto the A120. The four plots may not be substantial number, but it is a substantial increase in the area. Concerns over light and noise pollution and water runoff. She recommends objecting to this application.

A report has been received for the Millennium Wood (to be attached to the minutes)

Cllr Williamson – said the points raised are all very valid. He stressed that the EH district plan is quite clear about group 3 development and Highways have picked up many issues.

The Chair proposed Little Hadham parish Council objects. Cllr Westlake seconded, all councillors in favour of the objection. Motion carried. **Action: The clerk to send out the draft letter to the councillors.**

- **3/20/1105/LBC – Proposal:** Reconfiguration of office layout to include the removal and relocation of staircase, removal and replacement of walls and doors, creation of W.C. at ground and first floor, creation of a mezzanine level and second floor and insertion of 2 rooflights at: 3 The Gatehouse Hadham Hall. Please send your comments to EHC Planning by **8th July 2020**. The clerk received one comment from Cllr Wilkinson, who had no concern. Cllr Westlake and Attwell agreed. No local concerns been raised. Chair proposes no objection, Cllr Attwell seconded, all councillors agreed, motion carried.
- **3/20/1163/HH – Proposal:** Erection of porch and creation of dormer with Juliette balcony, at: Chasedene Millfield Lane Bury Green. Please send your comments to EHC Planning by **17th July 2020**. As chair has declared an interest, Cllr Attwell read the application. Cllr Attwell said there are 2 or 3 dwellings in the area, and they do not have a double storey, which is the only thing he would like to raise. No comments from the other councillors. Cllr Attwell, we seek to not object. Second by Cllr Mardell, councillors in favour of not objecting to this application. Motion carried.

#### **20.6.7 Planning Applications – Past Decision Date**

- **3/20/1032/HH – Proposal:** Two storey side extension at: Windyridge Stortford Road. Please send your comments to EHC Planning by **26th June 2020**. Councillors have seen the application with no comment.

**3/20/1015/HH – Proposal:** Erection of two storey side extension with a single storey link at: Little Hamstead Acremore Street Little Hadham. Please send your comments to EHC Planning by **26th June 2020**. Councillors have seen the application with no comment.

**20.6.8 Planning appeals considered by the Council**

**20.6.9 Planning decisions received from EHC**

- **Application for a new premises licence for Hadham Brewery, Unit 6B, Hadham Industrial Estate.** The Licensing Sub-Committee convened to consider an application by Hadham Brewing Company Limited for a new premises license for Hadham Brewery, Representations were received from the local ward Councillor, Parish Council and residents acting as interested parties. It was decided that the application for a new premise licence be **granted**, subject to the conditions proposed by the applicant, with the following amendments made:

Supply of Alcohol for consumption:

- **OFF** the premises (**Online Shop**) Mon to Sun 08:00 - 17:00
- **OFF** the premises (**Retail Shop**) Mon to Sat 09:00 – 21:00, Sun 12.00 to 17:00
- **ON** the premises (**Tap Room**) Mon to Thurs 12:00 – 18:00, Fri and Sat 12:00 – 22:00, Sun 12:00 – 17:00

**20.6.10** Date of next meeting – Tuesday, 1<sup>st</sup> September 2020

**20.6.11** To close the meeting. – 20.30 - to go straight into PC meeting

**For members of the press and public, the Parish Council meeting is being held virtually via videoconference that will commence at 8.00pm. All normal Parish Council rules apply. There will be the normal Democratic 10 minutes for questions. Contact the clerk and she will invite you. [clerklittlehadham@gmail.com](mailto:clerklittlehadham@gmail.com)**