



# Little Hadham Parish Council

## PARISH COUNCIL MEETING MINUTES

Minutes of the 15th meeting of **Little Hadham Parish Council** (2019 – 2023 Session) held virtually via teleconference on Tuesday 13<sup>th</sup> October 2020 at 7:30 p.m.

**Present:** Cllr S Blight (Chair)  
Cllr F Arkell  
Cllr M Attwell  
Cllr T Hoodless  
Cllr R Mardell  
Cllr C Westlake  
Cllr M Wilkinson

**Also:** Acting Clerk: B Evans, K Waters (Herts Highways), D Granger (Herts Highways)  
S Whipp (Environment Agency) & 1 member of the public

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- 20.8.1 Election of Chair** – Cllr Attwell opened the meeting and proposed that Cllr Blight be elected Chair. Cllr Westlake seconded the motion which was agreed unanimously. Cllr Blight took the Chair but asked Cllr Attwell to help him as he was new to Council meetings.
- 20.8.2 To receive and accept apologies for absence.** All councillors present though Cllr Hoodless left the meeting due to Internet problems. The Clerk was absent. The Chair wished her a rapid recovery from her injury.
- 20.8.3 Democratic 10 minutes.** Questions or comments on matters contained in this Parish Council meeting. Mr David Willett, who lives near the new waterway for the ditch near the Smithy, spoke of several incidents to his property during the building work including his garden being flooded and a fence being damaged. Graham, the contractors, had made good the damage. Mr Willett said that he had seen workmen at the site dig a ditch and then fill it in and dig the ditch in another place. He was concerned that this lack of care might lead to the old ditch not being safely dealt with resulting in flooding of local houses. Mr Willett was disappointed that he had not had the opportunity to talk to the contractors for several months. Mr Granger said he had received Mr Willett's concerns and would send a formal reply. Mr Whipp said he had studied the design of the new ditch which should divert water away from the housing. The new waterway should cope with a 1 in a 100 year problem. The current ditch can only cope with a 1 in 5 year problem.
- 20.8.4 Presentation on the bypass.** Ms Waters and Mr Granger displayed a number of pictures showing progress on the bypass including spillways at the Ash and Albury tributaries. Work on the eastern roundabout would mean closure of the A120 for the first 3 weekends in November from 10:30 p.m. Friday to 5:00 a.m. Monday. Answering questions, Mr Granger said that the new Lloyd Taylor waterway could not come into use before the whole bypass project was complete in order to protect Much Hadham from flooding. The old waterway would be filled in together with a field drain. All spoil heaps would be removed from the site. Cllr Attwell thought the signage for the road closures was unclear. Ms Waters said that she would check that the signs clearly showed which roads were closed. The Chair thanked the bypass team for their presentation and Ms Waters, Mr Granger and Mr Whipp left the meeting.



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- 20.8.5 Declaration of interest and dispensations** – to receive Declaration of Interest from councillors on items on the agenda. No declarations of interest from the councillors.
- 20.8.6 Approval of minutes** held on the 1<sup>st</sup> September 2020 all councillors agreed and the Chair signed the minutes as a true record.
- 20.8.7 Matters arising from the minutes** – None.
- 20.8.8 Planning applications considered by the Council**
- 20.8.8.1 3/20/1710/HH** – Proposal: Construction of two storey rear extension and front porch. New obscured glazed first floor side window opening at **2 Ridgeway Little Hadham**.  
Cllr Wilkinson said the application would convert a 2 bedroom house to 3 bedroom. She proposed there be no objection. Agreed unanimously.
- 20.8.8.2 3/20/1511/HH** – Proposal: Erection of three-bay two storey garage and replacement gates at **Manor Farm Barn Standon Road**. Cllr Wilkinson said this was similar to an application agreed by the parish council except this included only one garage rather than two. She proposed there be no objection. Agreed – Cllr Westlake abstained.
- 20.8.8.3 3/20/1828/ARN** – Proposal - Prior approval for the change of use of agricultural barn to use class C3 for 1 residential dwelling at **Valley Fields Chapel Lane**.  
Cllr Wilkinson said that this was the third application to convert the barn to a dwelling. The original consent for the barn included the condition that it was not to be used as a dwelling. She proposed that the Council object to the application based on poor access and poor visibility onto Chapel Lane. Agreed unanimously. [Appendix 1]
- 20.8.9 Planning decisions received from EHC.**
- 20.8.9.1 3/20/1512/LBC** – Proposal: Erection of three-bay two storey garage and replacement gates at **Manor Farm Barn Standon Road**. This matter was considered by East Herts Council on the 2nd September 2020 and it was decided to Application Withdrawn by Applicant/Agent
- 20.8.9.2 3/20/0916/FUL** – Proposal: Refurbishment and re-surfacing of existing concrete road, including kerbs and provision of below ground storm water drainage to soak-away (part retrospective) at **Side Hilly The Ford**. This matter was considered by East Herts Council on the 2nd September 2020 and it was decided to Grant Planning Permission subject to Conditions
- 20.8.9.3 3/20/1336/HH** – Proposal: Proposed swimming pool and outbuilding at **The Briars Ashcroft**. This matter was considered by East Herts Council on the 10th September 2020 and it was decided to Grant Planning Permission subject to Conditions
- 20.8.9.4 3/20/1347/HH** – Proposal: Demolition of two outbuildings. Erection of single storey rear extension and detached garage. Loft conversion with two rear dormer windows and 2 roof lights and alterations to fenestration and openings. Creation of two additional car parking spaces and replacement metal gates at **Ashford House The Ford**. This matter was considered by East Council on the 14th September 2020 and it was decided to Grant Planning Permission subject to Conditions



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- 20.8.9.5** **3/20/1349/LBC** – Proposal: Demolition of 1960's single storey additions and replace with single storey flat roofed utility room and glazed lobby to kitchen at **Fiddlers Croft Stortford Road**. This matter was considered by East Herts Council on the 15th September 2020 and it was decided to Grant Consent subject to Conditions.
- 20.8.9.6** **3/20/1281/HH** – Proposal: Proposed single storey side in-fill extension with roof lantern and new door opening on front elevation at **Fox Earth Chapel Lane**. This matter was considered by East Herts Council on the 23rd September 2020 and it was decided to Grant Planning Permission subject to Conditions
- 20.8.10** **Reports – areas of responsibilities**
- 20.8.10.1** **Highways / Bypass** – Cllr Arkell said the locations for the automatic traffic speed signs had been agreed as outside South Cottages on the Much Hadham Road and near Highfield Cottage on the Albury Road. There would be no sign on the A120 where traffic calming measures would be installed when the bypass was opened. There was some uncertainty among councillors as to how many signs had agreed funding. **Cllrs Attwell, Arkell and Mardell were asked to check the funding and what the next steps in the installation were.** Cllr Arkell said Herts Highways would have to check the current speeds of traffic.
- 20.8.10.2** **Environmental affairs** – Cllr Attwell said Cllr Hoodless had chased HCC concerning the damage to the bridge opposite the Nag's Head. Cllr Mardell said the bridge was in a dangerous state. He had taped it off though the tape had been removed. He said Mr Maddex, HCC rights of way officer for the area, knew of the problem and would expedite repairs. Works would be carried out under closure of the footpath. **Cllr Hoodless was asked to monitor progress.**
- 20.8.10.3** **Millennium Wood** – Chair / Cllr Westlake said the working group had been run down. The Wood could have been protected in the Parish Plan but there had been little interest in continuing with the Plan. **She said Cllr Williamson had been investigating tree preservation orders for the trees near the road. She said she would see how far he had got.** Cllr Westlake understood that the sale of the wood would be not be going forward. The Chair thought there should be a community working group for matters concerning the Nag's Head. He said the Council needed to stress that residents should visit the pub regularly if it was to remain viable. **Cllrs Westlake and Atwell agreed to place a note in the Parish News.**
- 20.8.10.4** **Playing fields and young people's needs** – Cllr Mardell said there had been considerable vandalism – the goal posts had been pulled out and signs damaged. The signs would need to be replaced. He said that the hedges needed cutting – those at the Ridgeway were particularly bad. **Mr Evans agreed to send a specification for the hedge cutting, that he'd drawn up when Clerk, to Cllr Mardell who would obtain a number of quotes for the job.** Cllr Mardell said that work to replace gates at the two playgrounds would be carried out in November. As the Covid signs had been removed from the playgrounds, **it was agreed that Cllrs Attwell and Mardell would re-consider the risk assessment for the playgrounds. They might consider a notice for the Parish News.**
- 20.8.10.5** **Community** – There were no comments.



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- 20.8.10.6 Village Hall** – Cllr Mardell said a working party had decorated inside the Hall and were moving to work on the outside. They were seeking more volunteers. Mr Willett, from the Village Hall Committee, said that, for the first time in several months, the Hall had received more income than expenditure.
- 20.8.10.7 Consultations and Public Relations** – Cllr Arkell had nothing to report.
- 20.8.10.8 Neighbourhood Plan** – Cllr Attwell said the Council should formally shelve the Plan and remove it from future agendas. All agreed. Cllr Attwell was sorry work done so far would not be followed up.
- 20.8.10.9 Significant External Factors / Stansted Airport** – Cllr Hoodless had left the meeting.
- 20.8.10.10 Flood prevention project C15 – progress update** – Cllr Westlake said the concrete platform for standing on when clearing the ditch was still awaited. Now any modifications needed to wait until the effect of the flood prevention works were in place. Cllr Westlake asked to be told if the road flooded.
- 20.8.10.11 Security** – Cllr Mardell had nothing to report.
- 20.8.10.12 Police Liaison** – PCSO De Bruyn – Cllr Mardell said there had been no new cases and PCSO De Bruyn was happy with the current situation. Cllr Westlake asked why PCSO de Bruyn did not attend Council meetings. Cllr Mardell said he was very busy and had been given several extra duties. Cllr Attwell said that he would like to see him at some meetings and **asked that the Clerk write to Sgt Hunt and PCSO de Bruyn.**
- 20.8.10.13 Operations** – Cllr Attwell thought that Council meetings should be face to face. There would be a need for virtual access for some councillors and members of the public. The Chair agreed there was a need to have proper meetings. He proposed that **Cllr Attwell and the Clerk arrange the next meeting face to face with the proviso that, with 7 days' notice, it could be moved online.** All agreed. From the floor, Mr Willett said that the last two Village Hall Committee meetings had been held in the Hall with 2m separation. There had been no virtual access.
- 20.8.10.14 Allotments** – Cllr Westlake said she would be attending an HATPC course on allotments. She said she would like to set up a working group to oversee the working of the allotments. Cllr Wilkinson thought this a good idea. It might be possible to get a grant from the Allotment Soc. Cllr Atwell said it would be good for Cllr Westlake to take over the responsibility for the allotment and asked Councillor Wilkinson if she would be agreeable to this. Taken aback, Councillor Wilkinson mumbled her agreement. Cllr Westlake agreed to take over responsibility for the allotments.
- 20.8.10.15 Phone Box Libraries** – Cllr Westlake said the kiosks were a little damp – especially the one at Bury Green. She planned to sell some surplus books at the Farmers' Market. Cllr Westgate said that the kiosks needed maintenance though she was unsure whether the work could be done by volunteers or whether professional help was needed. **The Chair said he would investigate how to make the kiosks waterproof. Cllr Westlake said she would place a notice in the Parish News asking for volunteers. Cllr Attwell said he would check the Council insurance.**
- 20.8.10.16 Update from Cllr Williamson** – Cllr Williamson was not present.
- 20.8.11 Chair's Report** – The Chair had nothing extra to report.



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20.8.12 Clerk's Report

## Little Hadham Parish Council 2019/2020 Budget

### 9th October 2020

Unity Trust Bank	£36,885.44
Petty cash	£45.19

**Total £36,930.63**

### Not cleared the bank

ICO	GDPR Data Protection Fee	Subscriptions	£40.00
Spiegl Press	Condolence book for Death of a Royal	Misc	£79.15

**Total £119.15**

### To be agreed

#### To Pay

C Page	September Salary	Pay	£447.00
C Page	September mileage	Pay	£7.20
R Bunce	September Salary	Pay	£130.00
J Hammond	September Salary	Pay	£100.00
P Knott (Mower Services)	September cuts	Playgrounds	£242.00
Hunsdon PC	Remembrance Wreath	Donation	£30.00
Little Hadham PCC	Annual graveyard upkeep	Donation	£300.00
Royal Images	Condolence photos for Death of a Royal	Misc	£187.20

**Total payments £1,443.40**

**Total in all accounts and petty cash after payment of this month's bills £35,368.08**

- 20.8.12.1** To agree to payment of accounts. All councillors agreed to the payment of accounts.
- 20.8.12.2** To accept the accuracy of the financial statement. All councillors accepted the accuracy of the accounts.
- 20.8.12.3** Memorial Wreath for Remembrance Sunday. All councillors agreed to a donation of £30 to the Royal British Legion.
- 20.8.13** **Correspondence** – None.
- 20.8.14** **Date of next Council meeting** – Tuesday, 3<sup>rd</sup> November 2020 – 7:30 p.m.  
Cllr Attwell proposed that there be an informal, online meeting of councillors on Tuesday 27<sup>th</sup> October 2020 at 7:30 p.m. All councillors agreed.
- 20.8.15** **The Chair closed the meeting** at 9:14 p.m.



# Little Hadham Parish Council

## Appendix 1 Letter of objection to the planning application for Valley Fields, Chapel Lane,

By email to Mr Ashley Ransome, EHC Planning Office

Tuesday 20<sup>th</sup> October 2020

Dear Mr Ransom

### **Re. Planning application 3/20/1828/ARPN. Valley Fields, Chapel Lane, Little Hadham. - Prior approval for the change of use of agricultural barn to use class C3 for 1 residential dwelling.**

This application was discussed by the Council at its meeting on Tuesday 13<sup>th</sup> October 2020. The Council agreed to object to the application on the grounds of location and access.

The barn is in an agricultural field well away from the built area of Westland Green. It is in an area of rural land beyond the Green Belt in which there is a presumption of no development.

The original planning consent for the barn included the condition that it could not be used as a dwelling. Despite this, a flat was included by stealth in the building. A number of applications have been made in attempts to legitimise the dwelling but these have all been refused. The Council believes that the reasons given for refusal are still valid.

Access to the site is down a narrow byway open to all traffic [BOAT]. This track is narrow, badly rutted and in places very steep. The lack of any regular public transport will mean that access to any new dwelling would be by car making the lane extremely dangerous for any pedestrians using the lane. The BOAT ends at a blind bend on Chapel Lane. Chapel Lane is a narrow winding lane which already has too much traffic for safety. Traffic entering or turning out from the BOAT will increase the danger.

Herts Highways has considered the application and has given a number objections to the creation of a dwelling. The Council strongly agrees with these objections.