



Little Hadham Parish Council

PARISH COUNCIL MEETING MINUTES

Minutes of the **Little Hadham Parish Council** (2019 – 2023 Session) held in the Little Hadham Village Hall Tuesday 7th September 2021 at 7:30 p.m.

Present:

Cllr N Faraday (Chair)
Cllr F Arkell
Cllr R Mardell

Also:

Clerk: C Page, Steve Whipp (Env Agency) Seamus (Bypass Team) 21 Members of the public

21.07.01 To receive and accept apologies for absence. Cllrs Attwell, Williamson, and Westlake sent their apologies. Cllr Attwell has resigned and has stood down as a Councillor, with immediate effect.

21.07.02 Public Issues Public Issues Members of the public and councillors can raise matters of concern. The new owner of the Nags Head came to introduce himself to the council and members of the public. He wishes to be known as 'H.' He will be open 6 days a week from the 8th of September.

- **Side Hilly**

Cllr Faraday read out Cllr Williamson statement (attached as Appendix 1). Asked members of the public to send any questions to him for inclusion in any meeting with the owners of Side Hilly. **Cllr Faraday suggests all residents keep a log of noise and disturbances and send to the Parish Council for collation and submission to East Herts Environmental Health.**

Information to be sought:

- Request the output of the inspection
- What is the contaminated material that was removed from the land after a council enforcement?
- What are the intentions for the site?
- Obtain the Certificate of Lawfulness
- Are the two boards at the front of the property on Highway's land or private property
- Splays have been widened since the initial approval for this site. Do they still confirm to current legislation?
- A brick building has been built to house the power source for the site and a trench has been dug for power cables to the site. Has this planning approval and is the building on private land, not the sites. Check with Land Registry.
- What was the outcome of the Highways visit?
- War Memorial – Cllr Faraday advised we are getting quotes for the repair of the memorial.
- Potholes to be reported by all members of the public. The procedure is:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/report-a-problem/report-a-street-light-or-pothole.aspx>

21.07.03 Declaration of interest and dispensations – Cllr Mardell declared an interest in planning application **3/21/2114/OUT** at land West of Stonehouse Farm.

21.07.04 Approval of minutes from the 6th of July 2021 agreed and signed as a true record.

21.07.05 Matters arising from the minutes. None

21.07.06 Presentation by the Bypass Team. The road will have had three coats of tarmac by the end of September for completion mid-December. There are seven types of



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wildflowers being planted by the bypass. **Action: Steve Whipp to feedback the outcome of the consultation to the PC. Cllr Faraday to set up a post bypass meeting.**

- Bypass Open Day update – Jan Williamson / Dave Willett. We have a unique opportunity to celebrate the opening of the bypass by being permitted to walk, cycle, run, on the unopened road. A team are working on setting up an event. Watch out for further information.

21.07.07 Planning applications - considered by the Council (15 mins)

- **The Parish Council have no objection to the following:**
- **3/21/1732/HH.** Westfield Lodge Westfield Farm Lane Westland Green
- **3/21/1733/FUL.** The Gatehouse 2 Hadham Hall Road.
- **3/21/1669/LBC.** 3 The Gatehouse Hadham Hall.
- **3/21/1734/LBC.** The Gatehouse 2 Hadham Hall.
- **3/21/1507/HH.** Harbledown Pigs Green Westland Green.
- **3/21/1979/HH.** Mulberry Cottage Green Street.
- **3/21/1989/LBC.** 1 Hadham Hall.
- **3/21/1980/LBC.** Mulberry Cottage Green Street.
- **3/21/2065/HH.** Chapel Court 1 Hadham Hall

- **3/21/2157/HH - PROPOSAL:** Single storey rear extension; replacement bay window to front elevation, additional window to side elevation and replacement roller shutter door to garage. **AT:** 31 The Smithy. **Please send your to EHC comments by: 17th September 2021.** Cllr Mardell said, the extension due to the height would block out natural daylight to the neighbour's property. Cllr Faraday requests we object to this application, Councillors agreed. Motion was carried.

- **3/21/1768/FUL, PROPOSAL:** Change of use of an agricultural building to Use Class E; creation of first floor with associated internal and external alterations: replacement of doors and cladding; alterations to fenestration and insertion of new windows and roof lights. **AT:** Unit 11 Church End Farm Church End **Please send your comments to EHC by: 6TH August 2021.** Clerk to seek an extension if due process has not been taken.

- **3/21/2114/OUT. PROPOSAL:** Outline planning with all matters reserved for the erection of two detached dwellings with outbuildings. **AT:** Land West of Stonehouse Farm Stortford Road. **Please send your comments to EHC by: 13th September 2021. Clerk to seek an extension until after the next Parish Council meeting.**

Planning decisions received from EHC.

- **3/21/1107/VAR. PROPOSAL: AT:** 1 Hadham Hall Little Hadham Hertfordshire SG11 2AU. This matter was considered by EH Council on 19th July 2021 and it was decided to **Grant Planning Permission**
- **3/21/1182/VAR. PROPOSAL:** Variation of Condition 2 (approved plans) of planning permission ref: 3/20/0953/LBC: Alterations to the design of the garden room. **AT:** 1 Hadham Hall. This matter was considered by EH Council on 19th July 2021 and it was decided to **Grant Planning Permission**
- **3/21/1835/TEL - PROPOSAL:** Proposed 20.0 metre height Phase 8 Monopole with wrapround cabinet at base and associated ancillary works. **AT:** Land North of Stortford Road. This matter was considered by EH Council on the 2nd of September 2021 and it was decided to **Prior Approval is Required and Refused**

Planning Appeals



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21.07.08 Reports - Areas of Responsibility (15 mins)

- 1 Highway's update – Cllr Arkell. None
- 2 Playing fields and young people's needs – Cllr Mardell.
 - Village Hall Playing Field Hedge – Cllr Mardell
 - VH Playing Field Safety Inspection Action Plan – Cllr Mardell
4. Village Hall – Jan Williamson
5. Police Liaison – Cllr Mardell. August has been low on criminal activity across East Herts rural areas, however, there have been increasing roadside speed checks in Much Hadham, Albury and Stocking Pelham, as these areas have been highlighted through ECHO by residents.

PC's Wenham, Culverhouse and DeBruyn have also been conducting high visible rural off-road patrols using the quad bikes and the ATV with no offences reported. This has been extremely well received from farmers and landowners during their busy harvesting period.

1 x criminal damage in Cradle End. Unknown Suspects have cut off and damage the front of a post office post box and left in an unknown direction. Suspects have not been identified.

6. Ramblers Representative for Little Hadham – **Cllr Hoodless to post on website**
7. Allotments – **Cllr Wilkinson to post feedback from Allotments meeting to be posted on website**
8. Wellpond Green Road Safety – Cllr Wilkinson. For discussion with PC DeBruyn by Cllr Mardell
9. School Engagement – Cllr Faraday
10. Pudding Stone – Cllr Faraday suggests we look at alternative uses for the pudding stone. All councillors agreed. A plaque will be placed beside it to give its history and where it was found.
11. Village Event – Cllr Faraday suggest a sub-committee be set up to discuss an annual village event. All councillors agreed. **Cllr Faraday to put an article in the Parish News.**

21.07.09 Update from

21.07.10 Update from Cllr Williamson (5 mins)

21.07.11 Chair's Report (5 mins)

21.07.12 Clerk's Report (5 mins)

- 1 To agree to payment of accounts. All councillors agreed to the payment of the accounts in accordance with the current spreadsheet.
- 2 To accept the accuracy of the financial statement. All councillors agreed to the accuracy of the financial statement.
- 3 Remembrance Day Wreath. A member of the public advised there is a war grave in the Chapel graveyard in Church Lane and thought it would be appropriate to place a small token of respect there also. All councillors agreed to the purchase of the £30 wreath and a smaller one for the private grave.

21.07.13 Correspondence

21.07.14 Date of next Council meeting – Tuesday, 5th October 2021

21.07.15 To close the meeting. - 20.42



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Background

The area of land behind and above South Cottages now known as “Side Hilly” was known as Trundles Yard or Trundles Pit, “Trundles” being the name of a local building firm, and I believe was used as a small-scale facility for the processing of hoggin, which is a surfacing material used in building and landscaping works etc, but this closed sometime in the 1960’s, since which time it became derelict and nature gradually took it back over.

In 2005, the then owners succeeded in obtaining confirmation of permission through a “Certificate of Lawfulness” (ref 3/04/2497/CL) for use of the site as open storage of building materials, and that permission is still in place.

Recent developments

About two years ago the land was acquired by new owners who have since cleared back much or all the original sites. Whilst it was distressing for us all to see the land clearance and tree felling that took place, the site falls outside the Hadham Ford conservation area, consequently there are no controls in place and the owners were acting lawfully. The owners then commenced re-constructing the roadway to the site from the main road. This required planning permission, so following a visit from the EHC Planning Enforcement Teamwork was stopped whilst planning permission was sought. The first application (ref 3/19/1860/FUL) was refused, as HCC as the highway authority stated they did not have enough information on which to base a recommendation. A second application (ref 3/20/0916/FUL) was successful, with Highways now apparently satisfied. Consequently, work on the roadway was later completed.

In February and March this year a quantity of builder’s waste was brought onto the site, apparently for use as a base for a hard surface to be applied. However, this waste comprised mixed materials and was therefore inappropriate for use as hardcore. Once brought to their attention, further action by The East Herts Planning Enforcement Team resulted in this waste being collected and removed by an authorised waste carrier.

More recently new hardcore has been delivered and spread across the site and is now covered with a surfacing material.

Water and electricity supplies to the site have also now been provided by the respective utility companies. It has been queried why this has been allowed without appropriate planning permission. However, planning permission for utilities is not required and therefore not something to which planning controls can be applied.

At some time on Thursday 26th August, two signs were placed at the entrance to the site, announcing “The Robert Gibbs (Contracting) Company Limited (www.qibbsscrap.co.uk) – Demolition Division”, to an understandable outcry from the community. East Herts Planning Enforcement Team attended the following day, but other than the signs themselves which may possibly require advertising consent, nothing had changed i.e., it is still a vacant site. However, the officers contacted the owners and made it quite clear what the site can and cannot be used for.

East Herts Council will continue to monitor the site. As mentioned above the site does have extant permission for use as a storage facility. We cannot stop what has not yet started, but should inappropriate use begin, the council will take action accordingly.



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Planning Applications – personalised search

Go to the East Herts Planning Portal

<https://www.eastherts.gov.uk/planning-and-building/object-comment-or-view-planning-application-or-decision>

Click on the 'Advanced' tab

Under 'Application Details' click on 'Ward' by 'certain dates'