



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 5th October 2021 at 7:30 p.m.

Present: Cllr N Faraday (Chair)
Cllr F Arkell
Cllr Wilkinson
Cllr Westlake

Also: Clerk: C Page, Steve Whipp (Env Agency) Seamus (Bypass Team) Joan and Hamish, Dave Willett and 16 Members of the public

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- 21.08.01 To receive and accept apologies for absence.** Cllr Williamson sent his apologies. Which were accepted. No apologies received from Cllrs Mardell and Reeves-Hoodless
- 21.08.02 Public Issues** Public Issues Members of the public and councillors can raise matters of concern.
- The childcare nursery is still running even though it is unauthorised. **Action: PC to contact Planning for update**
 - It was alleged the Music sensory class is also running without consent. **Action: PC to contact Planning for update**
 - **The PC have also been asked to investigate what the status is. 3/21/1711/CLPO.** And as the PC do not get notified of these types of applications, we need to see if the process can be changed. **Action: have a broader discussion with EH Planning department and get a senior member of staff at our parish council meeting to answer questions and explain the process.**
 - Allotment to ask permission to have a beehive on plot eight. Possible to put one hive on the allotment plot. Cllr Westlake proposes the allotment holder be permitted to have the hive on plot eight, Cllr Faraday seconds the proposal, in principle, subject to a site visit by Cllr Wilkinson and a copy of the insurance be passed to the PC. Councillors agreed, motion carried.
- 21.08.03 Declaration of interest and dispensations** –No interests declared.
- 21.08.04 Approval of minutes** from the 7th of September 2021 agreed and signed as a true record.
- 21.08.05 Matters arising from the minutes.** None
- 21.08.06 Presentation by the Environment Agency** – the flood alleviation works and the impact on the Parish – Flood map will be updated in February 2022. Stephen Whipp said residents need to make it clear they want to have an update on their flood risk because a scheme has recently been updated and the flood risk has changed. The map can be used by the insurers in setting their prices.

Flood alleviation will be in operation in the coming weeks in advance of the road opening in mid-December, so will be mid-November.

Holding the water back in the dam will keep the water levels in the Ash stable. Vegetarian clearance in the rivers is normally conducted at the end of the growing season

If any resident's insurance is up for renewal before March 2022, they need to take photos of flood defences that have been built and send into their insurance companies



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advising of the March date. Cllr Faraday asked the EA make a letter available for homeowners to advise when it is live.

Monitoring of the reservoir, will have an independent engineer once a year, EA come out bi-monthly. Embankments protected from erosion by grass cover. Very easy to see if the embankment is failing by checking the grass cover. Every 15 minutes monitoring checks are taken electronically.

Bypass team - Asphalt nearly complete. White lines before the end of the month. All construction complete. Damn is complete then to be signed off by flood alleviation. There is one more closure at the Albury Road, as a night closure in 2 weeks' time to do the white lines.

21.08.07 **Planning applications** - considered by the Council

- **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: 8th October 2021. Cllr Wilkinson proposed we** object on the grounds of a ribbon development on green belt land. Also, as there is no refuse collection to the area would mean extra bins at the entrance to the Farm, creating hazards for people to see to proceed onto the main road. Cllr Westlake agreed to the objection on the grounds of not supporting ribbon development. All councillors except Cllr Arkell agreed to the objection. Motion carried. **PC objection sent 7th October 2021**

Planning decisions received from EHC.

- **3/21/1732/HH. PROPOSAL:** Erection of two storey side and rear extensions, single storey front extension with alterations to roof. (Amended scheme) **AT:** Westfield Lodge Westfield Farm Lane. This matter was considered by EH Council on the 10th of September 2021 and it was decided to **Grant Planning Permission**

Planning Appeals

21.08.08 **Reports from Working Parties and Committees**

- **Annual event subcommittee** – Cllr Faraday to join the sub-committee. Vice chair of VH, Cllr Arkell and members several residents also volunteered to help set the event up.
- **Playing Field Hedge** – Cllr Mardell. Hedge has been cut and a maintenance plan is in place for both Village Hall Playing field and the Ridgeway hedges.
- **Volunteers Event** – Funding – Cllr Westlake – 23rd November to thank volunteers in the parish. About fifty people had stepped forward and invites will go out to those that have stepped up over the last year. Cllr Westlake asked for a donation of £200 towards the event. Cllr Westlake proposed the request, Cllr Faraday seconded, all councillors agreed. Motion carried.
- **Allotments** - Allotment notice board. A board has been sourced at a price of £370. Cllr Wilkinson proposes we buy the board, Cllr Faraday seconded, all councillors agreed. Motion carried

21.08.09 **Reports to the Council To receive reports from representatives on outside bodies, local authorities, and agencies**

- **District Councillor Report** - Cllr Williamson
- **Village Hall** – the Vice chair reported the craft fayre on 12th September was successful and a further Christmas craft fayre will take place on 28th November. The VH have the money for new windows in the front of the hall, fund raising for the rest. A free app has been developed to reduce the amount of food that goes to



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landfill. The food is all still in 'use by date.' It is available for charities and individuals. The app is OLIO. This is being run by Tesco and needs to be shared with the community.

- **Police Report** – Cllr Mardell. - no report available.
- **Side Hilly Update** – Cllr Faraday – See Appendix 3
Questions were asked about potential extra traffic and what are permitted development rights.

21.08.10 Chair's Report

21.08.11 Clerk's Report

- 1 To agree to payment of accounts
- 2 To accept the accuracy of the financial statement

21.08.12 Correspondence

21.08.13 Date of next Council meeting – Tuesday, 2nd November 2021

21.08.14 To close the meeting.



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Appendix 1 Planning Report- Planning Issues for the 5th of October Meeting 2021

3/21/2114/OUT Outline Planning Permission sought for the erection of 2 new houses on land West of Stonehouse Farm Stortford Road. This application is for two substantial homes on land which is at present Green Belt land.

This would also form ribbon development between the Farmhouse and the homes further down the A120 free of any further development.

The site is on a busy junction which is difficult to use as it is opposite the Church Lane which has the Industrial Units at Church End. This is in constant use, and it would be difficult to see that the footpath is clear the main road clear and Church End Lane clear.

There is no refuse collection to the area people need to bring their bins to the edge of the entrance to the Farm thus creating more hazards for people to see properly as to whether it is safe to proceed onto the main road.

Appendix 2 - Chairs Report

Following the 7th of September meeting the council has represented the views of parishioners to East Herts District Council regarding Side Hilly. A series of questions have been submitted, including copies of relevant documents. We await a response. A meeting has been scheduled with the directors of E&J Properties Limited / Robert Gibbs (Contracting) Company Limited for 13th October.

I have approached three contractors for quotes to make repairs to the war memorial steps and retaining walls. I am awaiting responses.

I am investigating the process and likely cost to replace the playground at the village hall. I am in discussion with Natural Playscapes Ltd and Duncan and Grove Ltd. I hope to report back at the November meeting.



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Appendix 3 – Side Hilly – a Summary of questions asked of East Herts Council by the Parish Council

PC Question to EHDC	EHDC Response	PC Follow Up
Request the output of the enforcement inspection	The inspections and monitoring are ongoing. Unfortunately, the Council is unable to share details of an ongoing enforcement case with third parties, even the parish council!	
What is the contaminated material that was removed from the land after a council enforcement? Can EHDC share the relevant report of the incident	The “contaminated” material was mixed demolition waste – rubble with plastic, metal, and other materials mixed in. This was therefore considered as dumping of waste as opposed to the laying of hardcore. There was no suggestion the waste was toxic or harmful in any other way.	On the demolition waste, was there a EHDC report that you could share with us please?
Are the two boards at the front of the property on Highway’s land or private property	The boards are back from highways land and therefore would be on property which is part of the site.	
What are the intentions for the site?	In terms of the intentions of the site, this is not something that the owners have shared. However, they have been told quite clearly the limits of what they can and cannot do with the site.	Put another way, you have said EHDC have explained the limits of what is permissible, so please could you share the same information with the PC.
Obtain the Certificate of Lawfulness	I have now obtained a copy of the Certificate of Lawfulness, and this is attached.	<ol style="list-style-type: none"> 1. On the Certificate of Lawfulness, it refers to the First Schedule, but I cannot see it in the pdf. Are you able to provide a copy please? 2. The CoL refers to "open storage of building material". Is this the only permitted use for the site or does B8 have a broader definition? I am trying to find the legislative definition of B8 use but cannot.



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		<p>3. Does the 2004 Certificate of Lawfulness supersede all previous permissions and judgements related to the site? I am specifically thinking of the 1964 Appeal.</p>
<p>Splays have been widened since the initial approval for this site. Do they still confirm to current legislation?</p>		
<p>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.</p>	<p>It has been established that the brick building conforms to permitted development rights and therefore did not require planning permission. If it has been constructed on land not belonging to the site owners, then it is for the relevant landowner to act if they choose to. It is not a planning enforcement matter.</p>	
<p>What was the outcome of the Highways visit?</p>		

