

**Minutes of Stocking Pelham Parish Council
Extraordinary Meeting
held on 05 October 2020
Video Conference at 6.30pm**

Present: Colin Berthoud, Andy Brown (Vice Chairman), Daniel Horn and Michael Hutchins (Chairman), Paul Lucas

In attendance: Mrs R Berthoud, Parish Clerk and one member of the public

- 20/035 Apologies**
To receive and accept apologies for absence
Cllr Louise Balaam – family matter
- 20/036 Interests**
a) To receive declarations of interest from councillors on items on the agenda
None
b) To receive written requests for dispensations for declarable interests; and
None
c) To grant any requests for dispensation as appropriate
None
- 20/037 Public Issues**
Members of the public can raise matters of concern. (This item is limited to 15 minutes)
David Nicholls expressed concern that the property at 4 Maple Side has been sold without sufficient public awareness. The property had some refurbishment work carried out and was then put up for auction without much advertisement. Surprise was expressed at the sale of council rental property considering the lack of affordable housing in the Stocking Pelham area. Councillors felt they should be acquainted with the East Herts policies governing the disposal of council owned properties.
Action – Cllr Lucas will find out how East Herts decides which council properties to sell and what the procedure is.
- 20/038 Planning**
3/20/1698/LBC – White Hart Farm, SG9 0JA
Insertion of woodburner and flue
No comment.
2/20/1712/FUL – White Hart Farm, SG9 0JA
Extension to stables and feed store
No comment.
3/20/1702/FUL – 4 Maple Side, SG9 0HX
Erection of a 3 bedroom detached house and new vehicular access

Councillors had the following concerns regarding the application:

- Stocking Pelham is a Group 3 village where development is allowed if it can be considered sustainable. The village has few amenities with residents dependent on the use of private vehicles for their daily needs. The proposed development would not fulfil the sustainability criteria.
- Infill at 3 Maple Side is not comparable since permission for development was granted during a period of different housing requirements.
- The plot is home to a species of protected orchids.
- Bio-diversity form filled in by the applicant does not acknowledge the presence of orchids and other plants, including trees and hedges which would have to be cut down due to the development.
- The plot has been unoccupied for over a year and wildlife would most probably have moved in.
- There is a historical war shelter on the plot.
- The proposed entrance sited dangerously opposite the entrance to Mead View.
- The plot is small and is not sufficient to provide a garden for the new development as well as one for the existing semi-detached dwelling. Farmland would potentially be acquired to supplement the garden thus increasing the housing footprint of the village.

Resolved, proposed Cllr Lucas, seconded Cllr Berthoud to object to the proposed development. Unanimously agreed.

Action – Cllr Lucas will update letter to East Herts planning.

Meeting finished at 7pm.