

STOCKING PELHAM PARISH COUNCIL

Minutes of Meeting held on Thursday 5th October 2017 at the Village Hall at 7pm

Present: D Nicholls (Chairman) P Lucas M Hutchins
 A Brown R Banks J Lucas (Clerk)

Action

30:17	<p>1. Apologies: Graham Mackrell and Robin Whitefield The Chairman explained that Graham Mackrell has recently moved away but that he has agreed to continue in his role as Finance Officer until at least the end of the Financial Year.</p>	
31.17	<p>2. Minutes of the last meetings: The minutes of the meeting held on 6th June 2017 were signed as correct. The minutes of the Extraordinary meeting held on 18th September 2017 were also signed without amendment.</p>	
32.17	<p>3. Matters arising from the minutes of 6th June 2017</p> <p>3.1 Letter to East Herts Planning re 'infill' applications: A letter was sent on 14th June 2017, requesting advice on how SPPC should respond to future 'infill' applications and an assurance that the need to fulfil housing quotas would not influence the decision regarding 'change of use to residential' with respect to application <u>3/16/1659/FUL.</u></p> <p>An email response was received from Martin Plummer on 26th June 2017. This states that as the Council are not able to demonstrate a five-year supply of housing, development proposals are being assessed against paragraph 14 of the National Planning Policy Framework, which requires that permission be granted for sustainable development unless the adverse impact outweighs the benefits. This would include the application for change of use to residential at the pub site but in this case, the adverse impacts are likely to be significant. SPPC are advised to consider these issues (as outlined in the minute 4.2 of 6th June 2017) in case of further 'infill' applications. Mr Plummer also explained that a request to refer an application to the Development Committee can be made by the Local Ward Member.</p> <p>3.2 Possible purchase of speed warning signs: (see 5. below)</p> <p>Matters arising from minutes of 18th September 2017</p> <p>3.3 Advice to local residents with reference to caravans and occupants at the pub site. Parishioners were advised to keep a record of any potential 'nuisance' concerns. Since then, the occupied caravan has left the site.</p>	
33.17	<p>4. Planning</p> <p>4.1 <u>3/16/1659/FUL application for change of use from vacant pub (A4) to residential (C3) at the Cock Public House.</u></p> <p>Telephone contact with East Herts Planning has established that Martin Plummer has left the department and that all enquiries regarding this application are now the concern of Femi Nwanze, who gave assurances that she would look into the situation. SPPC councillors acknowledge that with the increased number of new housing developments in the county, the workload of planning officers is currently huge.</p> <p>Kim Shenton, the Planning and Enforcement Compliance Officer has informed SPPC that the owner of the site has been given 28 days to ensure that the three vacant caravans be removed, so that the land is not being used for 'storage purposes', which would require planning permission.</p> <p>It was noted that Local Ward member, Geoff Williamson has been in regular contact with regard to the pub site.</p>	

	<p>POST-MEETING note: A Notice of Decision re 3/16/1659/FUL was received on 6th October 2017. Planning Permission has been refused on the following grounds:</p> <ul style="list-style-type: none"> • The proposal would result in the loss of an essential local facility in rural location, would be detrimental to the well-being of the local community and result in the loss of a facility that plays an important role in social cohesion. • No evidence has been provided that there is insufficient demand for an alternative community facility at the site. <p>It is possible that the applicant will appeal against this decision.</p> <p>4.2 Other planning: UTT/17/2075/FUL Amendments to design of scheme for a 49.99 Battery Storage Facility connected to Pelham Substation, approved under UTT/16/2316/FUL, incorporating reduced site area, improved landscaping and additional equipment. Additional information regarding noise and surface drainage. This notice was received in August 2017 and discussed by means of a subcommittee. It was agreed to make no comment on the proposed amendments.</p>	
34.17	<p>5. Highways</p> <p>The repairs to the road from Stocking Pelham to Brent Pelham have made a significant improvement. Ruth Banks is waiting to hear about the application process for the provision of speed warning signs by the County. Manhole covers have been replaced in the Wash so there is no longer a stream of water settling in the lower cover, which was a hazard to vehicles. However, the part of the Wash within Furneux Pelham continues to be in a very poor condition. David Nicholls has written to FPPC about the problem with this stretch of the highway.</p>	
35:17	<p>6. Finance</p> <p>The current bank balance is £5886.27. As SPPC is now unlikely to requiring funds to purchase speed warning signs, any surplus will be carried over in case it is needed for a challenge to a possible appeal against the decision re the pub site.</p>	
36:17	<p>7. General Parish Business</p> <p>7.1 SPPC membership: As stated in item 3.1 of at the AGM (11th May 2017), SPPC currently has several long-standing members and should ideally gain representatives of younger generations (either by means of an election or by co-option). The Chairman proposed that Andy Brown be co-opted onto SPPC. This was seconded by Paul Lucas. The Clerk will locate the paperwork to enable Andy Brown to be co-opted onto SPPC.</p> <p>7.2 Presentation re works planned at Pelham National Grid substation: Steve Knight-Gregson (Regional External Affairs Manager) and a Project Manager will give a short presentation at start of the next meeting.</p> <p>7.3 The Nature Reserve at Pelham substation: Andy Brown expressed his concern at the current state of neglect of what was previously a well-respected nature reserve. Andy will make enquiries via the Herts & Middlesex Wildlife Trust to find out if the National Grid is under any obligation to manage the grounds surrounding the substation. The Clerk will also inform Steve Knight-Gregson of our concerns, prior to his presentation.</p> <p>7.4 Traffic associated with the work being carried out for Solar Renewables (Amey): According to the planning documentation, lorries should be approaching the Grid road via Berden but many are arriving via Stocking Pelham instead and often attempt to drive down Crabb's Lane, causing considerable inconvenience to local residents. It is anticipated that the deliveries will soon be completed.</p>	<p>JL</p> <p>AB</p> <p>JL</p>
37.17	<p>9. AOB/Date and Time of next meeting</p> <p>The next SPPC meeting will take place at 7pm on Thursday 16th November 2017, at the Village Hall.</p>	