

## STOCKING PELHAM PARISH COUNCIL

Minutes of Meeting held on Thursday 22<sup>nd</sup> March 2018 at the Village Hall at 7pm

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

Action

09:18	<p>The Chairman welcomed Jo Barnett to the meeting and invited her to talk about her proposal to build 1 or 2 low level properties on land adjacent to The Acorns, previously used by her family as a paddock.</p> <p>Jo explained that she lived in the village for many years and continues to have links with people in the neighbourhood. She is seeking approval for a modest development that will be in keeping with the others properties on the street.</p> <p>Jo was thanked for her attendance.</p>	
10.18	<p><b>1. Apologies:</b> Graham Mackrell, Robin Whitefield</p> <p><b>2. Minutes of the last meeting:</b> The minutes of the meeting held on 8<sup>th</sup> February 2018 were signed as correct.</p>	
11.18	<p><b>3. Matters arising</b></p> <p><b>3.1 Chase-up re maintenance of Mead View Sewage Treatment Plant:</b> According to Jack Padgett of the Clarion Housing Group, the sewage treatment plant was last serviced on 18<sup>th</sup> January 2018 and is due for a next service on 18<sup>th</sup> April 2018.</p> <p><b>3.2 Hand-written petition re the Cock pub:</b> This was completed with the help of Juliet B and scanned copies were included with SPPC submission to the Planning Inspector.</p> <p><b>3.3 Business Plan for Cock Inn on behalf of SPPC:</b> (see item 4.14)</p> <p><b>3.4 Business plan for Cock Inn by other interested parties:</b> David Nicholls will consult with the residents involved.</p> <p><b>3.5 Poster campaign re Save our Pub:</b> Four banners have been produced by Vistaprint at a cost of £181.56. Twelve stakes were purchased (approximately £20) and the banners have been displayed beside the roads that approach the Cock Inn site. A4 posters with a similar design have been printed and laminated at a total cost of £60 before being distributed for display outside individual properties.</p> <p><b>3.6 General Data Protection Regulation audit:</b> Advice and a sample privacy policy have been received from HAPTC. Recommendations include appointing someone to be responsible for overseeing the protection of personalised information. It was noted that the planning pages of the EHDC website now makes reference to privacy of information.</p> <p><b>3.7 Hertfordshire Year of Physical Activity:</b> The Village Hall committee has been informed.</p> <p><b>3.8 Nature Reserve at Pelham Substation:</b> Although the meadow has been re-instated, there is little other evidence of improvement. This item to be carried forward.</p>	DN
12.18	<p><b>4. Planning</b></p> <p><b>4.1 The Cock Public House</b> (see also 17.18 below)</p> <p><b>4.11 <u>3/17/2792/FUL – change of use from vacant pub to 4 dwellings and a shop:</u></b> Status: awaiting decision. 29 documents of correspondence are accessible on EHDC website, including 3-part submission from DI on behalf of SPPC.</p> <p><b>4.12 <u>17/00133/REFUSE (PP-05294793) – appeal against the refusal of 3/16/1659/FUL – change of use from vacant pub to 5-bed residential dwelling:</u></b> Status: Appeal in progress. SPPC submission sent by DI in week ending 15<sup>th</sup> February. It remains possible that the Inspectors will hold a local hearing instead of making a decision based on written representations. The two-week period during which the appellants can comment on the mode of appeal will end on 24<sup>th</sup> March.</p> <p><b>4.13 <u>Nomination to be listed as an Asset of Community Value:</u></b> Status: awaiting decision. The eight-week period since submission has passed so a decision is due.</p>	

	<p><i>Latest update:</i>  DI has been engaged in detailed email correspondence with EHC concerning the delay in a decision re the ACV nomination. She has been notified that EHC has received owner representations in the form of a solicitor's letter, with supporting documents, which requests that the ACV listing be refused.  DI has been instructed by SPPC to respond to these representations, including making a request that the period before the ACV is determined be extended to allow for this response. The total cost for this work to be £250. This expenditure was approved.</p> <p><b>4.14 Draft Business Plan for SPPC to purchase the Cock Inn:</b>  In order to proceed with the application for a Public Works Loan, Andy Brown proposed a 'resolution to borrow' motion, regarding the estimated £600,000 that might be needed to finance both the purchase and completion of the Cock Inn at Stocking Pelham. This motion was seconded by Paul Lucas and unanimously agreed by all councillors present.</p> <p><b>4.2 Other planning</b></p> <p><b><u>3/17/2955/FUL: erection of 1No. three storey detached dwelling adjacent to 3, Maple Side.</u></b> This planning application has been approved.</p> <p><b><u>3/18/0032/LBC: rethatch entire roof replacing long straw for reed on front porch extension.</u></b> This planning application has been approved.</p> <p><b><u>3/18/0382/OUT: outline permission for 2no. bungalow houses, with courtyard and cartlodge parking with shared access on land adjacent to The Acorns, Ginns Road, Stocking Pelham.</u></b>  Councillors took account of the outcome of two recent planning applications:</p> <p>3/17/0612/FUL: permission <b>granted</b> for the erection of a two-storey detached dwelling on an infill site adjacent to 3, Maple Side;</p> <ul style="list-style-type: none"> <li>• The SPPC objections taken into consideration but not upheld were 'character and appearance' and 'highways and parking'.</li> <li>• Planning Officers decided that the although the site is not sustainably located in relation to access to amenities, services and employment, this <i>adverse impact is outweighed by the need to meet a five-year housing supply.</i></li> </ul> <p>3/17/2638/FUL: permission <b>refused</b> for the erection of a single dwelling at Crabb's Lane:</p> <ul style="list-style-type: none"> <li>• Planning Officers upheld SPPC objections to the application on the basis that the site is outside the village envelope. Officers do not consider the site to be 'infill' development as it is outside the main built-up area of the village. Although the site sits between White Hart Farm buildings and barn structures, the barns are underutilised and are not in residential use. The barns are not recognised as part of the main built-up area of the village. The proposed development would therefore represent 'ribbon' development, an extension of the main built-up area and a harmful incursion into the countryside.</li> <li>• Planning Officers decided that the site is not sustainably located in relation to access to amenities, services and employment. Officers also decided that the proposed development would cause significant harm to the rural character of the surrounding area. They noted that EHC is now confident it will be able to demonstrate a 5-year housing land supply and concluded that the <i>adverse impacts significantly and demonstrably outweigh the benefits.</i></li> </ul> <p>There is expectation that Planning Officers will decide that application 3/18/0382/OUT does not represent sustainable development and will then consider the balance between the benefits and the adverse impacts, as stated in paragraph 14 of the National Planning Policy Framework.</p>	<p>AB/MH</p>
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	In the case of the land adjacent to The Acorns, although this proposal represents 'ribbon' development outside the main built-up area of the village, councillors are of the view that the proposed development will not cause significant harm to the rural character of the surrounding area. It was <b>agreed</b> that SPPC will make no comment on this application.	
13:18	<p><b>5. Highways</b> On behalf of SPPC, Councillor Graham McAndrew has requested an update on our application for a Solar Speed Indicator Device (SID). Ruth Banks has subsequently received a response from Martin Wright, Assistant Highways Manager for the Eastern Locality. He has carried out an assessment of the site in order to ascertain two suitable locations. SPPC has been asked to comment on his suggestions so that an order for the proposed works can be placed as soon as possible.</p> <p>Andy Brown expressed concern that some hedging is encroaching on the highway opposite Brockhurst. This is reducing the width of the road and is a potential hazard for two-way traffic. It was agreed that Andy Brown will inform the Highways Department of SPPC concerns about these overhanging branches.</p>	RB  AB
14:18	<p><b>6. Finance</b> Domain and hosting fees for the SPPC website have been renewed at a total cost of £74.24. It was agreed that these will be paid by direct debt in future.</p>	JL/GM
15:18	<p><b>7. General Parish Business</b> <b>7.1</b> With reference to the current state of the land to the rear of Silla Farm, David Nicholls is concerned that a pile of non-combustible material remains on site, more than two years after enforcement notices were issued. It was agreed that David Nicholls will make follow-up enquiries with both the District Council and the Environment Agency.</p>	DN
16:18	<p><b>8. AOB/Date and Time of next meeting</b> The next SPPC meeting will take place at 7pm on Wednesday 25<sup>th</sup> April in the Village Hall. The Annual General Meeting for Stocking Pelham Parish Council will take place on Thursday 24<sup>th</sup> May at 7pm in the Village Hall.</p>	JL
17:18	<p><b>Post meeting up-dates</b> <b>9.1 Condition of the Cock Inn site:</b> 28<sup>th</sup> March 2018: East Herts Council have issued an enforcement notice E/18/0309/ENF under section 215 of the Town and Country Planning Act, at the Cock Inn, Stocking Pelham. The requirements of the Notice are:  <ol style="list-style-type: none"> <li>1. Remove the caravan from the site</li> <li>2. Cut back overgrown vegetation and remove resultant waste from the site.</li> <li>3. Secure or remove the site boundary fencing.</li> </ol> The Notice comes into effect on 28<sup>th</sup> April 2018 and there is a 28-day compliance period thereafter.</p> <p><b>9.2 Amendment to minutes</b> DI has advised SPPC to object to all applications for new dwellings on the basis that they are unsustainable in a village without a pub as a key amenity. Taking this into consideration, <b>it was agreed</b> to amend the final paragraph of Minute 12.18 as follows:</p> <p><b><u>3/18/0382/OUT: outline permission for 2no. bungalow houses, with courtyard and cartlodge parking with shared access on land adjacent to The Acorns, Ginns Road, Stocking Pelham.</u></b></p> <p>In the case of the land adjacent to The Acorns, although councillors are of the view that the proposed development will not cause significant harm to the rural character of the surrounding area, <b>SPPC agreed to object to this application</b> on the basis that:</p> <ul style="list-style-type: none"> <li>• the site is not sustainably located in relation to access to amenities (the village currently does not have a pub) or in relation to access to services or employment.</li> <li>• the proposal represents 'ribbon' development outside the main built-up area of the village.</li> </ul>	PL

