

## STOCKING PELHAM PARISH COUNCIL

Minutes of Meeting held on Tuesday 24th April 2018 at the Village Hall at 7pm

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

Action

18:18	<p><b>1. Apologies:</b> Graham Mackrell,  <b>2. Declarations:</b> none</p>	
19.18	<p><b>3. Minutes of the meeting held on 22<sup>nd</sup> March 2018:</b>          After further consideration, it was agreed to amend minute 12.18 of the draft minutes. This amendment to be added as a post-meeting note in the minutes for the meeting held on 22<sup>nd</sup> March 2018, for approval at the next meeting.</p>	
20.18	<p><b>4. Matters arising</b>  <b>4.1 Business plan for Cock Inn by other interested parties:</b> The person who previously registered a bid for the pub has confirmed in writing that he remains interested in purchasing the pub at a price similar to his original offer.  <b>4.2 Business Plan for Cock Inn on behalf of SPPC:</b> (see item 5.14)  <b>4.3 Speed Detection Indicator:</b> A solar-operated sign is now in place, next to the Village Hall. A second pole is being installed opposite Bennils, providing an alternative position for the sign. Ruth Banks was thanked for her persistent effort towards securing the sign. She said that thanks should also go to Graham McAndrew for his help.  <b>4.4 Hedge encroachment onto the highway:</b> It was agreed that cutting the hedge back should provide sufficient road width to prevent damage to the opposite verge.  <b>4.5 Direct debit payments for website costs:</b> To be arranged.  <b>4.6 Follow up enquiries re ongoing problem of spoil-heap material at Silla Farm (The Oaks):</b> There has been no response to date. Consultation to be continued. See also item 5.2 below.  <b>4.7 Response to 3/18/0382/OUT: Post-meeting note:</b> a letter of objection has been sent</p>	
21.18	<p><b>5. Planning</b>  <b>5.1 The Cock Public House</b>  <b>5.11 3/17/2792/FUL – change of use from vacant pub to 4 dwellings and a shop:</b>  <i>Status: awaiting decision.</i>          The applicant has lodged an appeal based on ‘non-determination’. The appeal documents are not yet accessible.  <b>5.12 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:</b>  <i>Status: Appeal in progress.</i>          Letters have been written to the Planning Inspectorate by both local member Geoffrey Williamson and Member of Parliament Sir Oliver Heald, requesting that the appeal be decided via a Local Hearing.          It is understood that East Herts Council will be issuing a formal letter to the Planning Inspectorate, pointing out that in the case of this appeal, there are sufficient grounds to upgrade from written representations to local hearing. It was agreed that SPPC will instruct DI to issue a similar letter on behalf of SPPC. SPPC may also consider the possibility of filing a request for a judicial review.          The council has been notified that an unaccompanied site visit will take place on Tuesday 1<sup>st</sup> May. The applicant will be present in order to provide access to the site.  <b>5.13 Nomination to be listed as an Asset of Community Value:</b>  <i>Status: awaiting decision.</i>          On behalf of SPPC, DI has written a detailed response to the submissions that were made on behalf of the owner, (which requested refusal of the ACV listing).          Letters have been written by both local member Geoffrey Williamson and Member of Parliament Sir Oliver Heald, in support of the SPPC nomination of the Cock Inn as an Asset of Community Value.          SPPC has been advised that the paperwork is currently waiting to be signed off by Kevin Steptoe and that East Herts Council have committed to declaring the decision by Friday 27<sup>th</sup> April.  <b>POST-MEETING NOTE:</b> the SPPC nomination for the Cock Inn to be listed as an Asset of Community Value has been successful.</p>	PL

	<p>5.14 <b><u>Draft Business Plan for SPPC to purchase the Cock Inn:</u></b>  The application for a Public Works Loan is ready for submission. It is essential that the Planning Inspectors (PI) are able to confirm the potential loan to SPPC by checking the relevant government documents. The required Loan application forms need to be submitted as a matter of urgency if we are not to compromise our evidence for the PI Written Appeal Review.</p> <p><b>5.2 Other planning</b></p> <p>5.21 <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> Status: awaiting decision.</p> <p>5.22 <b><u>3/17/2638/FUL: appeal against refusal of permission for the erection of a single dwelling at Crabb's Lane:</u></b>  It was agreed that SPPC will object to this appeal on the following grounds:</p> <ul style="list-style-type: none"> <li>• the site is not sustainably located in relation to access to amenities, services and employment</li> <li>• the proposed development would cause significant harm to the rural character of the surrounding area and is sufficiently close to White Hart Farm that Listed Building concerns should also be taken into consideration</li> <li>• the proposed development represents 'ribbon' development.</li> </ul> <p>5.23 <b><u>3/18/0890/ARPN: Change of use of agricultural building to C3 (residential) for 1no. dwelling at Building A, The Oaks</u></b></p> <p>5.24 <b><u>3/18/0891/SDDPN: Change of use from B8 (storage and distribution) to C3 (residential) for 6no.dwellings at Building C, The Oaks</u></b></p> <p>5.25 <b><u>3/18/0892/SDDPN: Change of use from B8 (storage and distribution) to C3 (residential) for 2no.dwellings at Building D, The Oaks</u></b></p> <p>5.26 <b><u>3/18/0893/SDDPN: Change of use from B8 (storage and distribution) to C3 (residential) for 1no.dwellings at Building E, The Oaks</u></b></p> <p>It was noted from the site and location plans that the land at The Oaks has now been divided into two sections. The larger section, nearest the highway, is the location of the agricultural and storage buildings (A, B, C, D &amp; E), and is owned by the applicant. The smaller section, furthest from the highway is the location of significant spoil heaps and is not owned by the applicant. This rear section is only accessible by crossing the front section of the site. Councillors were reminded that both sections of land continue to be the subject of Enforcement Action regarding the presence of waste material, the removal of which will require access to the whole site.</p> <p>The revised edition of the GDPO Part 3, Class P applies to permitted development by the conversion of storage and distribution centre to residential use. In the case of Oaks Industrial Park, some buildings are currently being used as business premises eg car repairs.</p> <p>It was also noted that although the gross floor space, Building C is claimed to be 414m<sup>2</sup>, Google maps shows it to be more than 500m<sup>2</sup>, which means that it does not meet the requirements of GDPO Part 3, Class P for change of use to residential.</p> <p>The four proposed 'change of use' applications represent 'ribbon development' and would add 10 new residential dwellings to the village. This would be a 20% increase in the number of dwellings and is considered to be unsustainable within a Grade 3 village that lacks both services and amenities, such as a public house.</p> <p>A 'change of use' in the case of the Oaks Industrial Park will have an adverse impact on local employment because a number of businesses currently operate at the site.</p> <p>On the basis of these observations, SPPC <b>agreed to object</b> to the four 'change of use' applications.</p>	<p>AB/MH</p> <p>PL</p> <p>PL</p>
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22:18	<b>6. Highways</b> The number and depth of potholes continues to be a concern. It was noted that the main highway through Furneux Pelham has been totally re-surfaced.	
23:18	<b>7. Finance</b> The annual membership fees of £100 for HAPTC and £45 for the Open Spaces Society have been paid. SPPC has issued a breakdown of how New Homes Bonus payments have been utilised for the benefit of the parish.	
24:18	<b>8. General Parish Business</b> 8.1 <u>Common Land access to village feature – the Village Pump</u> . It was agreed that SPPC will fund the erection of secure fencing so that children in neighbouring properties cannot use this section of Common Land to access the road.	DN
25:18	<b>9. AOB/Date and Time of next meeting</b> The next SPPC meeting will take place at 6:30pm on Thursday 24 <sup>th</sup> May 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. Refreshments will be provided.	JL All SPPC