

STOCKING PELHAM PARISH COUNCIL

Minutes of Meeting held on Thursday 25th April 2017 at the Village Hall at 7pm

Present: D Nicholls (Chairman) G Mackrell P Lucas M Hutchins
R Whitefield J Lucas (Clerk)

Action

15:17	<ol style="list-style-type: none"> 1. Apologies: Ruth Banks 2. Minutes of the last meeting: The minutes of the meeting held on 16th March 2017 were signed as correct. 	
16.17	<p>Matters arising</p> <p>3.1 <u>Telephone kiosk:</u> David Nicholls has purchased red paint at a cost of £45.</p> <p>3.2 <u>Possible purchase of speed warning signs:</u> (see 5. below)</p>	
17.17	<p>4. Planning</p> <p><u>4.1 3/17/0612/FUL Erection of two storey detached dwelling adjacent to 3 Mapleside, Ginns Road.</u></p> <p>The Chairman welcomed the residents of 3 Mapleside to the meeting and invited them to talk about the application. It was explained that the proposed 'infill' development would provide a 3 bed-roomed detached house for a parent/grandparent, enabling her to live closer to the family while continuing to have her independence. A new access entrance is included in the proposal. The footprint would be similar to the existing semi-detached houses at Mapleside (1+2, 3+4) and the design is said to be similar in both character and proportions.</p> <p>The Chairman then explained that Stocking Pelham is categorised as a Group 3 Village and as such, there are restrictions on 'infill' development. The lack of amenities means that Stocking Pelham is not considered to be a sustainable location for development. It was also pointed out that the new dwellings at the Barns, Stocking Hall and at the site of the Cock Public house are not 'infill' developments and were permitted under specific circumstances.</p> <p>The residents of 3 Mapleside were thanked for their attendance at the meeting.</p> <p>There is concern that permitting an 'infill' development would set a precedent and result in a significant number of further applications to build houses on 'infill' land. This would be unsustainable because Stocking Pelham is a village which has a very low range of services and facilities.</p> <p>Mapleside is situated on Ginns Road, which has no pavement but is busy with traffic at certain times of day. Number 3 Mapleside is opposite a thriving preschool, with cars regularly parked on the highway for both drop-off and collection of children. There is concern that an additional dwelling with a new entrance will cause further traffic issues and potential hazard.</p> <p>The existing properties at Mapleside consist of 4 semi-detached dwellings (1+2, 3 +4). The buildings benefit from a raised position, so their distinctive style and character is a significant feature of the centre of the village. Inserting a detached property between the two buildings would not be in keeping with this. Furthermore, the sub-division of the plot at 3 Mapleside would result in two plots that are significantly smaller than the existing plots at Numbers 1, 2 and 4. It was also noted that the proposed oak cladding finish for the exterior walls does not mirror the rendered finish on the neighbouring properties.</p> <p>In this instance, the building of an <u>annexe</u> to either the house or the garage at 3 Mapleside would be considered as appropriate development. It was agreed that SPPC will write a letter, objecting to the application on the grounds that it is inappropriate development and would set a precedent for other 'infill' applications, which would be unsustainable in a Group 3 Village.</p>	PL/DN

	<p><u>4.2 3/16/1659/FUL application for change of use from vacant pub (A4) to residential (C3) at the Cock Public House.</u></p> <p>Paul Lucas has received further updates from both Liz Aston and Martin Plummer of East Herts Planning Department. SPPC are advised that the long delay in announcing the decision on this application has been unavoidable, due to an essential review of the financial status of the development.</p>	
18:17	<p>5. Highways</p> <p>Ruth Banks has written to both Herts Highways and Hertfordshire Police regarding the positioning of the proposed speed signs in the village. Approval is required from both organisations. Ruth has received one quote, with a fee in excess of £500 for fitting and commissioning the sign. It was agreed that SPPC will await instruction from Herts Highways and Hertfordshire Police. Depending on the outcome of this, it may be worth seeking further quotes by contacting neighbouring villages with speed signs currently in operation (Braughing, Barkway and Manuden were suggested).</p>	DN/RB
19:17	<p>6. Finance:</p> <p>6.1 The meeting formally approved the accounting statements for the year ended 31st March 2017.</p> <p>6.2 The meeting formally approved the annual governance statement for the year ended 31st March 2017.</p>	
20:17	<p>7. General Parish Business</p> <p>7.1 David Nicholls and John Carter have attended a meeting with representatives of both the Environment Agency and Herts County Council with regard to the ongoing situation at Silla Farm. It was noted that the site now has a sign which refers to 'The Oaks Industrial Park'.</p> <p>7.2 It was agreed that Andy Brown will be invited to join SPPC as a co-opted member.</p>	DN/JL
21:17	<p>9. AOB/Date and Time of next meeting</p> <p>The SPPC AGM will take place on Thursday 11th May at 7pm. It will be followed by a Defibrillator Training session.</p>	