

HADSTOCK PARISH COUNCIL



Minutes of Hadstock Parish Council Planning held on Tuesday 20 October 2020 at 7.30pm via ZOOM

Present: Parish Councillors Rick Albrow, Keith Nuttall, Trevor Smith, Jude Hannam & Parish Clerk Sara Beckett. 14 members of the public were present.

- 1** The start of the meeting was delayed to allow all to participate. The Chair welcomed everyone to the meeting via Zoom and informed all that proceedings were being recorded for the benefit of accurate minutes.
- 2** **Apologies for absence** were received and accepted from Cllr Sara Porter. District Councillor De Vries had emailed to say that due to a previous meeting he would endeavour to attend depending on time limitations. County Councillor Walsh were absent
- 3** **Declaration of Members' Interests and requests for dispensation.** None received. Councillors were reminded of the need to keep up to date their Register of Members' Interests.
- 4** The Chair described the procedure for the meeting and public participation. He advised that all the members of the public will have the opportunity to speak, but it would be limited to 5 minutes per participant. At the discretion of the Chair further public participation would be in order. Those who had requested to speak were noted. There will be an opportunity for further participation if required before ending the public participation part of the meeting. The Chair requested that all should mute and members of the public should not discuss matters between themselves. Having heard all the representations, the Parish Council will then discuss the Councils responses to UDC.
- 5** The Chair suspended Standing Orders
- 6** Public Participation. Five members of the public spoke about the planning applications, both in favour and against. All who spoke recognised the value that the King's Head had been to the community and Village in the past. It was essential that any work in the future safeguards the Grade II listed building as there was no information in the applications that demonstrated that would guarantee the heritage and status of the building.
- 7** The chair thanked all those who had expressed and view. Standing orders were re-instated.

8 Hadstock Parish Council considered Planning Applications:

UTT/20/2396/LB | Conversion of public house to 1 no. dwelling including the demolition of existing outbuilding, erection of two storey rear extension, detached garage and wall. | Kings Head Linton Road Hadstock Cambridge CB21 4NU

UTT/20/2300/FUL | Change of use from public house to 1 no. dwelling including the demolition of existing outbuilding, erection of two storey rear extension, detached garage and wall. | Kings Head Linton Road Hadstock Cambridge CB21 4NU

The Chair said the planning application would be discussed in 2 parts starting with the change of use. Members of the public were reminded to mute themselves and Councillors to unmute to take part in the discussion

Hadstock Parish Council had listened to a number of representations made by those residents present at the meeting and considered the representations that had been made directly to the Parish Council and those submitted to the Uttlesford District Council planning portal so Councillors were able to consider a broad range of opinions to make an informed decision. Hadstock Parish Council discussed in depth the detail of the planning applications UTT/20/2300/FUL. and UTT/20/2396/LB.

It was recognised that until closing in 2016, the Kings Head had been an asset to the community and Village. In the last 20 years it had become increasingly less viable to be run as a business with any success. The Parish Council acknowledged there was a strong body of opinion within the Village to see the King's Head as a public house. However, the Parish Council considers it would be unlikely to be a viable business. Many respondents do not want to see the future of the Kings Head to be that of a boarded up dilapidated listed building, falling into even more disrepair. Hadstock Parish Council appreciated the efforts made to save the pub, which was a great credit to Hadstock but it was now appropriate to call time.

With the vote being unanimous it was resolved that Hadstock Parish Council supports change of use in principle, however objects to the applications for the reasons stated below.

1) Recognition of Grade II Listed building in a conservation area

[a] It was overwhelmingly felt that the application lacked sufficient detail

on how the heritage of the Listed Building will be protected.

[b] We are concerned at the lack of detail of internal changes including insertion of a new stair case.

[c] No justification is given for the changes.

2) Garage and wall

The size, in scale/mass and design of the garage is unacceptable.

[a] It would impact on the amenity of the adjoining gardens.

[b] It gives very limited ingress space from the highway or turning room.

[c] Both the garage and the red brick wall are detrimental and not appropriate to the Listed Building and Conservation Area.

[d] Both the garage and red brick wall are not in keeping with the street scene.

[e] The design, access and heritage report state the maximum height of the garage would be 5.6m yet the block plan shows it to be 4.75m showing a disparity of detail. We consider either to be too high.

3) The proposed rear extension.

[a] Concerns were raised as to how the rear extension will impact on the existing Grade II listed building, particularly when viewed from the car park side.

[b] Hadstock Parish Council was concerned that the rear extension was not in keeping with the rest of the building.

Hadstock Parish Council wishes to emphasize:

Conservation of The King's Head being a Grade II listed building requires expertise as this is a specialist area. A full and carefully detailed work schedule should be confirmed by conditions so as to protect the heritage status for the future which should be carefully monitored by Uttlesford District Council for this planning application to be considered favourably. It was therefore voted unanimously to object to this planning application for the above reasons.

The Chair thanked all for attending the meeting and for their participation and comments. It was a credit to the Village that so many had contributed

Dates of the next meetings

Parish Council Meeting Tuesday 03 November at 7:30pm

The meeting closed at 20.50 pm

..... Chairman.

Signed as a true record and RESOLVED to approve on 03 November 2020