

HADSTOCK PARISH COUNCIL



Minutes of Hadstock Parish Council Meeting

Held on

Friday 11 August 2023

at 1.15 pm in the Village Hall Hadstock.

Present: Parish Councillors: Keith Nuttall, Denise Wells, John Lockton & Parish Clerk Sara Beckett.
Also present 7 members of the public.

1. The Chair welcomed all to the meeting, reminded Councillors of the fire safety procedure and announced that proceedings may be filmed or recorded.
2. Apologies were received from Cllr Hannam and Cllr Johnson which were discussed and approved
RESOLVED 23/08/02
3. Declaration of Members' Interests & to remind Councillors of the need to keep up to date their Register of Members' Interests and to receive any Members' Dispensations – none notified or received.
4. The Minutes of the Parish Council Meeting held on 27 July 2023 were accepted and approved. **RESOLVED 23/08/04.** The Chair signed them as a true record.
5. **Public participation** ~ all members of the public present spoke against the planning application UTT/23/1866/OP details of which are in the appendix attached to the minutes.

All members of the public left the meeting

6. **Planning Application/s** UTT/23/1866/OP | Outline application with all matters reserved except access for 2 no. detached bungalows. | Broadmarsh Cottage 5 The Row Linton Road Hadstock Cambridge CB21 4NY Councillors discussed the planning application in detail and **RESOLVED 23/08/06** to object as per attached appendix.
7. **Hadstock Village Emergency plan** ~ Cllrs Lockton and Wells presented a further draft and would like to meet with councillors for half an hour prior to the next parish council meeting to discuss the major role and responsibility of the Parish Council and specifically councillors before finalising the document for approval at the October meeting.

Items presented for discussion :

- Confirmation that the Church Bells will tolled if an event occurs.
- hadstockinfo@gmail.com will circulate but requires 2 additional persons to act as administrators to give cover when required not just for an emergency event but throughout the year. One should be a councillor and Cllr Wells has volunteered

One member of the public returned to the meeting

- The use of Facebook as a medium in an emergency was discussed and discounted due to information needing to be readily available to more than perhaps might view a post in the circumstances that are being addressed.
 - WhatsApp was discussed and felt to be a very good medium for getting information out in the event of an emergency and this will be progressed
 - More sources of water have been identified and will be followed up
 - The use of a loud hailer was discussed and will be an agenda item for the next meeting with a view to the Parish Council purchasing the item.
8. **To note** that the next Meeting will take place in the Village Hall on **Thursday 28 September 2023 @7.30pm**

9. The Chairman closed the meeting at 2:30pm

..... Chairman.

Signed as a true record and RESOLVED to approve on 28 September 2023

APPENDIX TO ITEM 5 and 6

Hadstock Parish Council carefully reviewed the detail of this planning application UTT/23/1866/OP | Outline application with all matters reserved except access for 2 no. detached bungalows. | Broadmarsh Cottage. 5 The Row Linton Road Hadstock Cambridge CB21 4NY in a public meeting attended by a significant number of Hadstock residents on 11 August 2023. Hadstock Parish Council considered all the comments made by the parish residents and following a detailed debate Hadstock Parish Council resolved to object to this planning application for the following reasons which considered comments made by members of the public those being

- Planning application of 2013 for the same site was previously refused
- This proposed site is not allocated for development in the current Uttlesford District Council Local Plan 2005
- Insufficient width of proposed access with no screening to neighbours
- Accumulative effect of exit to Linton Road and entrance to application site from Linton Road.
- Lack of visual splay and would be impossible to achieve
- Trojan horse ~ gateway to further development of the application site as shown on the accompanying map of application
- Flooding from development by proposed application into dwellings on Linton Road
- Disproportional development compared to surrounding and neighbouring existing dwellings
- Hadstock Parish Plan of 2004 does not demonstrate desire to develop this site.
- Hadstock Conservation Area Appraisal which defined Hadstock as being 'areas of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance'
- Not in sympathy with the Village and contrary to conservation area
- Protection of classic historic villages and prevention of creeping in and around a village are a government priority
- Hadstock is mentioned as an Ancient village in the Domesday Book

Proposed site position and access

Hadstock Parish Council understands this application significantly relates to 'access' and as access is the key to what is clearly intended to be a site development we would comment as follows -

The application site occupies an elevated position in the heart of the village behind a row of historic and established dwellings which are within the conservation area.

The site which is outside the development area is essentially a paddock gaining its access from the driveway of 5 The Row which itself is in the conservation area. Overall, the application should be refused as it contravenes policies within the current 2005 adopted local plan of Uttlesford District Council

The access to a paddock has little impact to the highway and the village, but access for the development of the paddock as indicated in the planning application would have significant affect for the Village and road users. The Linton Road is the main road (B1052) of the Village that is well used not just by the residents of Hadstock and those travelling through but provides the route for Heavy Goods Vehicles from the airfield industrial development out to the A1037 Haverhill to Cambridge link. The concerns related to issues of parking, safety, speeding vehicles and near misses on Linton Road have been well and increasingly documented by Hadstock Parish Council including data collected by the Parish Council speed watch team.

Access is also addressed within H4 Backland development and in conjunction with S7 Countryside and H1 Housing development all of which demonstrates the planning application does not accord with the policies of the Local Plan. It is important to note that the access from the Linton Road to the current driveway of Number 5 dramatically decreases when it reaches the front boundary between Number 5 and the immediate neighbour.

Adopted Uttlesford District Council Planning Policies

Hadstock Parish Council believes that the proposal runs contrary to Uttlesford District Council Local Plan policies below

POLICY S7 Countryside The proposal does not meet S7 which states planning permission will only be given for development that needs to take place there, or is appropriate to a rural area. Development will only be permitted if its appearance protects or enhances the particular character of the part of the countryside within which it is set or there are special reasons why the development in the form proposed needs to be there.

- the development does not need to take place and there is no evidence to support a need.
- the adjacent conservation area nor the paddock itself will be protected or enhanced by the development and no special reasons have been given.

The application site (majority greenfield) and not infill, cannot be compared to that of Yew Tree Place which was a brownfield site consisting of old barns and sheds.

POLICY H1 Housing Development Concentrates future housing development in the main urban areas and other locations well related to employment and facilities. Development of the application site is therefore not appropriate as confirmed within this policy of the Local Plan attributed to Village housing. In addition, at Para (c) there is no r e-use of existing buildings or previously developed land being again that Hadstock is not an urban area.

POLICY H4 Backland Development states that

Development of a parcel of land that does not have a road frontage will be permitted, if all the following criteria are met:

There is no evidence to support approval from a-d below as the application site does not have road frontage

a) There is significant under-use of land and development would make more effective use of it~ whilst this may be the applicant's view, there are areas within the Village that are well used as paddocks and for grazing.

b) There would be no material overlooking or overshadowing of nearby properties~ the application site is closely associated with the properties on Linton Road and the conservation area.

c) Development would not have an overbearing effect on neighbouring properties~ as at (b) the application site is closely associated with the properties on Linton Road and the conservation area.

d) Access would not cause disturbance to nearby properties ~ The road narrows as it passes 5 The Row and 1 Council Houses to the extent that it abuts the wall of 5 The Row thus causing disturbance to these properties. There will be an increase in traffic movements as opposed to the current occasional access to the paddock as the applicant already states.

To reaffirm Hadstock Parish Council resolved to object to this planning application