

# Little Bardfield Parish Council



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## Minutes of Emergency Planning meeting

Tuesday 15<sup>th</sup> October – 7:30pm

The Hydes, Thaxted, Dunmow, Essex, CM6 3QB

1. Chairmans Welcome and Members Present

Cllr Gardiner (Chair), Cllr Beeson, Cllr Davies, Liz Williamson (Clerk),  
Members of the public: Robert Clark, Robert & Kim Paxton

Cllr Gardiner welcomed Members of the public to the meeting and thanked Cllr Davies for the use of the venue at short notice.

2. Apologies for Absence

Cllr Cutmore, Cllr Simpson

3. Declarations of Interest

Cllr Gardiner declared an interest regarding item 5 of the agenda (Illegal Fly-tipping)

4. Planning Application UTT/19/2304/FUL – Land South of Hillside Cottage, Little Sampford Road – Erection of two storey dwelling house.

Three Members of the Public were in attendance at the meeting to raise concerns about the submitted planning application. All members of the public have written to Uttlesford District Council to raise an objection to the proposal and were therefore were seeking the Parish Council's support for the refusal for the erection of a new dwelling.

Mr Clark re-iterated the concerns stated in his submitted letter to UDC. It was stated that the area to the rear of the site has open views of the countryside (Pant Valley) and is an area of outstanding natural beauty. The site is in an elevated position and no consideration has been given to the neighbouring property in terms of overlooking or privacy and also the design of the proposed dwelling is not in keeping with the immediate area. Mr Clark stated that he considered the proposal was contrary to Policy S7 (Countryside Policy) of the adopted Local Plan as the proposed dwelling is not in keeping with other properties within Hawkspur Green.

Mr and Mrs Paxton raised similar concerns regarding the proposal and also raised issues regarding the inaccuracies in the application submission. The submitted drawings are inaccurate and not a true representation of the site. The hedging and trees as stated in the submission are in the ownership of Hillside Cottage and not on the ownership of the applicant. Concerns were also raised regarding overlooking due to the proposed dwelling being in an elevated position and set back from the highway. If UDC were mindful to support the proposal and approve the application, careful consideration would need to be given to the need for a retaining wall to protect Hillside Cottage from the erosion of land.

Cllr Gardiner urged the members of the public who were present to submit their own objection to the proposal directly to UDC stating all of the concerns raised and that the Parish Council would discuss the proposal and submit a representation based on discussions.

Members of the public left the meeting at 8pm.

The Parish Council Members discussed the proposal and agreed with a number of the points raised by the members of the public attending the meeting.

Therefore, it was agreed that the clerk would draft a letter based on the points raised in the discussion and objection to the proposal on the grounds of:-

- The proposal would be contrary to Policy S7 (Countryside policy) whereby a dwelling is permitted if it is an infill which is in keeping with properties within the existing street scene.
- The design of the dwelling is not in keeping with the existing properties
- The property does not relate well to the pattern of development within Hawkspur Green
- It is not a sustainable location
- The position of the dwelling is elevated and would have an overbearing impact on Hillside Cottage
- Because the dwelling is set back into the site the windows in the front elevation would overlook Hillside Cottage.
- The parking is inadequate
- The orientation of the property does not relate to the existing properties

Furthermore, it was discussed that the representation should mention the inaccuracies of the application submission in relation to the ownership of the trees and hedging and potential contamination of the site given that the existing retaining wall is constructed using asbestos sheeting.

**Action: Clerk to draft letter**

Meeting Closed 8:15pm

Next Meeting 11<sup>th</sup> November – Little Bardfield Cricket Club Pavilion