

GREAT CANFIELD PARISH COUNCIL
MINUTES OF THE EXTRAORDINARY MEETING OF THE PARISH COUNCIL
 held in the Village Hall Thursday 25th August 2016

Present: Cllrs Ginny Barlow, Chris Easter, Stuart Hepburn, Michael Knight, Robert Mackley (Chairman), Declan Tiernan and the Clerk Allison Ward

4 members of the public

1. APOLOGIES FOR ABSENCE were received from Cllr Jenny Jewell and accepted by the Parish Council. Apologies were also received from Phil Roberts.
2. DECLARATION OF INTERESTS FOR THIS MEETING – None.
3. PUBLIC FORUM – None
4. PLANNING APPLICATION

Application Number	UTT/15/1732/FUL
Development	Demolition of redundant farm buildings. Construction of new holiday lets, cafe/shop, and cookery school/offices
Location	Bullocks Farm, Bullocks Lane

The Chairman opened this item to public debate. An email from the applicant outlining further reasoning for the application had been received by the Clerk and circulated to the Parish Council in advance of the meeting; the Chairman distributed copies to those residents present.

Cllr Barlow began the discussion by confirming she had been to look at the site and was able to confirm that the intention was to change what are currently four redundant agricultural buildings, two into holiday lets and at some point in the future the other two into a café/shop and a cookery school. It was noted that permitted development rights allow the change of use of agricultural buildings within certain parameters and much of the proposal in this application would fall within these development rights. However, as the intention is to improve the overall look of the site it is considered by the applicant that the most appropriate solution is to take down the existing structures and rebuild on the current footprints rather than convert. For this reason, a full planning application is required.

The residents present at the meeting raised their concerns in relation to the increase in traffic that would result from the development of the site. Bullocks Farm is situated at the end of a no through route and all traffic visiting both this site and Little Bullocks Farm (opposite) has to enter and exit through the hamlet of Hope End. In addition to the commercial businesses currently operating at both farm locations and the approval by Uttlesford for an additional 7 homes on the former nursery site, the traffic along this single track lane, even without this development continues to increase and have a detrimental effect on those who live there. The lane to Bullocks Farm is between 2.8m and 4.0m in width and there are no passing places. There was some discussion on whether holiday lets would be seasonal and therefore traffic volumes would be variable, although it was noted any café or cookery school would be all round if it was to be viable.

The Clerk and Cllrs confirmed further comments had been received from residents in support of the application.

Cllrs commented on the existing holiday lets in Great Canfield including Bury Farm and Ashfields and noted in the past that this Parish Council has made objections to the conversion of these sites either due to concerns that they did not meet an agricultural definition or where there were environmental issues. (In all instances Uttlesford approved the applications).

Cllr Mackley proposed that the Parish Council makes no comment either in support or objection to this application, however it does submit a comment in support of some residents' concerns with the increase in traffic that would result from the development through Hope End and along Bullocks Lane, a single track lane with no

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 Robert Mackley (Chairman Parish Council)

passing places. This was seconded by Cllr Barlow with all in favour.

The Clerk was asked to contact Uttlesford as it has been suggested this application has been called in to Planning Committee for decision. (Post meeting, Uttlesford confirmed this application will be called to Planning Committee if it is approved. Holiday lets are considered in the same way as dwellings in terms of delegated powers to Planning Officers. The number of holiday lets exceeds those which a Planning Officer can approve and for this reason the application will go to Planning Committee.)

1 resident leaves

Application Number	UTT/16/2121/FUL
Development	Proposed change of use of grazing land to paddock. Formation of manege and erection of stable block
Location	Rosedale, Great Canfield Road

Cllr considered this application before Cllr Mackley proposed that the Parish Council makes no comment, this was seconded by Cllr Tiernan with all in favour.

5. UTTLESFORD LOCAL PLAN

At the meeting of Uttlesford Full Council on the 26th July, Members approved a distribution strategy for new housing (proposed 4,600 homes) in the District for the period up to 2033. Two letters were received following this meeting and the Parish Council were asked to respond by 2nd September.

The Parish Council discussed the Uttlesford correspondence which confirmed Great Canfield is classified as a Type B village and which states '*under the above strategy the Council is not looking to allocate sites for residential development in these smaller (type B) villages.*' Parish Councils were asked to further consider if an affordable housing development under a Rural Exemption Site was something being considered; there have been no previous discussions at Great Canfield Parish Council meetings on such sites.

The Parish Council confirmed their agreement with Uttlesford's definition of Great Canfield as a Type B village, however Cllrs were in full agreement that the decisions by Uttlesford in the analysis of the call for sites did not support this definition. In addition to the 7 houses approved but not build on Canfield Nursery, a further 21 possible homes on 3 sites have been confirmed as suitable for small scale development in the hamlet of Hope End. Cllr Mackley proposed that the Parish Council objects to the inclusion of these sites in the Local Plan which exceeds the number of homes required of a Type A village with facilities. This was seconded by Cllr Barlow with all in agreement.

In the second correspondence the Parish Council were asked as a neighbouring village for their views on two sites which had not been included in the call for sites but which Uttlesford had identified as suitable

02HBO15 – Land at Bonningtons Farm, Station Road, Takeley – 45 dwellings

03HBO15 – Land west of Station Road, Land at Bonnington Green, Takeley – 230 dwellings

Both these sites are in the parish of Hatfield Broad Oak and south of the Flitch Way. The Clerk had been in contact with Takeley Parish Council who confirmed their intention to object to the proposal, significant concerns being traffic impact on the M11 and Four Ashes junction, effect on already overstretched services in Takeley, impact on Hatfield Forest.

The Parish Council discussed these two sites and Cllr Mackley proposed that the Parish Council objects to the inclusion of them in the Local Plan for the following reasons, this was seconded by Cllr Barlow with all in favour.

1. The sites proposed are to the south of the Flitch Way and the Parish Council is of the view that if these sites are developed in anyway this natural boundary which currently separates Takeley from its neighbouring villages would be breached and there would be no defined barrier to prevent development in the countryside

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beyond. The village of Great Canfield directly to the south of the Flich Way would be open to developers and any boundary between Takeley to the north and Great Canfield would be eroded.

2. The Parish Council is of the view that any increase traffic pressure on the M11 and Four Ashes junctions would result in an increase in traffic through the narrow lanes of Great Canfield as drivers take to the back routes to avoid congestion at these junctions.
 3. Cllrs commented that as noted from the responses in the Gladman application any further development in close proximity to Hatfield Forest would contribute to the damage already being caused, potentially threatening its current status and impacting the residents of Great Canfield and Uttlesford for whom this is a key recreational space.
6. DATE OF NEXT MEETING Monday 12th September 2016.

TIME AND CLOSE OF MEETING 9.00pm

Allison Ward
Parish Clerk 01245 231798

Signed
Robert Mackley (Chairman Parish Council)