

**MINUTES OF THE LITTLEBURY PARISH COUNCIL MEETING HELD ON
MONDAY 10th DECEMBER, 2018 at
ST PETER'S CHURCH, LITTLEBURY GREEN AT 7.30 P.M.**

Present: Jean Cowell, Mike Scott, Joanna Hancock, Claudia Haisman-Green, Jan Menell and Bill Starr.

Public: 21

Also Present: Tracy Coston (Clerk)

Jan Menell	Friends of Holy Trinity Church, Trustee of Littlebury United Charities, Jane Bradburys, School Governor at Gt. Chesterford School.
Jean Cowell	Millennium Society, Friend of Holy Trinity Church, Village Hall Trust, English Heritage, Trustee of Littlebury United Charities.
Joanna Hancock	Trustee Littlebury Village Hall, Trustee Sophie's Fund, Trustee Littlebury United Charities, Parish of Littlebury Millennium Society, Uttlesford Citizens Advice, Friend of Holy Trinity Church, Friend of Audley End, Member of National Trust.

1. Apologies for Absence: Michael O'Connor, Philip Marns, Ann Farrer

2. Public Participation (15 mins):

Local residents raised the following concerns:

- The plot is very narrow and the developer only mentioned building one dwelling and then plans have been submitted for two dwellings.
 - The second house is back land development with a driveway at the side of the house.
 - Brairwood on the boundary and fear of damage to house and foundation. The 4-bedroom house (B) is tall and overlooking Briarwood.
 - Two dwellings is overdevelopment of the site.
 - The dwellings will overlook Churchside and will change the nature of the village and set a precedent of other houses being built in the village.
 - Concern that there isn't a local plan and all development is based on National Planning Framework and there is no development boundary.
 - The Environmental statement is incorrect and the developer felled the trees before the planning application was put in.
 - The height of the builds are not shown correctly on the plans with the other dwellings.
 - House B to open the side door would open onto Churchside's fence.
 - There is concern about the drainage off the Bumpy and concern about flooding.
 - The biodiversity report wasn't adequate and doesn't show the nature reserve around St. Peter's.
 - The monkey puzzle tree was removed without any consultation. The rookery which has been on the site for 30 years has been removed and there were Great Crested Newts in it. The ponds at Churchside haven't been mentioned in the report.
 - House A will restrict light and privacy of the other dwellings and is too close to the road. The residents accept that another house will be built on the site.
- The PC thanked everyone for attending the meeting.

3. Planning:

a) For Discussion:

UTT/18/3081/FUL Endeavour, Littlebury Green

Demolition of existing bungalow and erection of 2. No dwelling

PC Decision: The PC were in unanimous agreement that UDC should refuse the application for the following reasons:

House B is detrimental to the visual amenity and open character of Littlebury Green. It extends the built area of the village into surrounding countryside and consolidates existing development, therefore adversely affects the character and appearance of the site and surroundings.

The development overshadows adjoining properties, mainly Farthings and Rosemary Cottage which were restricted to single storey on appeal.

Additional traffic noise will be caused, disturbing the privacy of residents.

Back land development and therefore not acceptable as an infill plot, which encourages applications of similar development elsewhere in the vicinity which could result in a gradual change to the character and appearance of the village.

All other applications at the rear of properties in Littlebury Green have been refused at appeal.

The biodiversity report did not mention the nature reserve around St. Peter's Church, owned by the PC and the impact of the effluent.

House A: The depth and proximity to Briarwood and Churchside is overbearing causing a loss of light and the design is poor.

The replace of one dwelling to two larger dwellings is contrary to policy S7and Policy GEN2 of the UDC Local Plan.

If the Planning Officer is minded to approve the application the PC has asked Cllr Redfern to call in the application to be discussed at committee and to include a site visit.

4. Area Report: Nothing to report.

5. Date of next meeting,

The Parish Council meeting will be held on **16th January, 2019** at 8 pm at St. Peter's Church, Littlebury Green.

The meeting finished at 8.40 pm

Signed

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Dated

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