

MUCH HADHAM PARISH COUNCIL

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The next meeting of the Much Hadham Parish Council **Planning Committee** will be held on Tuesday, **6 September 2016**, in the **Much Hadham Village Hall** following the closure of the Much Hadham Parish Council meeting.

Fiona Forth
Clerk of the Council

30 August 2016

AGENDA

1. Apologies for absence
2. Declarations of Interest
3. Chairman's announcements
4. Minutes of the last meeting held on 2 August 2016
5. Matters arising
6. Decisions issued by East Herts Council:

(i) Permissions granted:

3/16/1405/HH – Demolition of rear extension and conservatory. Erection of single storey rear extension with link extension to outbuilding. Conversion of outbuilding to granny annexe. Enlargement of porch, rendering and insertion of windows and door to annexe at Barrowfield Lodge Black Bridge Lane Much Hadham

3/16/1406/LBC – Demolition of conservatory and internal wall, erection of a single storey rear extension and blocking up of existing side window at Motts Cottage High Street Much Hadham

3/16/0711/HH – Demolition of conservatory and erection of a single storey rear extension at Motts Cottage High Street Much Hadham

3/16/1297/HH – Alterations including extension to south elevation; new lead roof to breakfast area; new entrance porch replacing existing one; new windows; new dormer window and rooflights at Newtons Church Lane Much Hadham

3/16/0911/HH – Erection of cart lodge and retaining wall at The Gate House Front Lodge Moor Place High Street Much Hadham

3/16/1504/HH – Erection of conservatory at Old Park Farm Much Hadham

3/16/1302/HH – Conversion of garage into habitable accommodation at 32 Windmill Way Much Hadham

(ii) Permission refused:

None since last meeting

7. Planning enforcement

To receive updates on outstanding matters:

E/16/0231/ENF North Leys

TBA The Stores Green Tye

8. Residents' comments on current planning applications

9. Current Planning Applications for Committee to consider:

3/16/1724/HH – Single storey front extension, first floor extension over garage and two storey rear extension at Vermont South End Perry Green Much Hadham

3/16/1503/HH – Part single, part-double storey extensions to side and rear, including raising of ridge heights following demolition of conservatory and gables to front and side at Whiskers South End Perry Green Much Hadham

3/16/1833/LBC – Replacement of 2 external doors, replacement of rooflight and insertions of extractor fan at Morris Cottage High Street Much Hadham

3/16/1800/HH – Proposed outbuilding at High Oaks Oudle Lane Much Hadham

3/16/1712/FUL – Erection of five dwellings (1 detached and 4 semi-detached) with associated garages and access road on land off Windmill Way/Milliers View Much Hadham

3/16/1895/FUL – Change of use of garage to annexe at Old Park Barn Perry Green Much Hadham

10. Date of next meeting – 4th October 2016

MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 6 September 2016, in the Much Hadham Village Hall following the close of the Much Hadham Parish Council meeting.

<u>Members:</u>	*Cllr W Compton	*Cllr Mrs M O'Neill
	*Cllr I hunt	Cllr Mrs P Taylor
	*Cllr Mrs J Liversage	Cllr C Thompson (Committee Chairman)
	*Cllr B Morris	*Cllr K Twort
	*Cllr W O'Neill	

*Denotes present.

In attendance: 3 members of the public

In the Committee Chairman's absence, meeting chaired by Cllr I Hunt.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Mrs P Taylor and Cllr Clive Thompson.

2. CHAIRMAN'S ANNOUNCEMENTS

None.

3. DECLARATIONS OF INTEREST

None.

4. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 2 August 2016 be accepted as a correct record of the proceedings and be signed by the Chairman.

5. MATTERS ARISING

None.

6. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

3/16/1405/HH – Demolition of rear extension and conservatory. Erection of single storey rear extension with link extension to outbuilding. Conversion of outbuilding to granny annexe. Enlargement of porch, rendering and insertion of windows and door to annexe at Barrowfield Lodge Black Bridge Lane Much Hadham

3/16/1406/LBC – Demolition of conservatory and internal wall, erection of a single storey rear extension and blocking up of existing side window at Motts Cottage High Street Much Hadham

3/16/0711/HH – Demolition of conservatory and erection of a single storey rear extension at Motts Cottage High Street Much Hadham

3/16/1297/HH – Alterations including extension to south elevation; new lead roof to breakfast area; new entrance porch replacing existing one; new windows; new dormer window and rooflights at Newtons Church Lane Much Hadham

3/16/0911/HH – Erection of cart lodge and retaining wall at The Gate House Front Lodge Moor Place High Street Much Hadham

3/16/1504/HH – Erection of conservatory at Old Park Farm Much Hadham

3/16/1302/HH – Conversion of garage into habitable accommodation at 32 Windmill Way Much Hadham

(ii) Permissions refused:

None since the last meeting.

7. ENFORCEMENT NOTICES

The addition of this as a regular agenda item was welcomed by the Committee Members.

E/16/0231/ENF - Northleys, High Street, Much Hadham

It is not possible to access enforcement reports on East Herts Council's website therefore nothing further to report. However, the Committee was reminded of a long-standing enforcement notice originally issued against the previous owners of the property in respect of moving a staircase illegally. An update on the outcome of this to be sought.

TBA – The Stores, Green Tye

This is known as the Junk Shop in Green Tye. A container is currently on the site, in front of the house, without planning permission. EHC have asked the owner to submit a planning application or remove it.

8. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS

A resident and neighbour objected to application 3/16/1712/FUL and presented his concerns in relation to this development. [These are summarised in the record below.] In his view, this application should not be supported.

9. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) No objections raised on the following applications:

3/16/1833/LBC – Replacement of 2 external doors, replacement of rooflight and insertions of extractor fan at Morris Cottage High Street Much Hadham

(ii) Objections raised on the following application:

3/16/1724/HH – Single storey front extension, first floor extension over garage and two storey rear extension at Vermont South End Perry Green Much Hadham

Objection on the basis of:

- Over-development of original property when considered cumulatively with other extensions and buildings

Vote:	For	2
	Against	3
	Abstain	2

3/16/1503/HH – Part single, part-double storey extensions to side and rear, including raising of ridge heights following demolition of conservatory and gables to front and side at Whiskers South End Perry Green Much Hadham

Objection on the basis of:

- Over-development of original property when considered cumulatively with other extensions and buildings
- Substantial change in character and appearance

Vote:	For	3	As vote tied, Chairman used casting vote to object to the planning application.
	Against	3	
	Abstain	1	

3/16/1800/HH – Proposed outbuilding at High Oaks Oudle Lane Much Hadham

Objection on the basis of:

- Over-development of original property when considered cumulatively with other extensions and buildings
- Purpose unclear – is it ancillary to the residential use of the main building?

Vote:	For	3
	Against	4
	Abstain	0

3/16/1712/FUL – Erection of five dwellings (1 detached and 4 semi-detached) with associated garages and access road on land off Windmill Way/Milliers View Much Hadham

Objection on the basis of:

- Failure to make adequate provision for an uninterrupted bat corridor
- Adverse impact on natural environment habitats contrary to s41 NERC Act, as identified in the Herts Ecological Network Mapping Project
- Impact on biodiversity, contrary to NPPF policy
- Breach section 52 agreement
- Development in the rural area beyond the Green Belt is against EHC planning policy

However, if approval is granted, s106 contribution should be sought in view of the windfall gain to the developer from developing a greenfield site in the rural area.

Recorded ballot requested by Cllr W Compton

It was unanimously agreed by all Cllr's present to object to this planning application.

Cllr B Morris asked that a request be sent to Cllr Ian Devonshire (EHC) that this application be put before EHC's Development Management Committee.

3/16/1895/FUL – Change of use of garage to annexe at Old Park Barn Perry Green Much Hadham

Objection on the basis of:

- No provision made for managing ecological risk given the biodiversity and wildlife in and surrounding the adjacent pond
- Appears to be the creation of a new dwelling

Vote:	For	0
	Against	5
	Abstain	2

10. DATE OF NEXT MEETING

Tuesday, 4th October 2016, in the Much Hadham Village Hall following the close of the Much Hadham Parish Council meeting.

There being no further business the meeting closed at 21:55 pm