

## MUCH HADHAM PARISH COUNCIL

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Notice is hereby given that the meeting of the Much Hadham Parish Council **Planning Committee** will be held on Tuesday, **6 June 2017**, in the **Green Tye Mission Hall**, following the closure of the Much Hadham Parish Council meeting, for the purpose of transacting the business set out in the Agenda below, and you are hereby summoned to attend.

*F.M.Forth*  
Fiona Forth  
Clerk of the Council

31 May 2017

### A G E N D A

- 17/53. Apologies for absence
- 17/54. Declarations of Interest
- 17/55. Chairman's announcements
- 17/56. Minutes of the last meeting held on 2 May 2017
- 17/57. Reports on outstanding matters
- 17/58. Decisions issued by East Herts Council:
- (i) Permissions granted:
    - 3/17/0507/LBC – Regularisation of partial removal of external chimney stack to rear and replacement timber cladding on side elevation at Stuart Cottage Ducketts Lane Green Tye Much Hadham.
    - 3/17/0599/HH- Single storey side extension with lantern style roof at Ardbryn Green Tye Much Hadham.
    - 3/17/0089/ARPN- Change of use of agricultural buildings to dwelling houses (class c3) at Barn at New Barns Lane Much Hadham.
    - 3/17/0426/HH – Single storey extensions, raising of roof, part two storey rear extension, alterations and associated excavation works at Longfield Great Hadham Road Much Hadham.
    - 3/17/0594/HH – Demolition of existing garage, erection of new garage and workshop at Brands Much Hadham.
    - 3/17/0696/FUL – Alterations to redundant farm building and change of use of first floor into a single residential unit, including provision of parking (amendment to application 3/15/1727/FUL) at Warren Farm Green Tye Much Hadham.
    - 3/17/0435/HH – Proposed single storey side extension (flat roof orangery extension with lantern) at Schuberts Tower Hill Much Hadham.
    - 3/17/0756/HH – New side dormer at Whiskers South End Perry Green Much Hadham.
    - 3/17/0842/FUL – Erection of 1 two bed, two storey dwelling at Ash View Tower Hill Much Hadham.

(ii) Permission refused:

3/17/0553/HH- Single storey rear ground and first floor extensions at 7 Park Terrace High Street Much Hadham.

3/17/0545/OUT – Outline application for the erection of 1 dwelling with all matters reserved at Badgers Bend Perry Green Much Hadham.

17/59. Planning enforcement

17/60. Residents' comments on current planning applications

17/61. Current Planning Applications for Committee to consider:

3/17/0993/FUL – New site access at Springs Farm Great Hadham Road Much Hadham

3/17/0988/HH – Existing swimming pool to be infilled, erection of an outbuilding to house new swimming pool at Grudds Farm Green Tye Much Hadham

3/17/0999/HH – Erection of detached garage/store (existing demolished) at Swiss Cottage Widford Road Much Hadham

3/17/0982/HH – Erection of pool house amendment to approved scheme under ref: 3/16/2452/HH at Northleys High Street Much Hadham

3/17/0984/HH – Erection of an external staircase for access to first floor of a detached garage and addition of velux windows to garage roof at Dell Cottage Kettle Green Lane Much Hadham

3/17/1084/HH – Erection of detached garage and new boundary fence at Bassetts High Street Much Hadham

3/17/1102/HH – Erection of cart lodge parking/storage at New Barns Farmhouse New Barns Lane Much Hadham

3/17/1172/HH – First floor extension over garage and new basement at Elm House Tower Hill Much Hadham

3/17/1139/HH and 3/17/1140/LBC – Erection of single storey side extension Long Gallery on North East elevation with infill link and associated internal and external alterations at Minges Farm South End Perry Green Much Hadham

17/62. Date of next meeting – Tuesday 4<sup>th</sup> July 2017 at Much Hadham Village Hall

## MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 6<sup>th</sup> June 2017, in the Green Tye Mission Hall, following the close of the Much Hadham Parish Council meeting, at 9:15 pm.

<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: F Forth, Parish Clerk and 7 members of the public.

As a result of Cllr C Thompson's absence, Cllr Mrs P Taylor chaired the meeting as Chair of the Parish Council.

### 17/53. APOLOGIES FOR ABSENCE

Apologies for absence were received and approved from Cllr K Twort and Cllr Mrs M O'Neill. Cllr C Thompson was also absent.

### 17/54. DECLARATIONS OF INTEREST

Cllrs W Compton and B Morris declared an interest in respect of the following application as they know the applicant:

3/17/0999/HH – Erection of detached garage/store (existing demolished) at Swiss Cottage Widford Road Much Hadham

Cllr Mrs P Taylor highlighted that her mother is a neighbour in respect of the following application:

3/17/1084/HH – Erection of detached garage and new boundary fence at Bassetts High Street Much Hadham

### 17/55. CHAIRMAN'S ANNOUNCEMENTS

None.

### 17/56. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 2 May 2017 be accepted as a correct record of the proceedings and be signed by the Chairman.

## 17/57. REPORTS ON OUTSTANDING MATTERS

Report on outstanding matters received.

Cllr B Morris raised that it was disappointing that Certificate of Lawful Development applications are not consulted upon by the Parish Council given that the public are invited to do so. This was noted.

Cllr W Compton highlighted in respect of the Golf & Country Club that chalets were being advertised for sale which is potentially questionable. It was agreed that the Clerk should contact Ian Devonshire, EHC Councillor, and enquire as to:

- What is happening on the site;
- Whether there are any s106 monies involved; and
- Whether any council tax will be payable on these properties.

## 17/58. DECISIONS ISSUED BY EAST HERTS COUNCIL

### (i) Permissions granted:

3/17/0507/LBC – Regularisation of partial removal of external chimney stack to rear and replacement timber cladding on side elevation at Stuart Cottage Ducketts Lane Green Tye Much Hadham.

3/17/0599/HH- Single storey side extension with lantern style roof at Ardbryn Green Tye Much Hadham.

3/17/0089/ARPN- Change of use of agricultural buildings to dwelling houses (class c3) at Barn at New Barns Lane Much Hadham.

3/17/0426/HH – Single storey extensions, raising of roof, part two storey rear extension, alterations and associated excavation works at Longfield Great Hadham Road Much Hadham.

3/17/0594/HH – Demolition of existing garage, erection of new garage and workshop at Brands Much Hadham.

3/17/0696/FUL – Alterations to redundant farm building and change of use of first floor into a single residential unit, including provision of parking (amendment to application 3/15/1727/FUL) at Warren Farm Green Tye Much Hadham.

3/17/0435/HH – Proposed single storey side extension (flat roof orangery extension with lantern) at Schuberts Tower Hill Much Hadham.

3/17/0756/HH – New side dormer at Whiskers South End Perry Green Much Hadham.

3/17/0842/FUL – Erection of 1 two bed, two storey dwelling at Ash View Tower Hill Much Hadham.

(ii) Permissions refused:

3/17/0553/HH- Single storey rear ground and first floor extensions at 7 Park Terrace High Street Much Hadham.

3/17/0545/OUT – Outline application for the erection of 1 dwelling with all matters reserved at Badgers Bend Perry Green Much Hadham.

17/59. PLANNING ENFORCEMENT

No additional information to report.

17/60. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS

Residents comments were received in respect of the following application:

3/17/1084/HH – Erection of detached garage and new boundary fence at Bassetts High Street Much Hadham

The following points were made:

- The turning circle has always been considered to be for open access;
- Without the turning circle, residents and other users will need to reverse their cars back on to the High Street which would be dangerous;
- Costs of maintenance have always been shared; and
- Construction of the 6 foot high fence will make the area look like a compound.

Whilst discussing these points, Cllr B Morris suggested that other residents sharing the turning circle may have adverse possession rights.

17/61. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following applications:

3/17/0993/FUL – New site access at Springs Farm Great Hadham Road Much Hadham

Comment:

- New entrance is a good idea and expect Highways to advise best way for this to be achieved for the applicant and other users.

**Vote:** all Cllrs present voted for this comment.

3/17/0988/HH – Existing swimming pool to be infilled, erection of an outbuilding to house new swimming pool at Grudds Farm Green Tye Much Hadham

Comment:

- Ridge height seems too high.

**Vote:** all Cllrs present voted for this comment.

3/17/0982/HH – Erection of pool house amendment to approved scheme under ref: 3/16/2452/HH at Northleys High Street Much Hadham

Comment:

- No objection on condition that never used as a dwelling house.

**Vote:** all Cllrs present voted for this comment.

3/17/1102/HH – Erection of cart lodge parking/storage at New Barns Farmhouse New Barns Lane Much Hadham

Comment:

- No objection on condition that it remains a cart lodge.

**Vote:** all Cllrs present voted for this comment.

3/17/1172/HH – First floor extension over garage and new basement at Elm House Tower Hill Much Hadham

3/17/1139/HH and 3/17/1140/LBC – Erection of single storey side extension Long Gallery on North East elevation with infill link and associated internal and external alterations at Minges Farm South End Perry Green Much Hadham

Note – Cllr B Morris declared an interest.

(ii) Objections raised on the following applications:

3/17/0984/HH – Erection of an external staircase for access to first floor of a detached garage and addition of velux windows to garage roof at Dell Cottage Kettle Green Lane Much Hadham

Objection on the basis of:

- Recurring issues surrounding public rights of way relating to Footpath 11;

- No drawing of the first floor plan;
- Reference in the application to Velux windows but these are not shown on any elevation; and
- Reference to connection to drainage to permit a bedroom but the plans do not show the eaves space etc therefore unable to consider whether this is feasible.

**Vote:** all Cllrs present voted against this application.

3/17/1084/HH – Erection of detached garage and new boundary fence at Bassetts High Street Much Hadham

Objection on the basis of:

- It doesn't enhance or protect in the conservation area (Policy HA4);
- Building is forward of the building line;
- Inappropriate development in terms of height, scale and mass; and
- Implications of residents having to reverse onto the High Street at this accident hotspot (recent accident in last 2 weeks).

**Vote:** all Cllrs present voted against this application.

(iii) Neutral view on the following applications:

3/17/0999/HH – Erection of detached garage/store (existing demolished) at Swiss Cottage Widford Road Much Hadham

Cllrs W Compton and B Morris left the room whilst this application was discussed.

Comment:

- Application refers to drawing 7-15 D but this is not supplied with the application;
- Drawing 7-15 C describes the work as an extension rather than a new replacement building;
- Unsure as to which design approval is sought for;
- Conditions of previous approval for this site (extend existing garage by installing first floor and external staircase) have not been incorporated into this design; and
- Unclear whether there is to be a window to the north elevation, as it is no longer on the end elevation drawing, but would seem to be included in the first floor plan drawing.

**Vote:** all Cllrs present voted for this comment.

17/62. DATE OF NEXT MEETING

Tuesday, 4<sup>th</sup> July 2017, in the Much Hadham Village Hall following the close of the Much Hadham Parish Council meeting.

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There being no further business the meeting closed at 10:00 pm