

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, **1 August 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

27 July 2017

AGENDA

- 17/73. Apologies for absence
- 17/74. Declarations of Interest
- 17/75. Chairman's announcements
- 17/76. Minutes of the last meeting held on 4 July 2017
- 17/77. Reports on outstanding matters
- 17/78. Decisions issued by East Herts Council:
 - (i) Permissions granted:
 - 3/17/0982/HH – Erection of pool house – amendment to approved scheme under ref: 3/16/2452/HH at Northleys High Street Much Hadham
 - 3/17/0999/HH – Erection of detached garage/store (existing demolished) at Swiss Cottage Widford Road Much Hadham
 - 3/17/1102/HH – Erection of cart lodge parking/storage at New Barns Farmhouse New Barns Lane Much Hadham
 - 3/17/1139/HH and 3/17/1140/LBC – Erection of single storey side extension and associated internal and external alterations at Minges Farm South End Perry Green Much Hadham
 - 3/17/0984/HH – Erection of an external staircase for access to first floor of a detached garage at Dell Cottage Kettle Green Lane Much Hadham
 - 3/17/1172/HH – First floor extension over garage and new basement at Elm House Tower Hill Much Hadham
 - (ii) Permission refused:
 - 3/17/0993/FUL – New site access at Springs Farm Great Hadham Road Much Hadham
 - 3/17/1084/HH – Erection of detached garage and new front boundary fence at Bassetts High Street Much Hadham
- 17/79. Planning enforcement
- 17/80. Residents' comments on current planning applications

17/81. Current Planning Applications for Committee to consider:

3/17/1440/FUL – Erection of 1 4 bedroomed dwelling with associated landscaping and parking at Culver Widford Road Much Hadham

3/17/1479/FUL and 3/17/1480/LBC – Single storey extension, relocation of summerhouse, remove metal shed and replace with timber shed, external works to include erection of timber acoustic fence, increase height of garden wall and landscaping at Gardeners Cottage The Lordship Much Hadham

3/17/1542/HH – Single and two storey front side and rear extensions, roof alteration and extension and construction of chimney stacks at Maple Cottage Danebridge Lane Much Hadham

3/17/1570/FUL- Replacement 4 bedroomed dwelling at Ridgemont Widford Road Much Hadham

3/17/1593/HH – Conversion of conservatory into a habitable room with first floor extension above and single storey rear extension at 7 Park Terrace High Street Much Hadham

3/17/1595/FUL – Alterations/widening of existing access onto classified road (B1004) at Springs Farm Great Hadham Road Much Hadham

17/82. Date of next meeting – Tuesday 5th September 2017 at Much Hadham Village Hall

Jolly Waggoners – boarding of the site has not occurred as agreed. Once contact details for the owner being liaised with are obtained, Chairman will contact to discuss.

Policing of planning conditions – no update as yet on this matter.

17/78. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

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

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

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

3/17/1139/HH and 3/17/1140/LBC – Erection of single storey side extension and associated internal and external alterations at Minges Farm South End Perry Green Much Hadham

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

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

(ii) Permissions refused:

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

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

17/79. PLANNING ENFORCEMENT

No additional information to report.

17/80. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS

3/17/1570/FUL- Replacement 4 bedroomed dwelling at Ridgemont Widford Road Much Hadham

A number of residents commented on this planning application. The comments made were:

- Site currently has a 2 bedroomed bungalow and this is consistent for the size of the site. The proposal is for a large executive home;
- Previous time-expired application assumed mains drainage but the new application includes a cess pit, for which a separate planning application is required; and
- Whilst driveway is not legally shared, the dropping of the driveway will have a significant impact on the neighbour. If neighbour re-erects fence, then access to the site will be difficult.

17/81. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following applications:

3/17/1593/HH – Conversion of conservatory into a habitable room with first floor extension above and single storey rear extension at 7 Park Terrace High Street Much Hadham

Vote: all Cllrs present voted to support this application.

3/17/1595/FUL – Alterations/widening of existing access onto classified road (B1004) at Springs Farm Great Hadham Road Much Hadham

Vote:	For	2
	Against	0
	Abstain	3

(ii) Objections raised on the following applications:

3/17/1570/FUL- Replacement 4 bedroomed dwelling at Ridgemont Widford Road Much Hadham

Objection on the basis of:

- Over-development of site with very limited amenity space for a family home;
- Lack of clarity over the arrangements for sewerage and grey water;
- Access and egress issues arising from the need to widen, segregate and lower the drive (which is not a shared facility), creating a disjointed frontage and issues around the visibility splay; and

- View from Blackbridge Lane of the countryside would be blotted by the unscreened west elevation, which is of a scale significantly greater than its neighbours to the north.

Vote: all Cllrs present voted against this application.

3/17/1440/FUL – Erection of 1 4 bedroomed dwelling with associated landscaping and parking at Culver Widford Road Much Hadham

Objection on the basis of:

- Development in the rural area beyond the green belt, in contravention of policies GBC2 and GBC3;
- Non-compliance with emerging policy DES3(a), particularly the West elevation facing the road as it presents a largely windowless ground floor with a zinc roof which is not an enhancement to the street scene nor has regard to the opportunities the site presents; and
- Low density use of a sustainable development plot (which has potential for more housing units under the emerging neighbourhood plan) is in breach of emerging policy HOU2.

Vote: all Cllrs present voted against this application.

3/17/1479/FUL and 3/17/1480/LBC – Single storey extension, relocation of summerhouse, remove metal shed and replace with timber shed, external works to include erection of timber acoustic fence, increase height of garden wall and landscaping at Gardeners Cottage The Lordship Much Hadham

Objection on the basis of:

- The symmetry of the courtyard arrangement of this listed building and its adjacent listed neighbours would be lost by adding this extension to one side of it, contrary to policy BH10(b) and emerging policy HA7(ii)(a)

In addition, draw to the attention of the Conservation Officer.

Vote: all Cllrs present voted against this application.

(iii) Neutral view on the following applications:

3/17/1542/HH – Single and two storey front side and rear extensions, roof alteration and extension and construction of chimney stacks at Maple Cottage Danebridge Lane Much Hadham

17/82. DATE OF NEXT MEETING

Tuesday, 5th September 2017, in the Much Hadham Village Hall, Green Room, following the close of the Much Hadham Parish Council meeting.

There being no further business the meeting closed at 9:17 pm