

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, 9 January 2018**, in the **Much Hadham Village Hall, Green Room**, 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

4 January 2018

AGENDA

- 18/1. Apologies for absence
- 18/2. Declarations of Interest
- 18/3. Chairman's announcements
- 18/4. Minutes of the last meeting held on 4 December 2017
- 18/5. Reports on outstanding matters
- 18/6. Decisions issued by East Herts Council:
 - (i) Permissions granted:
 - 3/17/1982/HH – Replace porch with garden room and porch at The White Horse Cottage Green Tye Much Hadham
 - 3/17/2335/HH – Single storey rear extension at Birchwood Malting Lane Much Hadham
 - 3/17/2379/HH – Demolition of existing side extension and erection of part single, part two storey rear extension at 6 Windmill Way Much Hadham
 - 3/17/2199/HH – Proposed two storey rear extension and single storey side extensions at Lawnswood Station Road Much Hadham
 - 3/17/2407/FUL – Erection of detached four bedroom dwelling on land adj 6 Windmill Way at 6 Windmill Way Much Hadham
 - (ii) Permission refused:
 - 3/17/2112/OUT – Erection of 35 dwellings (outline application – all matters reserved) at Dolans Field Land off Bromley Lane Much Hadham
- 18/7. Planning enforcement
- 18/8. Residents' comments on current planning applications
- 18/9. Current Planning Applications for Committee to consider:
 - 3/17/2502/FUL – Change of use from leisure land just as a golf course, to leisure land as a golf course with leisure lodges at Great Hadham Golf and Country Club Great Hadham Road Much Hadham

3/17/2723/FUL – Change of use of Barn 1 from a builders office, store and joinery workshop (B1) to B1 offices and classic car storage on the ground floor, plus 10 B1 craft units/offices above; Erection of a replacement link extension between Barn 1 and Barn 2 to be used in association with the existing car restoration business operating from Barn 2; Erection of a link extension between Barn 2 and Barn 3 to be used as four B1 workshop units; Change of use of Barn 3 from agricultural use to six B1 workshops; Change of use and extension of existing stores along the southern site boundary to create five B1 workshops with adjacent refuse and cycle storage areas; Change of use of the eastern part of the site from agricultural to car parking at Warren Farm Green Tye Much Hadham

3/17/2736/FUL – Change of use of land to domestic garden (retrospective) at Foxglove Barn Moor Place Park Much Hadham

3/17/2767/LBC – Installation of a Chagemaster Charge Unit; running a cable from the electrical board in the kitchen, drill 2.5 cm hole out of back wall of the house, run a cable along the rear wall to an area of hard standing, to a solus free standing charge unit at Lordship Stables Much Hadham

3/17/2527/FUL – Change of use of cattery/kennels to single dwelling and alterations to building – amended red line plan to include access route (Reconsultation)

3/17/2833/FUL – Use of land for the siting of a mobile home to provide accommodation for an agricultural worker (retrospective) at Land North of New Barns Lane Much Hadham

3/17/2841/OUT – Outline permission for the erection of 1 new dwelling and garage with extant planning permission for access (application 3/17/1440/FUL) – all matters reserved at Land South of Culver (Plot J) Widford Road Much Hadham

3/17/2890/FUL and 3/17/2891/LBC – Erection of carport at Wenlock House Moor Place Park Much Hadham

3/17/2939/HH – Two storey side/rear extension at 9 Oudle Lane Much Hadham

18/10. Date of next meeting – Tuesday 6th February 2018 at Much Hadham Village Hall, Green Room

MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 9th January 2018, at 8:25 pm, in the Much Hadham Village Hall, Green Room.

Members: *Cllr W Compton *Cllr W O'Neill
 *Cllr I Hunt *Cllr C Thompson (Committee Chairman)
 *Cllr B Morris *Cllr K Twort

*Denotes present.

In attendance: F Forth, Parish Clerk and 6 members of the public.

18/1. APOLOGIES FOR ABSENCE

None.

18/2. DECLARATIONS OF INTEREST

None.

18/3. CHAIRMAN'S ANNOUNCEMENTS

None.

18/4. MINUTES OF THE LAST MEETING

The application of Standing Order 24ai was discussed. This Standing Order states:

- a. Unless authorised by a resolution, no councillor shall:
 - i. inspect any land and/or premises which the council has a right or duty to inspect; or**

This Standing Order does not apply to planning applications. It applies in situations where obligations exist to make official inspections. It was agreed by all present that the principle of 2 Cllrs undertaking any site visits, involving meeting with the applicant, is best practice as maintains transparency. It was also agreed that when site visits have been arranged, that an invitation to join it is issued to all members. The Clerk stated that Terms of Reference for this Committee will be drafted to clearly outline what is expected in terms of any future visits.

RESOLVED that the minutes of the last meeting held on 4 December 2017 be accepted as a correct record of the proceedings and be signed by the Chairman.

18/5. REPORTS ON OUTSTANDING MATTERS

Report on outstanding matters received. The following points were noted:

Proper legal standing of the “nature reserve” – Cllr I Hunt prepared a note that demonstrated that the proper legal standing of this area is a “locally important historic park”. (Appendix A)

Gardens extending into “nature reserve” – a retrospective application is being considered at this meeting (Reference: 3/17/2736/FUL)

Jolly Waggoners – no change to that previously reported. The owner is completing other projects before this site. The Chairman will continue to apply pressure but it was noted that the existing planning permission for the site is due to end shortly.

18/6. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

3/17/1982/HH – Replace porch with garden room and porch at The White Horse Cottage Green Tye Much Hadham

3/17/2335/HH – Single storey rear extension at Birchwood Malting Lane Much Hadham

3/17/2379/HH – Demolition of existing side extension and erection of part single, part two storey rear extension at 6 Windmill Way Much Hadham

3/17/2199/HH – Proposed two storey rear extension and single storey side extensions at Lawnswood Station Road Much Hadham

3/17/2407/FUL – Erection of detached four bedroom dwelling on land adj 6 Windmill Way at 6 Windmill Way Much Hadham

(ii) Permissions refused:

3/17/2112/OUT – Erection of 35 dwellings (outline application – all matters reserved) at Dolans Field Land off Bromley Lane Much Hadham

18/7. PLANNING ENFORCEMENT

No enforcement issues currently in hand.

Cllr B Morris raised the issue of the Grade 1 listed flint wall which forms a boundary at Yew Tree Farm House. Following discussion, it was agreed that the Clerk should write a letter to

East Herts Council to insist that the it pursues the owner fixing this wall. This letter should be copied to all residents in Walnut Close.

18/8. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS

Mobile home to provide accommodation (3/17/2833/FUL)

A resident made the following comments in respect of the mobile home:

- it provides a negative view on the rural landscape; and
- surprised that states in the planning application that it previously had mains electricity when it did not.

Warren Farm (3/17/2723/FUL)

At the previous meeting, a number of comments were made in relation to this application. It was highlighted that these are now a matter of public record.

18/9. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following applications:

3/17/2767/LBC – Installation of a Chargemaster Charge Unit; running a cable from the electrical board in the kitchen, drill 2.5 cm hole out of back wall of the house, run a cable along the rear wall to an area of hard standing, to a solus free standing charge unit at Lordship Stables Much Hadham

Vote: all Cllrs present voted to support this application.

3/17/2527/FUL – Change of use of cattery/kennels to single dwelling and alterations to building – amended red line plan to include access route (Reconsultation)

Vote: all Cllrs present voted to support this application.

3/17/2890/FUL and 3/17/2891/LBC – Erection of carport at Wenlock House Moor Place Park Much Hadham

Vote: all Cllrs present voted to support this application.

3/17/2939/HH – Two storey side/rear extension at 9 Oudle Lane Much Hadham

Vote: all Cllrs present voted to support this application.

(ii) Objections raised on the following application:

3/17/2502/FUL – Change of use from leisure land just as a golf course, to leisure land as a golf course with leisure lodges at Great Hadham Golf and Country Club Great Hadham Road Much Hadham

Objection on the grounds that the current material development in the rural area beyond the green belt is in breach of the 2007 Local Plan.

Vote: all Cllrs present voted against this application.

3/17/2723/FUL – Change of use of Barn 1 from a builders office, store and joinery workshop (B1) to B1 offices and classic car storage on the ground floor, plus 10 B1 craft units/offices above; Erection of a replacement link extension between Barn 1 and Barn 2 to be used in association with the existing car restoration business operating from Barn 2; Erection of a link extension between Barn 2 and Barn 3 to be used as four B1 workshop units; Change of use of Barn 3 from agricultural use to six B1 workshops; Change of use and extension of existing stores along the southern site boundary to create five B1 workshops with adjacent refuse and cycle storage areas; Change of use of the eastern part of the site from agricultural to car parking at Warren Farm Green Tye Much Hadham

Objection on the basis of overdevelopment on the green belt and the lack of a transport survey.

Vote: all Cllrs present voted against this application.

3/17/2736/FUL – Change of use of land to domestic garden (retrospective) at Foxglove Barn Moor Place Park Much Hadham

Objection on the basis that the land is designated as a locally important historic park and therefore subject to saved policy BH16. It is also to be publicly accessible parkland with nature area, as a planning condition for approval of 3/12/1075.

Planning permission should be refused and enforcement action taken to restore the land to its previous state as unfenced semi-natural or rough grassland.

Vote: all Cllrs present voted against this application.

3/17/2833/FUL – Use of land for the siting of a mobile home to provide accommodation for an agricultural worker (retrospective) at Land North of New Barns Lane Much Hadham

As measured against the current local plan and the relevant parts of the NPPF, it cannot be said that the impact of loss of open land on the character and appearance of the locality has been given due consideration, contrary to ENV1(f).

The application is in breach of emerging plan policy HOU5 Dwellings for Rural Workers in that:

1. it hasn't been demonstrated that essential access is required most of the time to that part of the estate;
2. no financial viability statement has been produced;
3. alternative appropriate and sustainable sites are available; and
4. the design is insensitive to the surroundings.

Additionally, the fenced garden represents a change of use of the countryside for which permission has not been sought.

This application should be objected to and the enforcement officers requested to ensure the site is restored to its previous state forthwith.

Vote: all Cllrs present voted against this application.

3/17/2841/OUT – Outline permission for the erection of 1 new dwelling and garage with extant planning permission for access (application 3/17/1440/FUL) – all matters reserved at Land South of Culver (Plot J) Widford Road Much Hadham

Objection on the basis of being in breach of the built boundary for the protection of the village and is premature during the preparation of the Neighbourhood Plan which is in an advance state. In addition, this is rural area beyond the green belt.

Vote:	For	5
	Against	0
	Abstain	1

(iii) Neutral view on the following applications:

None.

18/10. DATE OF NEXT MEETING

Tuesday, 6th February 2018, 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 9:28 pm

NOTES ON MOOR PARK “NATURE RESERVE”

Application 3/12/1075 was approved by committee in November 2012

The application description included “publicly accessible parkland with nature area”.

Section 5.5 of the Design and Access Statement included this:



The Parkland

The expanse of open land to the east will be protected for local community use. The landscaping will preserve and restore historic elements of this estate parkland with features to enhance biodiversity and user experience

- Retaining the parkland as a natural 'buffer' zone between Home Farm and the village
- Enhanced footpaths through a network of mown paths throughout the landscape
- A new community orchard with new access from the existing village allotments
- Mature parkland trees and copses to create focal points in keeping with the parkland landscape
- A gently sloping flowering swale within a dry attenuation pond will naturally regenerate to provide an area of nature interest as well as stormwater attenuation in an uninterrupted landscape
- Removal of fencing to take away barriers and restore an open parkland

together with a landscape plan labelled 5.2.

From the Planning Statement:

- 3.14 The open parkland to the east of the site will be retained and continue to be publically accessible for the enjoyment of future residents and the village community. The public footpath will be retained with a network of informal, mown secondary routes also provided. Subtle landscape features within this area include a wildflower sward and dry pond to encourage increased biodiversity as well as scattered parkland trees and hedgerow planting to reinforce the existing character of the landscape and historic parkland. An area of orchard planting is proposed adjacent to the village allotment for community use.

Neither of the above documents constitute part of the planning approval, of course. However, the decision notice from EHC to the developer instructed that development was to be in accordance with the approved plans including specifically GD/12/18/Rev2. This is titled Nature Reserve (and appears as item 5.2 in the Design and Access Statement referred to above)



A condition was that all hard and soft landscape works shall be carried out in accordance with the approved details, which would include this plan.

Separately, Moor Place is listed as a locally important historic park or garden in Appendix C of the Historic Parks & Gardens SPD Sept 2007. A map of the designated area is in the attached pdf

Site:	Moor Place, Much Hadham
Landscape Character Area:	93 (Hadhams Valley)
Description:	Recently re-planted Lime Avenue leading to former Elizabethan manor house/replaced by Georgian house in 1779. A small park was made in second half of C17 (ref Chauncy). Gardens mainly re-designed in early part of C20th featured in Country Life 26 January - 2 February 1956 with lawns and borders, semi-circular rose garden with trellis, shrub borders, pond and specimen trees. Two C18th wall gardens. Described in 'The Gardens of Britain' Richard Bisgrove 1978.



Much_Hadham_Adopted.pdf

[Reproduced at end]

The SPD underpins saved policy BH16 which seeks to protect such areas:

2.5 Policy BH16 states:

- (I) *On sites listed in English Heritage's "Register of Historic Parks and Gardens" and other locally important sites, development proposals that significantly harm their special historic character, appearance or setting will not be permitted.*
- (II) *Where appropriate and well-researched, the District Council will encourage proposals for the repair, restoration and management of historic parks and gardens.*

This policy was referred to in the decision notice.

The applicant's planning statement states that the landscape character remains unchanged but this is not the case. The laurel perimeter is not a natural feature and will eventually reduce the scope of visible parkland. The rolled turf is not the same type of rough grasses as evident in the rest of the nature reserve. There is clearly an adverse effect on the character and appearance of the local landscape, contrary to policies ENV7 and HOU12.

Conclusion

The land is designated as a locally important historic park and therefore subject to saved policy BH16. It is also to be publicly accessible parkland with nature area, as a planning condition for approval of 3/12/1075.

Planning permission should be refused and enforcement action taken to restore the land to its previous state as unfenced semi-natural or rough grassland.

IH

5/12/2017
























Updated for HPG pdf and other comments

04/01/2018

All 'saved' Local Plan Policies and Government planning policies set out in the 'National Planning Policy Framework' (NPP) apply as appropriate

Much Hadham conservation area appraisal Plan 2 adopted management plan

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Ordnance Survey 100016528

-  Adopted conservation area boundary: local policies BHS-BH6 particularly apply
-  **SAM** Scheduled ancient monument and areas of Archaeological significance: local policies BH1-BH3 particularly apply
-  Individually listed buildings/structures: NPP policies apply
-  Other individual listed features: NPP policies apply
-  Walls/railings
-  Tombstones
-  War Memorial
-  Telephone Kiosk
-  Listed buildings 'at risk' or other curtilage listed buildings/structures in need of repair/restoration
-  Important buildings in the curtilages of listed buildings: NPP policies apply
-  Unlisted buildings to be protected from demolition
-  Unlisted buildings/features considered of sufficient quality to become listed
-  Other distinctive features to be protected from demolition within parameters of existing legislation (includes features within the curtilage of listed buildings and walls/railings above the specified heights)
-  Walls/railings
-  Tombstones
-  Selected features on unlisted buildings where additional controls are proposed subject to further consideration and notification (by Article 4 Direction)
-  Important open spaces to be protected
-  Important water features to be protected
-  General location of important trees/hedgerows to be protected within parameters of legislation
-  Wildlife sites to be protected: Local policies EN14 and EN16 particularly apply
-  Historic parks and gardens to be protected: Local policy BH16 particularly applies
-  Selected important views to be protected
-  Proposed enhancements

