

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, 3 April 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

26 March 2018

AGENDA

- 18/37. Apologies for absence
- 18/38. Declarations of Interest
- 18/39. Chairman's announcements
- 18/40. Minutes of the last meeting held on 6 March 2018
- 18/41. Reports on outstanding matters
- 18/42. Decisions issued by East Herts Council:
- (i) Permissions granted:
- 3/17/2511/FUL – Demolition of existing detached garage and erection of new detached four bedroom dwelling with basement and new vehicle access/crossover at The Old Nurseries Widford Road Much Hadham
- 3/17/2674/HH - conversion of part of detached garage to residential annex accommodation with single storey rear/side extension at Bakers Cross Tower Hill Much Hadham
- 3/17/1725/FUL - erection of store for woodland and site maintenance, single Disabled compliant compost toilet, Deer Fence and 2 blocks of allotment holder sheds; grass parking area for up to 30 vehicles and widening of site access and egress to facilitate use of land for allotments at Jobbers Wood Great Hadham Road Much Hadham
- (ii) Permission refused:
- 3/18/0062/LBC – Minor amendments to approved Listed Building Consents 3/17/1140/LBC and 3/17/1696/LBC; new internal openings in Living Room and new internal openings in Dining Room at Minges Farm South End Perry Green Much Hadham
- (iii) Application withdrawn:
- 3/18/0044/VAR - Variation of condition 10 (Repairs to listed wall prior to first occupation of the development) of planning permission 3/15/1011/FUL – Erection of 2 two bedroomed dwellings and 5 four bedroomed dwellings with associated access, parking and landscaping – to permit the occupation of plots 1, 2, 3 and 7 while the repair works to the wall are undertaken at Land at Walnut Close Much Hadham
- 18/43. Planning enforcement

- 18/44. Residents' comments on current planning applications and appeals
- 18/45. Planning appeals
To note the following planning appeal:
- 18/46. Ratify decision from the previous meeting in respect of:
3/18/0329/FUL – Change of use from golf course to golf course with leisure lodges – part retrospective – at Great Hadham Golf and Country Club Great Hadham Road Much Hadham
- 18/47. Current Planning Applications for Committee to consider:
3/18/0358/FUL – Erection of two 4 bed dwellings, creation of paddock, and associated works at Land R/O The Bull Inn High Street Much Hadham
3/18/0116/HH – Single storey rear extension to existing residential annexe at Highlands Green Tye Much Hadham
3/18/0529/HH- Demolition of conservatory and removal of flue; single storey side extension; erection of open porch; alterations to fenestration; insertion of 2 rooflights and replacement roof at Oakleigh Cottage Kettle Green Lane Much Hadham
3/18/0423/HH & 3/18/0424/LBC - Demolition of existing barn and construction of replacement habitable accommodation; conversion and extension of car port to habitable accommodation with covered linkways between the house, converted car port and replacement building; new doorway to replace a window in the main house to the side elevation opening to the linkway at Homestalls Green Tye Much Hadham
3/18/0421/VAR – Variation of Condition 2 (approved plans) of planning permission
3/17/2527/FUL - Change of use of cattery / kennels to single dwelling and alterations to building - reconfigure layout and alteration to fenestration at Springs Farm Great Hadham Road Much Hadham
3/18/0513/FUL - Erection of detached two bedroom residential dwelling at Land adjacent to 24 Windmill Way Much Hadham
3/18/0539/HH - Single storey side/rear extension following demolition of conservatory at Barrowfield House Black Bridge Lane Much Hadham
3/18/0554/HH & 3/18/0555/LBC - Proposed conversion of former fruit store to form additional ancillary annex residential accommodation at Thatch View Moor Place Park Much Hadham
- 18/48. Date of next meeting – Tuesday 1st May 2018 at Much Hadham Village Hall, Green Room

Planning violations on New Barns Lane – these were reported to the 6 March 2018 meeting and the following updates have been received:

- Chaldean’s Lodge – owner is in the process of appealing the refusal of planning permission;
- Cartlodge with dormers – retrospective planning permission to be applied for in relation to the dormer windows that are outside the original planning permission; and
- The Lodge – it has been confirmed by the owner that this is the structure that is being lived in whilst the main dwelling is being built. This is allowable under existing planning legislation.

In respect of the last point, Cllr B Morris queried whether there was an expiration date on when The Lodge needs to be removed. It was confirmed that none is known of and East Herts Council (EHC) to be asked to clarify putting a target date on this action.

18/42. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

3/17/2511/FUL – Demolition of existing detached garage and erection of new detached four bedroom dwelling with basement and new vehicle access/crossover at The Old Nurseries Widford Road Much Hadham

3/17/2674/HH - conversion of part of detached garage to residential annex accommodation with single storey rear/side extension at Bakers Cross Tower Hill Much Hadham

3/17/1725/FUL - erection of store for woodland and site maintenance, single Disabled compliant compost toilet, Deer Fence and 2 blocks of allotment holder sheds; grass parking area for up to 30 vehicles and widening of site access and egress to facilitate use of land for allotments at Jobbers Wood Great Hadham Road Much Hadham

(ii) Permissions refused:

3/18/0062/LBC – Minor amendments to approved Listed Building Consents 3/17/1140/LBC and 3/17/1696/LBC; new internal openings in Living Room and new internal openings in Dining Room at Minges Farm South End Perry Green Much Hadham

(iii) Applications withdrawn:

3/18/0044/VAR - Variation of condition 10 (Repairs to listed wall prior to first occupation of the development) of planning permission 3/15/1011/FUL – Erection of 2 two bedroomed dwellings and 5 four bedroomed dwellings with associated access, parking and landscaping – to permit the occupation of plots 1, 2, 3 and 7 while the repair works to the wall are undertaken at Land at Walnut Close Much Hadham

18/43. PLANNING ENFORCEMENT

An update on the three planning violations on New Barns Lane is detailed above (agenda item 18/41).

The Chairman reported that no further enforcement activity had been undertaken in relation to Great Hadham Golf and County Club given that a further application had been submitted. It was noted that as this is a large scale planning application, it would automatically go to EHC's Development Management Committee (DMC).

In response to a question in relation to the extension of the rear gardens at Moor Place, it was confirmed that an appeal had been submitted against the refused planning permission. Note – this information is available on EHC's website.

18/44. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

3/18/0358/FUL The Bull Inn

A number of residents commented in relation to the planning application at The Bull Inn. Comments included:

- concerns that the development will impinge on the carpark and remove the playing field for children;
- closeness of the access to the site to a neighbour's wall which will result in increased noise pollution;
- carpark to be moved to an elevated position which will result in light pollution;
- proposed houses are not in keeping with the conservation area and local character of the village;
- development is against a number of EHC's policies, specifically ENV1 and DES3;
- proposed new houses will overlook neighbours properties to a major extent; and
- the heritage and planning statements included in the application are full of inaccuracies, in particular, ignoring the existence of a Grade II listed cottage.

Note – the detailed objection by one resident had been circulated to the Planning Committee members prior to the meeting. Details of a further objection, in terms of the impact using the planning drawings, were shown to the Committee and are to be provided subsequently to the Clerk.

3/18/0554/HH & 3/18/555/LBC Fruit Store

A resident commented that they were interested in the Committee's view of this application.

3/18/0529/HH Oakleigh Cottage

A resident highlighted that this cottage, in reality, should be pulled down but EHC will not allow this. It was asked that the Planning Committee be helpful and supportive in relation to what the owner is trying to do with this cottage.

18/45. PLANNING APPEALS

None.

18/46. RATIFY DECISION FROM PREVIOUS MEETING

The decision to object to the following planning application that was made at the previous meeting was ratified:

3/18/0329/FUL – Change of use from golf course to golf course with leisure lodges – part retrospective – at Great Hadham Golf and Country Club Great Hadham Road Much Hadham

18/47. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following applications:

3/18/0116/HH – Single storey rear extension to existing residential annexe at Highlands Green Tye Much Hadham

Support given subject to there being a planning condition tying the occupancy of the annexe to the main house.

Vote: all Cllrs present voted to support this application.

3/18/0529/HH- Demolition of conservatory and removal of flue; single storey side extension; erection of open porch; alterations to fenestration; insertion of 2 rooflights and replacement roof at Oakleigh Cottage Kettle Green Lane Much Hadham

Vote: all Cllrs present voted to support this application.

3/18/0423/HH & 3/18/0424/LBC - Demolition of existing barn and construction of replacement habitable accommodation; conversion and extension of car port to habitable accommodation with covered linkways between the house, converted car port and replacement building; new doorway to replace a window in the main house to the side elevation opening to the linkway at Homestalls Green Tye Much Hadham

Support given subject to there being a planning condition tying the occupancy of the annexe to the main house.

Vote: all Cllrs present voted to support this application.

3/18/0513/FUL - Erection of detached two bedroom residential dwelling at Land adjacent to 24 Windmill Way Much Hadham

Support given subject to the design and materials being consistent with those for the new development on adjacent land at 22 Windmill Way.

Vote: all Cllrs present voted to support this application.

3/18/0539/HH - Single storey side/rear extension following demolition of conservatory at Barrowfield House Black Bridge Lane Much Hadham

Vote: all Cllrs present voted to support this application.

3/18/0554/HH & 3/18/0555/LBC - Proposed conversion of former fruit store to form additional ancillary annex residential accommodation at Thatch View Moor Place Park Much Hadham

Support given subject to there being a planning condition tying the occupancy of the annexe to the main house.

Vote: all Cllrs present voted to support this application.

(ii) Objections raised on the following application:

3/18/0358/FUL – Erection of two 4 bed dwellings, creation of paddock, and associated works at Land R/O The Bull Inn High Street Much Hadham

The basis of the objection is detailed in Appendix A.

Vote: all Cllrs present voted against this application. Cllr who declared an interest in this application had left the room and therefore did not vote.

(iii) Neutral view on the following applications:

3/18/0421/VAR – Variation of Condition 2 (approved plans) of planning permission
3/17/2527/FUL - Change of use of cattery / kennels to single dwelling and alterations to building - reconfigure layout and alteration to fenestration at Springs Farm Great Hadham Road Much Hadham

Vote: all Cllrs present voted neutral for this application.

18/48. DATE OF NEXT MEETING

Tuesday, 1st May 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 9:55 pm

OBJECTION BY MUCH HADHAM PARISH COUNCIL

3/18/0358/FUL – Erection of two 4 bed dwellings, creation of paddock, and associated works at Land R/O The Bull Inn High Street Much Hadham

The site lies within the village boundary and, with easy access to the High St and village facilities, it is unsurprising that it has come forward for housing. However, it falls short of policy in almost all respects. It is not the principle of housing on this site *per se* that is the problem – it is this particular proposal.



In brief, the intention is make better use of the pub garden and informal parking area by creating a defined beer garden space, laying a formal customer car park, building 2no. 4-bed detached houses with rear gardens and, finally, at the rear of the plot re-designate the remainder of the pub garden as a fenced paddock. These distinct schemes would be connected by a rising gravel drive from the High St., running along the north boundary that is shared with established residential properties.

External Materials

- ① Red facing brickwork.
- ② Dark Stained Timber Boarding
- ③ Dark stained timber windows and doors.
- ④ Brown clay roof tiles.
- ⑤ Dark Stained timber fascia, soffit and bargeboards with open eaves.
- ⑥ Black UPVC rainwater goods.

The principal policy concerns relate to design / environment and built heritage.

Design

The summarised relevant policies include:

ENV1 (2007) – development proposals should reflect local distinctiveness, demonstrate compatibility with the structure and layout of the surrounding area, relate well to the massing (volume and shape) and height of adjacent buildings, *respect the amenity of occupiers of neighbouring buildings and those of future occupants and ensure that their environments are not harmed by noise and disturbance.* The statement of design and access principles must include illustrative material explaining the approach to design and an assessment of the impact of the proposal on the visual quality and character of the locality.

DES3 (2016) - development proposals must be of a high standard of design and layout to reflect and promote local distinctiveness. Proposals will be expected to make the best possible use of the available land by respecting or improving upon the character of the site and the surrounding area, in terms of its scale, height, massing (volume, shape), orientation, siting, layout, density, building materials (colour, texture), landscaping, environmental assets, and design features, having due regard to the design opportunities and constraints of a site;

Comment

The site is surrounded by listed buildings on 3 sides and open countryside on the western boundary. It is one of the most sensitive sites remaining in the heart of the village, with a building lineage going back to medieval times. The size/massing, design and materials of the proposed units need to be extremely sensitive to and reflective of the surrounding environment if they are to blend in with the character of the village.

However, the Design and Access statement presents very little evidence that the characteristic features of the surrounding listed buildings and the old village have been identified and have influenced the design of the new houses. There is no explanation and assessment of how the proposed designs impact the visual quality and character of the locality – it's simply a statement that the impact is beneficial, without justification being provided.

For example, it is not demonstrated that the materials used (red-brick, casement windows, brown tiles, dark-stained timber and Velux roof lights) echo any of the materials used in the surrounding buildings.

HOU11 (2016) limits the use of dormer windows to situations where, inter alia, they are appropriate to their surroundings. None of the listed buildings referred to in the application have dormer windows. However, the late-medieval Campden Cottage and Bull Cottage between the Bull and the White House do so but the application avoids drawing attention to them, perhaps as they demonstrate the kind of accommodation that might be approvingly replicated on this sensitive site, being much smaller.

Conservation Area and Built Heritage Assets

The relevant policy summaries, in addition to those previously mentioned include:

OSV1 (2007) requires the proposal is sensitively designed, respecting the character, visual quality, and landscape of, and is satisfactorily integrated into, the village or the surrounding area.

HSG 7 (2007) requires new buildings not to be intrusive and the design to complement the character of the local built environment and have regard to local distinctiveness.

HA4 (2016) - new development in Conservation Areas will be permitted provided it preserves or enhances the special interest, character or appearance of the area. (b) Use materials and adopt design details which reinforce local character and are traditional to the area; (c) Be of a scale, proportion, form, height, design and overall character that accords with and complements the surrounding area;

HA7 (2016) - proposals that affect the setting of a Listed Building will only be permitted where the setting of the building is preserved and enhanced.

BH6a (2007) New developments in or adjacent to a Conservation Area will be permitted where they are sympathetic in terms of scale, height, proportion, form, materials, and siting in relation to the general character and appearance of the area or are otherwise of such quality as to be highly likely to enhance the character and appearance of the area;

BH12 (2007) Development Affecting the Setting of a Listed Building Applications that affect the setting of a listed building will be permitted, provided that the setting is preserved or enhanced. Where it is considered that a development proposal will have a significant adverse impact on, or there would be an unacceptable loss of, or damage to, curtilage buildings, trees, or other landscape features, the application will not be permitted.

Comment

The Conservation Area Appraisal summary concludes that “Much Hadham’s Conservation Area is of the very highest quality.” It would be expected that a proposal at the heart of that area would reflect this. We require the designs to pay homage to that of surrounding properties, looking to promote and reinforce local distinctiveness, integrating with the natural, built and historic local environment.

As the site is elevated (at its highest point, by 3.7m from the kerb level) the proposed ridge heights, notwithstanding the use of dormers in the roof space, will be overbearing and their impact exacerbated so that the status of all the surrounding listed buildings will appear to be significantly diminished rather than respected, preserved or enhanced.

It is not sufficient to argue that the distance between the development and the pub is ~43m and thus all is well. The key view, from the High St looking west up the gravel drive, will terminate with the new houses, which will appear dominant, where presently the view is of sky, garden and trees – a tranquillity that complements the ethos of a village pub used by walkers and cyclists. Although mention is made of retaining mature trees to reduce the visibility of the development, there is no arboriculture evidence provided with the application to identify which trees are retained or lost. Certainly, the large Ash close to the north boundary would appear to be sited on the intended path of the gravel access route and, as such, is at risk.

No meaningful significance is given in the application to the designation of the Conservation Area (nor its status as an area of archaeological significance). These core attributes of Much Hadham are brushed aside when they should be central to the design themes applied. The heritage statement provided with the application considers the contribution of setting to the significance of The Bull and states “the pub/yard garden provides the heritage asset with an open/unbuilt setting to the rear, which it has benefitted from since its construction the sixteenth century.....As a result, the setting of the asset positively contributes to the historical and evidential value of the heritage asset as well as allowing its significance, especially its aesthetic value to be appreciated and understood.” This setting – its curtilage – is significantly compromised by the proposed development.

Other Matters

1. **ENV24** (2007) requires the impact of noise nuisance to be minimised, with particular reference to the time and nature of the noise. Gravel road and parking surfaces will be noisy, and the sound will be most noticeable late at night, which is inappropriate as the new homes are intended to be for young families.

Similarly **DES 3** (2016) requires new development to avoid significant detrimental impacts on the amenity of occupiers of neighbouring properties and land, and ensure that their environments are not harmed by noise and disturbance. Clearly, the family at Red Cottage, which shares the northern boundary, will hear additional late night traffic from the gravel access and because cars will be parked further into the site than currently and so have further to travel. Placing the car park next to the new properties seems to fly in the face of ensuring peace and quiet for the residents of the new houses too.

It is unclear whether there will be accessible parking spaces and how a gravel surface will facilitate disabled access between the car park and the pub, as required by **ENV4** (2007). If approval is given, it should be a condition that a more appropriate surface is stipulated for the access and car park, whilst ensuring surface water drainage is managed.

In the proposed location, drivers cannot tell if there is available space in the car park without driving the length of the site and then executing an awkward manoeuvre to turn and exit if no spaces are available. It would be more sensible to have the car park adjacent to the High St.

2. The topographical survey plots possible badger setts but no reference is made to these in the Ecology statement. However, local landowners are certain that the site contains setts. Under **ENV16** (2007) Development and other land use changes which may have an adverse effect on badgers and other species protected by Schedules 1, 5, and 8 of the Wildlife and Countryside Act 1981, as amended, and the Nature Conservation (Natural Habitats, &c.) Regulations 1994 will only be permitted where harm to the species can be avoided. Protection and mitigation measures are required.

3. **ENV11** (2007) requires maximum retention and reinforcement of hedges and trees. **BH6** (2007) requires in a Conservation Area that those open spaces, trees, and other landscape features materially contributing to the character or appearance of the area are not affected to the significant detriment of that area. **HOU2** (2016) requires existing mature trees are retained. The failure to submit an arboriculture survey and tree / hedge management plan attests to the superficial attention given to this site's special needs.

4. It is not claimed in the application that this is enabling development, so it appears there is no pressure on the owners to meet the capital costs of pub enhancements e.g. creating the pub garden and car park from the proceeds of the house sales. So the declared aim of improving facilities for patrons could be achieved without building the houses.

5. Creation of a paddock is a change of use in the rural area beyond the Green Belt, contrary to **GBC 3** (2007). There are no comments in the application about the use of the paddock or whether stabling will be required. No attempt is made to justify the change of use. There has been no contact with the owner of the stables positioned beyond the west boundary, suggesting the intention for a paddock is not serious.

6. Each house needs storage for 3 refuse bins, not 2 as shown in the elevation plans, as EHC require separation of refuse into brown, blue and black wheelie bins.

7. **ENV23** (2007) and **EQ3** (2016) require measures to minimise light pollution. It is unclear how the car park will be illuminated so as to meet the requirements in the Ecology statement and ensure no distraction for neighbouring properties.

Conclusion

The housing requirement for Much Hadham under the emerging district plan is for a minimum of 54 units. Allowing for approvals already granted, the forthcoming neighbourhood plan is expected to propose sites providing ~30 units, which will comfortably meet the target, with other sites in reserve. This site is not in the NP. Our preference would be for the landowners of this site to approach the parish council with a view to their understanding what development might be acceptable in the context of our forthcoming NP.

Until then, this application cannot be supported by Much Hadham Parish Council.