

MUCH HADHAM PARISH COUNCIL

Fiona Forth
Clerk of the Council
Tel: 01279 861869
e-mail: fionaforthmhpc@gmail.com

40 Calverley Close
Bishop's Stortford
Herts
CM23 4JJ

Notice is hereby given that the meeting of the Much Hadham Parish Council **Planning Committee** will be held on **Tuesday, 3 July 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.

FMForth
Fiona Forth
Clerk of the Council

28 June 2018

A G E N D A

- 18/71. Apologies for absence
- 18/72. Declarations of Interest
- 18/73. Chair's announcements
- 18/74. Minutes of the last meeting held on 5 June 2018
- 18/75. Reports on outstanding matters
- 18/76. Decisions issued by East Herts Council:
- (i) Permissions granted:
- 3/18/0605/LBC – External and internal works to outbuilding at Wynches Barn Black Bridge Lane Much Hadham
- 3/18/0402/FUL - Removal of existing Stables and Outbuildings their replacement with new Stable building at Springs Farm Great Hadham Road Much Hadham
- 3/18/0874/FUL – Retrospective erection of domestic cartlodge building with first floor front dormers, for parking of domestic vehicles and also domestic storage on ground and first floors (Amendments to planning application 3/17/1102/HH) at Bluebell Farm New Barns Lane Much Hadham
- 3/18/0800/LBC – Insertion of new external doorway, replacement of doorway for window; internal alterations to include removal and replacement of internal doors and wall within the utility room; alterations to the patio's retaining wall and enlargement of the patio at Red House High Street Much Hadham
- 3/18/0950/FUL – Demolition of barn; erection of stables/storage and manege at Bluebell Farm New Barns Lane Much Hadham
- (ii) Permission refused:
- 3/18/0802/HH – Single storey rear extension at Oakleigh Cottage Kettle Green Lane Much Hadham
- 3/18/0809/ARPN - Change of use of agricultural building to dwelling at The Quarter Barn Green Tye
- Note: decision was "Prior approval is required and refused"

3/18/0838/HH – Proposed dormer window on north elevation to replace existing dormer at Clare Cottage Danebridge Lane Much Hadham

3/18/0621/LBC – Replacement windows at Campden Cottage High Street Much Hadham

(iii) Application withdrawn:

3/18/0423/HH and 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

18/77. Planning enforcement

18/78. Presentation from Chaldean Estate re Park Home Planning Application

18/79. Residents' comments on current planning applications and appeals

18/80. Planning appeals

To note the outcome of the following planning appeals:

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: Appeal dismissed

3/16/2321/FUL – Erection of eight dwellings (four semi-detached and four detached) with associated access road at Land at Old Station Road Millers View Much Hadham: Appeal dismissed

18/81. Current Planning Applications for Committee to consider:

3/18/1186/FUL - Erection of one 4 bedroom two storey detached house at land adjacent to Wharenui Danebridge Lane Much Hadham

3/18/1209/HH - Extensions to existing garage/store to provide 2 further garages - amended scheme at Hedge End Farm South End Perry Green Much Hadham

3/18/1230/HH and 3/18/1231/LBC - Extension and alterations to outbuilding for use as an annexe, creation of first floor with new window openings (resubmission of previous approvals 3/12/1793/FP and 3/15/1874/HH) at Bucklers Hall Bucklers Road Perry Green

18/82. Date of next meeting – Tuesday 7th August 2018 at Green Tye Mission Hall

MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 3rd July 2018, at 8:13 pm, in the Much Hadham Village Hall, Green Room.

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

*Denotes present.

In the absence of 4 Cllrs, the Parish Council Chair, Cllr Mrs P Taylor, became a substitute member of the Planning Committee to ensure quorate, and chaired the meeting.

In attendance: F Forth, Parish Clerk and 3 members of the public.

18/71. APOLOGIES FOR ABSENCE

Apologies for absence were received and approved from Cllrs W Compton, I Hunt, B Morris and C Thompson.

Note – after this item, the presentation from Chaldean Estates was received – see 18/78.

18/72. DECLARATIONS OF INTEREST

None.

18/73. CHAIR'S ANNOUNCEMENTS

None.

18/74. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 5 June 2018 be accepted as a correct record of the proceedings and be signed by the Chair.

18/75. REPORTS ON OUTSTANDING MATTERS

Report on outstanding matters received and noted that both items were in progress.

18/76. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

3/18/0605/LBC – External and internal works to outbuilding at Wynches Barn Black Bridge Lane Much Hadham

3/18/0402/FUL - Removal of existing Stables and Outbuildings their replacement with new Stable building at Springs Farm Great Hadham Road Much Hadham

3/18/0874/FUL – Retrospective erection of domestic cartlodge building with first floor front dormers, for parking of domestic vehicles and also domestic storage on ground and first floors (Amendments to planning application 3/17/1102/HH) at Bluebell Farm New Barns Lane Much Hadham

3/18/0800/LBC – Insertion of new external doorway, replacement of doorway for window; internal alterations to include removal and replacement of internal doors and wall within the utility room; alterations to the patio's retaining wall and enlargement of the patio at Red House High Street Much Hadham

3/18/0950/FUL – Demolition of barn; erection of stables/storage and manege at Bluebell Farm New Barns Lane Much Hadham

(ii) Permissions refused:

3/18/0802/HH – Single storey rear extension at Oakleigh Cottage Kettle Green Lane Much Hadham

3/18/0809/ARPN - Change of use of agricultural building to dwelling at The Quarter Barn Green Tye

Note: decision was “Prior approval is required and refused”

3/18/0838/HH – Proposed dormer window on north elevation to replace existing dormer at Clare Cottage Danebridge Lane Much Hadham

3/18/0621/LBC – Replacement windows at Campden Cottage High Street Much Hadham

(iii) Applications withdrawn:

3/18/0423/HH and 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

18/77. PLANNING ENFORCEMENT

No matters to report.

18/78. PRESENTATION FROM CHALDEAN ESTATE RE PARK HOME PLANNING APPLICATION

Representative of Chaldean Estates attended the meeting to provide background and context to the Park Home planning application that has recently been submitted.

The following points were made:

- a variety of business enterprises had been considered for this section of the estate prior to deciding on alpacas;
- advice was received from East Herts Council (EHC) that an essential farm worker mobile home required no planning permission;
- utilising the location of an old existing building, a mobile home was installed at the top of New Barns Lane, with direct access to the farm via farm tracks;
- an additional benefit of this location was that it provided security for that end of the farm;
- subsequently identified that planning permission had been required and an application was submitted;
- however, the application was submitted incorrectly as it did not refer to the residence being needed for a temporary trial period, and this latest application rectifies this; and
- included with the application is a report that outlines that alpacas are vulnerable animals and hence the need to have a farm worker on site with them.

During the opportunity for questions, the following additional points were made:

- although not yet certain, there could be 30 breeding pairs of alpacas;
- the high level of care and welfare aspects in respect of alpacas are recognised;
- Chaldean Estate considers that this project is a viable business that will be good for the village and walkers;
- the accommodation is for a farm worker and his wife;
- trial period is 3 years during which time the viability of the alpaca enterprise will be assessed;

- it is not yet clear what will happen at the end of the trial period. If the enterprise is successful, they would apply to leave the home where it is or be relocated; and
- recognition that there is uncertainty in the farming community regarding the future of farming after Brexit.

18/79. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

None.

18/80. PLANNING APPEALS

The outcome of the following planning appeals was noted:

To note the outcome of the following planning appeals:

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: Appeal dismissed

3/16/2321/FUL – Erection of eight dwellings (four semi-detached and four detached) with associated access road at Land at Old Station Road Millers View Much Hadham: Appeal dismissed

18/81. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following applications:

3/18/1230/HH and 3/18/1231/LBC - Extension and alterations to outbuilding for use as an annexe, creation of first floor with new window openings (resubmission of previous approvals 3/12/1793/FP and 3/15/1874/HH) at Bucklers Hall Bucklers Road Perry Green

Vote: all Cllrs present voted to support this application.

(ii) Objections raised on the following application:

3/18/1186/FUL - Erection of one 4 bedroom two storey detached house at land adjacent to Wharenui Danebridge Lane Much Hadham

Objection on the basis that the amended scheme is in the rural area, and outside the village boundary, so there is a presumption against development.

Vote: all Cllrs present voted against this application.

3/18/1209/HH - Extensions to existing garage/store to provide 2 further garages - amended scheme at Hedge End Farm South End Perry Green Much Hadham

Objection on the basis that there is no documentation to consider in respect of this amended scheme.

It is noted that it is linked to 3/17/1307/HH (associated case on EHC website) for “extensions to existing garage/store to provide 2 further garages” which was refused permission for being disproportionate, intrusive and harmful to the local rural character. The Parish Council objected to this application on the basis that the scale and configuration of the building does not suggest that it will be used as a garage and there should be a condition to restrict residential occupation. Until any documentation is seen, this objection remains valid for the current application.

Vote: all Cllrs present voted against this application.

(iii) Neutral view on the following applications:

None.

(iv) Noted the following applications (permitted development):

None.

18/82. DATE OF NEXT MEETING

Tuesday, 7th August 2018, in the Green Tye Mission Hall, following the close of the Much Hadham Parish Council meeting.

There being no further business the meeting closed at 8:35 pm