

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, 7 August 2018**, 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.

FMForth
Fiona Forth
Clerk of the Council

2 August 2018

A G E N D A

- 18/83. Apologies for absence
- 18/84. Declarations of Interest
- 18/85. Chair's announcements
- 18/86. Minutes of the last meeting held on 3 July 2018
- 18/87. Reports on outstanding matters
- 18/88. Decisions issued by East Herts Council:
- (i) Permissions granted:
- 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 3/12/1793FP and 3/15/1874/HH) at Bucklers Hall Bucklers Hall Road Perry Green
- (ii) Permission refused:
- None
- (iii) Application withdrawn:
- 3/18/0557/FUL – Erection of 2 four bed dwellings including new access and landscaping at Land at Moor Place Park Much Hadham
- 18/89. Planning enforcement
- 18/90. Presentation from Clive Beecham re Warren Park Heritage Centre
[Planning application ref: 3/17/2713/FUL]
- 18/91. Residents' comments on current planning applications and appeals
- 18/92. Planning appeals
- To consider the Parish Council's response to the following planning appeal:
3/17/2736/FUL – Change of use of land to domestic garden (retrospective) at Foxglove Barn Moor Place Park Much Hadham

18/93. Current Planning Applications for Committee to consider:

3/17/2713/FUL – Reconsultation - 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 three B1 workshops; change of use of the eastern part of the site from agricultural to car parking at Warren Farm Green Tye Much Hadham

3/18/1457/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

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

3/18/1560/HH – Demolition of conservatory; proposed ground floor and basement rear extension; new first floor window openings and alterations to fenestration (amendment to previous approval 3/18/0529/HH) at Oakleigh Cottage Kettle Green Lane Much Hadham

3/18/1487/HH and 3/18/1488/LBC – Demolition of garaging/utility area, 1980's glazed link, shed and kennels; construction of single and 1 half storey extensions with new bridge between existing first floors, alterations to converted stable block, and new detached external store; new rooflights and first floor window opening on West elevation at Palace Bothy Winding Hill Much Hadham

18/94. Date of next meeting – Tuesday 4th September 2018 at Much Hadham Village Hall, Green Room

Jolly Waggoners – history relating to the site was given and view expressed by Cllr B Morris that the community should be taking a firmer line on the state of this site. It was agreed that a letter should be sent to the owner requesting that the actions previously agreed be completed.

18/88. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

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 3/12/1793FP and 3/15/1874/HH) at Bucklers Hall Bucklers Hall Road Perry Green

(ii) Permissions refused:

None.

(iii) Applications withdrawn:

3/18/0557/FUL – Erection of 2 four bed dwellings including new access and landscaping at Land at Moor Place Park Much Hadham

18/89. PLANNING ENFORCEMENT

No matters to report.

18/90. PRESENTATION FROM CLIVE BEECHAM RE WARREN PARK HERITAGE CENTRE

The owner of Warren Park, accompanied by his planning advisor, attended the meeting to provide the background and context to the planning application for a Heritage Centre that has recently been submitted for re-consultation. (See item 18/93(i) below)

The following points were made:

- shortage of heritage crafts people identified following the fire at Windsor Castle which resulted in a desire to create a place that helps such craft people;
- following a search, the property at Warren Park was identified as being suitable for the proposed concept of 25 units plus the existing the classic car restoration business;
- unit occupiers will have a benign rental system for 3 years, following which it will become more commercial but the owner does expect the Centre to make a loss;
- key aim is to support heritage crafts;
- uncertain as to where the catchment is for such heritage crafts people, or whether they exist, but a 20 mile radius is anticipated;

- aiming to develop a centre of excellence;
- highlighted that whilst the car park will be on green belt land, this is a small part of the entirety of the green belt in the vicinity;
- the planning application for re-consultation has a smaller carpark and a reduced number of units, and these adjustments were made following consultation with East Herts Council (EHC);
- the Centre will be working with two organisations: Heritage Crafts Association and Queen Elizabeth Scholarship Trust (QEST);
- layout of the site will be:
 - Barn 1: office style meeting rooms;
 - Barn 1a: additional storage;
 - Barns 2a and 3: heavy lifting craft units;
- aiming to fill with category B1 crafts, like those listed on the “Radcliffe Red List”, over the next 5 years;
- intention that there will be links with local sixth forms and the community in order to create opportunities to learn a craft; and
- belief that all planning considerations raised by EHC have been met.

During the opportunity for questions by residents and Cllrs, the following additional points were made:

- concern raised that potentially insufficient parking but the reduced parking was following a meeting with EHC;
- units will be occupied by crafts people undertaking bespoke work as opposed to needing passing trade therefore not a high volume of additional traffic;
- land behind the site is owned by someone else and it is believed that this is to become a “sanctuary”;
- recognition that a “leap of faith” is required for the project overall as well as the project making a loss really being acceptable to the owner;
- after 5 years, if units vacant, then these would be opened up to other B1 trades;
- whilst residents believe the site access from the B1004 to be inappropriate, it has been passed by Highways;
- environmental health concerns will be addressed through appropriate restrictions of hours together with some structural noise reduction; and
- the owner intends to be on site twice a week to support those occupying the units.

18/91. RESIDENTS’ COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

3/17/2723/FUL Warren Park Heritage Centre

Residents raised the following points:

- reference was made to an earlier EHC approval statement which stated that the site was not suitable for new commercial activity;
- recognition made of the potential job opportunities;

- those purchasing properties in the housing estate next door were not made aware of this development but acknowledged that no-one had actually made their own enquiries nor had their solicitors visited the site;
- potential that the B2 permission stated as being in place is not actually; and
- possibility for “creeping” development of this site causing more strain on the current infrastructure.

18/92. PLANNING APPEALS

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

The appellant’s grounds for appeal are not on the EHC website, which means that the Parish Council can’t submit further representations to the Planning Inspector (PI) by the 10th August as the issues are not known. It was agreed that the Clerk should email the case officer pointing this out, and ask EHC to make a further representation that the land is part of a locally listed historic park and garden, as detailed in the Conservation Area Appraisal and Management plan 2014, and thus should benefit from the protection afforded under policy HA8 as a minimum. This important point was not part of the original decision notice. Furthermore, it seems that there is no map showing rural footpath FP10 in the papers on the website, so the PI needs to be advised just how unacceptably close this plot extension comes to it too.

18/93. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following applications:

3/17/2723/FUL – Reconsultation - 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 three B1 workshops; change of use of the eastern part of the site from agricultural to car parking at Warren Farm Green Tye Much Hadham

Support given on the basis restricted to B1 use.

Vote:	For	3
	Against	1
	Abstain	2

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

Vote:	For	5
	Against	0
	Abstain	1

3/18/1560/HH – Demolition of conservatory; proposed ground floor and basement rear extension; new first floor window openings and alterations to fenestration (amendment to previous approval 3/18/0529/HH) at Oakleigh Cottage Kettle Green Lane Much Hadham

Vote: all Cllrs present voted to support this application.

3/18/1487/HH and 3/18/1488/LBC – Demolition of garaging/utility area, 1980's glazed link, shed and kennels; construction of single and 1 half storey extensions with new bridge between existing first floors, alterations to converted stable block, and new detached external store; new rooflights and first floor window opening on West elevation at Palace Bothy Winding Hill Much Hadham

Vote: all Cllrs present voted to support this application.

(ii) Objections raised on the following application:

3/18/1457/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

Objection on the basis that it is sited in an inappropriate rural location against policy and not accessible.

Vote:	For	3
	Against	1
	Abstain	2

(iii) Neutral view on the following applications:

None.

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

None.

18/94. DATE OF NEXT MEETING

Tuesday, 4th September 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