

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, 8 January 2019**, 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

3 January 2019

AGENDA

- 19/1. Apologies for absence
- 19/2. Declarations of Interest
- 19/3. Chair's announcements
- 19/4. Minutes of the last meeting held on 3 December 2018
- 19/5. Reports on outstanding matters
- 19/6. Decisions issued by East Herts Council:
 - (i) Permissions granted:

3/18/1801/HH - Conversion of garage and erection of single storey link extension; alterations to fenestration at 2 Holy Oak Cottage Kettle Green Lane Much Hadham

3/18/2199/HH - Raising roof level of existing single storey side extension, insertion of 1 roof light and installation of french doors to rear elevation at Trimbeys Tower Hill Much Hadham

3/18/2296/FUL - Insertion of new bi-fold doors at Foxglove Barn Moor Place Park Much Hadham (Decision: permission/consent unnecessary)
 - (ii) Permission refused:

3/18/2261/FUL - Change of use of building from B1 (c) (Light Industrial) to residential dwelling to create one 3 bedroomed dwelling; demolition of 2 greenhouses; alterations to roof and fenestration at Old Hall Cottage East Kettle Green Lane Much Hadham
 - (iii) Application withdrawn:

None
- 19/7. Planning enforcement
- 19/8. Residents' comments on current planning applications
- 19/9. Planning appeals

To note the outcome of 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: Appeal dismissed

19/10. Current Planning Applications for Committee to consider:

3/18/2321/HH & 3/18/2322/LBC - Re-consultation - Demolition of summerhouse and log store; erection of summerhouse, pool house, bin/log store and swimming pool; installation of two electronically operated timber vehicle gates to two site entrances; various areas of new landscaping and paving including minor alterations to site levels at Sidehill House Stansted Hill Perry Green

3/18/2581/LBC - Installation of new stove and external flue pipe at The Granary Moor Park Place Much Hadham

3/18/2681/HH - Alterations to driveway, creation of new access and erection of gates at Palace Bothy Winding Hill Much Hadham

3/18/2689/FUL - Conversion of barns to dwelling, a detached annexe, erection of rear extension with front gable, two new dormers, terrace area and to include a basement and alterations to the fenestrations at New Barns Farmhouse New Barns Lane Much Hadham

3/18/2691/FUL - Erection of detached residential dwelling and two new vehicular accesses at 24 Windmill Way Much Hadham

3/18/2705/OUT - Outline planning permission for erection of 1 one and a half storey dwelling - all matters reserved apart from access at Land Adjacent to 1 Danebridge Lane Much Hadham

3/18/2734/FUL - Erection of stable block with tack room and hay store at Land At Moor Place Park Much Hadham

3/18/2657/REM - Application for reserved matters in respect of access, appearance, landscaping, layout and scale in relation to the erection of 1 dwelling with boundary wall and vehicle access gate, granted outline permission under 3/17/2841/OUT at Land South Of Culver (Plot J) Widford Road Much Hadham

19/11. Date of next meeting – Tuesday 5th February 2019 at Much Hadham Village Hall, Green Room

3/18/2296/FUL - Insertion of new bi-fold doors at Foxglove Barn Moor Place Park Much Hadham (Decision: permission/consent unnecessary)

(ii) Permissions refused:

3/18/2261/FUL - Change of use of building from B1 (c) (Light Industrial) to residential dwelling to create one 3 bed roomed dwelling; demolition of 2 greenhouses; alterations to roof and fenestration at Old Hall Cottage East Kettle Green Lane Much Hadham

(iii) Applications withdrawn:

None.

19/7. PLANNING ENFORCEMENT

Cllr I Hunt reported that the Great Hadham Golf & Country Club had sought a judicial review in the High Court of the decisions made by East Herts Council and the Planning Inspectorate in respect of its planning applications. Consequently, this suspends any enforcement work by East Herts Council.

In light of the appeal dismissal for Foxglove Barn (item 19/9 below), the Chair requested that the Clerk ask what enforcement action East Herts Council is intending to take.

19/8. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

3/18/2705/OUT – Danebridge Lane

Resident stated in support of this application.

3/18/2734/FUL – Stable Block

Resident highlighted that a further application was on East Hert's website for a similar structure at Warren Park Farm. It was confirmed that this would be on next month's agenda.

19/9. PLANNING APPEALS

The outcome of the following planning appeal was noted:

3/17/2736/FUL - Change of use of land to domestic garden (Retrospective) at Foxglove Barn Moor Place Park Much Hadham: Appeal dismissed

19/10. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following applications:

3/18/2321/HH & 3/18/2322/LBC - Re-consultation - Demolition of summerhouse and log store; erection of summerhouse, pool house, bin/log store and swimming pool; installation of two electronically operated timber vehicle gates to two site entrances; various areas of new landscaping and paving including minor alterations to site levels at Sidehill House Stansted Hill Perry Green

Vote: all Cllrs present voted to support this application.

3/18/2681/HH - Alterations to driveway, creation of new access and erection of gates at Palace Bothy Winding Hill Much Hadham

Vote: all Cllrs present voted to support this application.

3/18/2689/FUL - Conversion of barns to dwelling, a detached annexe, erection of rear extension with front gable, two new dormers, terrace area and to include a basement and alterations to the fenestrations at New Barns Farmhouse New Barns Lane Much Hadham

Vote: all Cllrs present voted to support this application.

(ii) Objections raised on the following applications:

3/18/2581/LBC - Installation of new stove and external flue pipe at The Granary Moor Park Place Much Hadham

Vote: all Cllrs present voted to object to this application in its current form. However, should the flue pipe be installed internally through the roof space, this would be supported.

3/18/2691/FUL - Erection of detached residential dwelling and two new vehicular accesses at 24 Windmill Way Much Hadham

Objection on the basis that:

- the dormer is out of character with Windmill Way housing; and
- despite 3 bedrooms and off road parking for 2 cars, there is only a single room plus kitchen downstairs, so there is a question mark over whether there is sufficient amenity space to accommodate a family.

Vote: all Cllrs present voted to object to this application.

3/18/2705/OUT - Outline planning permission for erection of 1 one and a half storey dwelling - all matters reserved apart from access at Land Adjacent to 1 Danebridge Lane Much Hadham

Objection on the basis that:

- fails to satisfy the criteria for development under GBR2;
- under VILL 1 VI. Prior to a Parish Council preparing a Neighbourhood Plan, development will be limited to the built up area as defined on the Policies Map. This site is outside the built up area and, as a NP is being prepared, development is prevented;
- it is an unsustainable location, so residents would be dependent on car travel to access services. Any public footpath to the village facilities is along unfeasible routes, particularly in poor light or poor weather;
- as an unsustainable location, any development represents a harmful incursion into the countryside; and
- site lies partially within Flood Zone but a Flood Risk Assessment has not been submitted detailing how this risk will be managed.

Vote:	For	3
	Against	0
	Abstain	1

3/18/2734/FUL - Erection of stable block with tack room and hay store at Land At Moor Place Park Much Hadham

Objection on the basis of the following:

The application is for 6 stable block + large hay store + tack room + feed room + kitchen. As there is no bridle path, any riding would be out onto Kettle Green Lane, at the dangerous exit just below Dells Cottage or at the Walnut Close junction. The applicant intends to use these stables for their resting horses, turn out for foals and mare grazing, with another site elsewhere used as their everyday yard. Room for the proposed public footpath would be retained behind the stable block but the nature reserve would be fenced as a paddock and thus rendered inaccessible to the public.

The application is supported by a planning statement written before the District Plan was adopted, and its content is therefore largely superseded. This means that the requirements of policy CFLR6 Equine Development have not been addressed and the following requirements are not complied with:

(a) *The proposal is sited or landscaped to minimise visual intrusion* – on the contrary, the site is in a most prominent location, visible from all directions, adjacent to a proposed public footpath and with a larger footprint than almost all the other properties on the Moor Place estate.

(c) *The siting, scale and design of the proposal is in keeping with the character of the area, with adequate pasture to support horses. Particular regard will be had to the cumulative effect of proposals on local landscape or biodiversity interests – the design bears no relation to any other properties within visible distance of it and thus is out of character. The land was designated as a nature reserve, with all the bio-diversity that suggests and open to the public under the consent for the development of Moor Place Park (3/12/1075), a condition which is still to be enforced. No mention is made of the proposed permissive footpath running from Back Lodge that also featured in that application but the development of a paddock would seem to preclude it.*

(g) *The proposal does not conflict with other policies within this Plan – the land is designated as Historic Park and Garden and lies within the Conservation Area, so the development of stables and enclosure of a paddock would not enhance either of these designations, contrary to policies elsewhere in the Plan.*

Further reasons for objecting are that the new building appears larger than essential and, as it appears the owner/operator is not local, it would be an isolated development.

Note: following the meeting, this application was withdrawn therefore the objection was not submitted.

Vote: all Cllrs present voted to object to this application.

3/18/2657/REM - Application for reserved matters in respect of access, appearance, landscaping, layout and scale in relation to the erection of 1 dwelling with boundary wall and vehicle access gate, granted outline permission under 3/17/2841/OUT at Land South Of Culver (Plot J) Widford Road Much Hadham

Objection on the basis that:

- the solid brick wall creates an unsightly visual barrier compared to the existing boundary treatment;
- the gate for the vehicular access is solid and creates a barrier to a visual amenity too; and
- pedestrian safety is compromised by the proposed front wall due to the narrowness of the footpath there. Given the presence of the bus stop, it would be better to widen the footpath by moving the wall back behind the property boundary.

(iii) Neutral view on the following application:

None.

19/11. DATE OF NEXT MEETING

Tuesday, 5th February 2019, 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 9:31 pm

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