

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 October 2017**, 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.

F.M.Forth
Fiona Forth
Clerk of the Council

28 September 2017

AGENDA

- 17/93. Apologies for absence
- 17/94. Declarations of Interest
- 17/95. Chairman's announcements
- 17/96. Minutes of the last meeting held on 5 September 2017
- 17/97. Reports on outstanding matters
- 17/98. Decisions issued by East Herts Council:
 - (i) Permissions granted:
 - 3/17/1595/FUL – Alterations/widening of existing access onto classified road (B1004) at Springs Farm Great Hadham Road Much Hadham
 - 3/17/1440/FUL – Erection of 1 4 bedroomed dwelling with associated landscaping and parking at Culver Widford Road Much Hadham
 - (ii) Permission refused:
 - None
- 17/99. Planning enforcement
- 17/100. Residents' comments on current planning applications
- 17/101. Current Planning Applications for Committee to consider:
 - 3/17/2112/OUT – Erection of 35 dwellings (outline application – all matters reserved) at Dolans Field land off Bromley Lane Much Hadham
NOTE – this application will not be considered until the Planning Committee meeting in November. A public meeting regarding this application is being held on the 17th October 2017 in the Much Hadham Village Hall, Green Room at 6:30 pm.
 - 3/17/1982/HH – Replacement of existing porch with oak framed garden room and porch at The White Horse Cottage Green Tye Much Hadham
 - 3/17/2034/FUL – Conversion of barns to dwelling (as approved under 3/17/0089/ARPN) and erection of rear extension at Barn at New Barns Lane Much Hadham
 - 3/17/2199/HH – Proposed two storey rear extension and single storey side extensions at Lawnswood Station Road Much Hadham

3/17/2236/HH – Demolition of greenhouse, erection of pool house and provision of adjacent swimming pool at Red House High Street Much Hadham

17/102. Date of next meeting – Tuesday 7th November 2017 at Much Hadham Village Hall, Green Room

Gardens extending into nature reserve – Cllr B Morris considers there is no legal evidence to describe, as a nature reserve, the land adjacent to Kettle Green Lane, and also no legal evidence to describe the newly enclosed land as garden. This will be checked and future reports amended if necessary.

Golf & Country Club – Cllr I Devonshire (EHC) provided an update as part of the Parish Council meeting earlier. This was that the photos provided by Cllr B Morris clearly showed the three static units, which had been advertised, do not meet the definition of ‘mobile’ and had been shared with the Planning Enforcement Team. An enforcement file remains open.

Jolly Waggoners – owner still proving difficult to contact to discuss issues. The Chairman is pursuing.

17/98. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

3/17/1595/FUL – Alterations/widening of existing access onto classified road (B1004) at Springs Farm Great Hadham Road Much Hadham

3/17/1440/FUL – Erection of 1 4 bedroomed dwelling with associated landscaping and parking at Culver Widford Road Much Hadham

(ii) Permissions refused:

None.

17/99. PLANNING ENFORCEMENT

No additional information to report.

17/100. RESIDENTS’ COMMENTS ON CURRENT PLANNING APPLICATIONS

None.

17/101. CURRENT PLANNING APPLICATIONS CONSIDERED

Reminder that the following application is being considered at the November 2017 meeting, following a public meeting being held on the 17th October 2017 in the Much Hadham Village Hall, Green Room at 6:30 pm:

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

(i) Support given to the following applications:

3/17/1982/HH – Replacement of existing porch with oak framed garden room and porch at The White Horse Cottage Green Tye Much Hadham

Vote: all Cllrs present voted to support this application. Cllrs who declared an interest in this application did not vote.

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

Vote: all Cllrs present voted to support this application.

3/17/2236/HH – Demolition of greenhouse, erection of pool house and provision of adjacent swimming pool at Red House High Street Much Hadham.

Support given subject to:

- Adequate provision for waste drainage; and
- Satisfactory noise abatement measures for the pool equipment.

Vote: all Cllrs present voted to support this application. Cllr who declared an interest in this application did not vote.

(ii) Objections raised on the following application:

3/17/2034/FUL – Conversion of barns to dwelling (as approved under 3/17/0089/ARPN) and erection of rear extension at Barn at New Barns Lane Much Hadham

Objection on the basis of:

- Appears to be at least a 25% increase in the useable floor space of the building (although the plans are not particularly helpful in assessing this) which would seem to be on the border of what is considered “limited extension” permitted by GBC3; and
- Need to consider whether to give effect to the extension amounts to a rebuild of the barn rather than merely its conversion (the latter requiring the use of existing structural walls etc). The original application for change of use was approved by EHC on the basis of a conversion.

Vote: all Cllrs present voted against this application.

(iii) Neutral view on the following applications:

None.

17/102.DATE OF NEXT MEETING

Tuesday, 7th November 2017, 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 9:07 pm