

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 **Monday, 4 December 2017**, 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

29 November 2017

AGENDA

17/113. Apologies for absence

17/114. Declarations of Interest

17/115. Chairman's announcements

17/116. Minutes of the last meeting held on 7 November 2017

17/117. Reports on outstanding matters

To agree the Parish Council representation at East Herts Council's Development Management Committee meeting on 6 December re Dolan's Field

17/118. Decisions issued by East Herts Council:

(i) Permissions granted:

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.

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

(ii) Permission refused:

3/17/2212/LBC – Remove existing oak frame porch, replace with similar porch with brick base side walls 0.8 metres in height (bricks to match side of building) with oak frame to gable with slate roof as on existing porch, glazed windows in oak frame on sides at Wickham Cottage Church Lane Much Hadham

17/119. Planning enforcement

17/120. Residents' comments on current planning applications

17/121. Current Planning Applications for Committee to consider:

3/17/2527/FUL – Change of use of cattery/kennels to single dwelling and alterations to building at Springs Farm Great Hadham 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

3/17/2502/FUL – Change of use from leisure land just as a golf course, to leisure land as a golf course with leisure lodges at Great Hadham Golf and Country Club Great Hadham Road Much Hadham

3/17/2723/FUL – 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 five B1 workshops with adjacent refuse and cycle storage areas; Change of use of the eastern part of the site from agricultural to car parking at Warren Farm Green Tye Much Hadham

17/122. Date of next meeting – Tuesday 9th January 2018 at Much Hadham Village Hall, Green Room

MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Monday, 4th December 2017, at 8:30 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 attendance: F Forth, Parish Clerk and 11 members of the public.

17/113. APOLOGIES FOR ABSENCE

Apologies for absence were received and approved from Cllr W Compton.

17/114. DECLARATIONS OF INTEREST

Cllr W O'Neill declared an interest in respect of the following application:

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

17/115. CHAIRMAN'S ANNOUNCEMENTS

None.

17/116. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 7 November 2017 be accepted as a correct record of the proceedings and be signed by the Chairman.

17/117. REPORTS ON OUTSTANDING MATTERS

Report on outstanding matters received. The following points were noted:

Gardens extending into "nature reserve" – a retrospective application has been received for one property which will be considered by this Committee at its January 2018 meeting.

Cllr B Morris requested that the proper legal standing of the "nature reserve" be identified.

Jolly Waggoners – the owner has indicated that other projects are before this site and therefore will be done in due course. The Chairman will continue to apply pressure.

Following discussion, it was agreed that Cllr I Hunt would represent the Parish Council at East Hert's Development Management Committee (DMC) meeting on 6 December re Dolan's Field.

17/118. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

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.

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

(ii) Permissions refused:

3/17/2212/LBC – Remove existing oak frame porch, replace with similar porch with brick base side walls 0.8 metres in height (bricks to match side of building) with oak frame to gable with slate roof as on existing porch, glazed windows in oak frame on sides at Wickham Cottage Church Lane Much Hadham

17/119. PLANNING ENFORCEMENT

No additional information to report.

It was confirmed that the planning application in respect of the Golf and Country Club had removed the need for any planning enforcement action in respect of the site.

17/120. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS

Dolan's Field

Following discussion, it was confirmed that Michael Sutton would speak on behalf of residents at EHC's DMC meeting on 6 December.

Warren Farm (3/17/2723/FUL)

A number of comments were made, including:

- address is incorrect – it should be Warren Park and not Warren Farm;
- this application is not consistent with planning conditions for previous applications for this site; and
- plan drawings submitted with the application are not considered to be accurate.

17/121. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following applications:

3/17/2527/FUL – Change of use of cattery/kennels to single dwelling and alterations to building at Springs Farm Great Hadham Road Much Hadham

Support given subject to meeting the very special circumstances for development in the rural area beyond the green belt.

Vote:	For	4
	Against	1
	Abstain	0

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

Support given for ancillary accommodation.

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

(ii) Objections raised on the following application:

None.

(iii) Neutral view on the following applications:

None.

(iv) Deferral of decision:

Due to the timing of the following planning applications, together with the nature of them, it was agreed to seek an extension to the consultation deadline to enable these applications to be considered at the January 2018 meeting:

3/17/2502/FUL – Change of use from leisure land just as a golf course, to leisure land as a golf course with leisure lodges at Great Hadham Golf and Country Club Great Hadham Road Much Hadham

Cllr I Devonshire (EHC) was asked to request that the Golf and Country Club planning application be called in to EHC's Development Management Committee.

3/17/2723/FUL – 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 five B1 workshops with adjacent refuse and cycle storage areas; Change of use of the eastern part of the site from agricultural to car parking at Warren Farm Green Tye Much Hadham

17/122. DATE OF NEXT MEETING

Tuesday, 9th January 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 9:28 pm