

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, 6 February 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.

F.M.Forth
Fiona Forth
Clerk of the Council

1 February 2018

AGENDA

- 18/11. Apologies for absence
- 18/12. Declarations of Interest
- 18/13. Chairman's announcements
- 18/14. Minutes of the last meeting held on 9 January 2018
- 18/15. Reports on outstanding matters
- 18/16. Decisions issued by East Herts Council:
 - (i) Permissions granted:
 - 3/17/2527/FUL – Change of use of cattery/kennels to single dwelling and alterations to building – amended red line plan to include access route at Springs Farm Great Hadham Road Much Hadham
 - 3/17/2841/OUT – Outline permission for the erection of 1 new dwelling and garage with extant planning permission for access (application (3/17/1440/FUL) – all matters reserved at Land South of Culver (Plot J) Widford Road Much Hadham
 - 3/17/2767/LBC – Installation of a Chargemaster Charge Unit; running a cable from the electrical board in the kitchen, drill 2.5 cm hole out of the back wall of the house, run cable along rear wall to an area of hard standing, to a solus free standing charge unit at Lordship Stable Much Hadham
 - (ii) Permission refused:
 - 3/17/2736/FUL – Change of use of land to domestic garden (retrospective) at Foxglove Barn Moor Place Park Much Hadham
 - 3/17/2502/FUL – Change of use from golf course to golf course with leisure lodges – part retrospective – at Great Hadham Golf and Country Club Great Hadham Road Much Hadham
- 18/17. Planning enforcement
- 18/18. Residents' comments on current planning applications and appeals

18/19. Planning appeals

To consider the Parish Council's response to the following planning appeal:

3/16/2321/FUL – Erection of 8 dwellings (4 semi-detached and 4 detached) with associated access road at land at Old Station Road Millers View Much Hadham

18/20. Current Planning Applications for Committee to consider:

3/18/0044/VAR – Variation of condition 10 (Repairs to listed wall prior to first occupation of the development) of planning permission 3/15/1011/FUL – Erection of 2 two bedroomed dwellings and 5 four bedroomed dwellings with associated access, parking and landscaping – to permit the occupation of plots 1, 2, 3 and 7 while the repair works to the wall are undertaken at Land at Walnut Close Much Hadham

3/18/0062/LBC – Minor amendments to approved Listed Building Consents 3/17/1140/LBC and 3/17/1696/LBC; new internal openings in Living Room and new internal openings in Dining room at Minges Farm South End Perry Green Much Hadham

3/18/0029/FUL- Replacement of barn with residential dwelling (alterations to approval 3/17/2034/FUL) at Barn at New Barns Lane Much Hadham

18/21. Date of next meeting – Tuesday 6th March 2018 at Much Hadham Village Hall, Green Room

MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 6th February 2018, at 8:50 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 4 members of the public.

18/11. APOLOGIES FOR ABSENCE

None.

18/12. DECLARATIONS OF INTEREST

None.

18/13. CHAIRMAN’S ANNOUNCEMENTS

None as will be addressed as part of subsequent agenda items.

18/14. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 9 January 2018 be accepted as a correct record of the proceedings and be signed by the Chairman.

18/15. REPORTS ON OUTSTANDING MATTERS

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

Grade 1 listed flint wall – letter to East Herts Council to pursue repair is in hand. This is linked to the timing of the occupancy of the houses and there is a formal application to consider varying the condition as part of agenda item 18/20 – application reference:3/18/0044/VAR.

Jolly Waggoners – the Chairman is still making an effort to engage with the owner of this site. It is believed that the owner has nearly finished his other projects and will then focus on the Jolly Waggoners. Those present are aware that the current planning permission for the site ends soon.

18/16. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

3/17/2527/FUL – Change of use of cattery/kennels to single dwelling and alterations to building – amended red line plan to include access route at Springs Farm Great Hadham Road Much Hadham

3/17/2841/OUT – Outline permission for the erection of 1 new dwelling and garage with extant planning permission for access (application (3/17/1440/FUL) – all matters reserved at Land South of Culver (Plot J) Widford Road Much Hadham

3/17/2767/LBC – Installation of a Chargemaster Charge Unit; running a cable from the electrical board in the kitchen, drill 2.5 cm hole out of the back wall of the house, run cable along rear wall to an area of hard standing, to a solus free standing charge unit at Lordship Stable Much Hadham

(ii) Permissions refused:

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

3/17/2502/FUL – Change of use from golf course to golf course with leisure lodges – part retrospective – at Great Hadham Golf and Country Club Great Hadham Road Much Hadham

18/17. PLANNING ENFORCEMENT

The Chairman referred to the expectation that East Herts Council would now take enforcement action in respect of the 2 applications above where permission had been refused.

Cllr B Morris queried, in terms of the Moor Place Park related application, whether the reinstatement included the removal of the fence considering that planning permission was not required for fences. The Chairman responded that the fence breached the boundary therefore expectation was that removal would be the case. However, it was accepted that would need to await subsequent events.

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

Jolly Waggoners

A resident reflected that it was the fault of the Parish Council at the time a previous planning application was considered that there is no pub operating on the site. In response, Cllr B Morris outlined the history regarding the previous application which was subsequently discussed.

18/19. PLANNING APPEALS

3/16/2321/FUL – Erection of 8 dwellings (4 semi-detached and 4 detached) with associated access road at land at Old Station Road Millers View Much Hadham

Cllr I Hunt had circulated a draft rebuttal response to the appeal made which updated the points made in the previously submitted objection to this planning application.

Cllr B Morris queried why the response did not include a reference to the Section 52 agreement. Following a lengthy discussion, it was RESOLVED to defer the decision on the Parish Council's response in order to consider further investigations.

Note – given the deadline of the 23rd February set by the Planning Inspector, it was agreed that an additional Planning Committee meeting would be held to consider and finalise the Parish Council's response to this appeal.

18/20. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following applications:

3/18/0062/LBC – Minor amendments to approved Listed Building Consents 3/17/1140/LBC and 3/17/1696/LBC; new internal openings in Living Room and new internal openings in Dining room at Minges Farm South End Perry Green Much Hadham

Vote: all Cllrs present voted to support this application.

(ii) Objections raised on the following application:

3/18/0044/VAR – Variation of condition 10 (Repairs to listed wall prior to first occupation of the development) of planning permission 3/15/1011/FUL – Erection of 2 two bedrooled dwellings and 5 four bedrooled dwellings with associated access, parking and landscaping – to permit the occupation of plots 1, 2, 3 and 7 while the repair works to the wall are undertaken at Land at Walnut Close Much Hadham

Objection on the grounds that grade 1 wall is in a critical state of repair and condition 10 needs to be upheld to enforce the works in accordance with the engineer's report.

Vote: all Cllrs present voted against this application.

3/18/0029/FUL- Replacement of barn with residential dwelling (alterations to approval 3/17/2034/FUL) at Barn at New Barns Lane Much Hadham

Objection on the basis that had this been an original planning application it would have been refused.

Vote: all Cllrs present voted against this application.

(iii) Neutral view on the following applications:

None.

18/21. DATE OF NEXT MEETING

Tuesday, 6th March 2018, in the Much Hadham Village Hall, Green Room, following the close of the Much Hadham Parish Council meeting.

Note –an additional Planning Committee meeting to be held to consider and finalise the Parish Council’s response to the Old Station Yard appeal given the Planning Inspector’s deadline of the 23rd February.

There being no further business the meeting closed at 9:48 pm