

## 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 March 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

28 February 2018

### AGENDA

- 18/26. Apologies for absence
- 18/27. Declarations of Interest
- 18/28. Chairman's announcements
- 18/29. Minutes of the last meeting held on 6 February 2018 and Extraordinary meeting held on 19 February 2018
- 18/30. Reports on outstanding matters
- 18/31. Decisions issued by East Herts Council:
  - (i) Permissions granted:
    - 3/17/2939/HH – Two storey side/rear extension at 9 Oudle Lane Much Hadham
    - 3/17/2890/FUL and 3/17/2891/LBC – Erection of carport at Wenlock House Moor Place Park Much Hadham
  - (ii) Permission refused:
    - 3/17/2833/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
  - (iii) Application withdrawn:
    - 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
- 18/32. Planning enforcement  
To note the three planning violations on New Barns Lane submitted to East Herts Council
- 18/33. Residents' comments on current planning applications and appeals
- 18/34. Planning appeals  
To note the following planning appeal:
  - 3/17/1988/HH - Existing swimming pool to be infilled, erection of an outbuilding to house new swimming pool at Grudds Farm Green Tye Much Hadham

18/35. Current Planning Applications for Committee to consider:

3/17/1725/FUL (Re-consultation) – Erection of store for woodland and site maintenance, single Disabled compliant compost toilet, Deer Fence and 2 blocks of allotment holder sheds; grass parking area for up to 30 vehicles and widening of site access and egress to facilitate use of land for allotments at Jobbers Wood Great Hadham Road Much Hadham

3/17/2723/FUL (Re-consultation) – 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 workshops 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

3/18/0263/FUL – Proposals for the demolition of old 'Combine' Shed and for the erection of two new dwellings, new 3 bay Cart Lodge for Yew Tree House and 2 car parking spaces for curtilage houses at Yew Tree House Kettle Green Lane Much Hadham

3/18/0268/FUL – Conversion of barns to dwelling and detached annexe and erection of rear extension – amendments to previous approval 3/17/2034/FUL to include basement at Barn at New Barns Lane Much Hadham

3/18/0315/HH - Single and two storey front, side and rear extensions; alterations to roof and cladding of chimney stacks; dormer window to side insertion of 3 roof lights; alterations to fenestration at Maple Cottage Danebridge Lane Much Hadham.

18/36. Date of next meeting – Tuesday 3<sup>rd</sup> April 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, 6<sup>th</sup> March 2018, at 8:40 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 9 members of the public.

### 18/26. APOLOGIES FOR ABSENCE

None.

### 18/27. DECLARATIONS OF INTEREST

None.

### 18/28. CHAIRMAN’S ANNOUNCEMENTS

In general, will be addressed as part of subsequent agenda items. An additional planning application in respect of the golf course to be considered at agenda item 18/35.

### 18/29. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 6 February 2018 be accepted as a correct record of the proceedings and be signed by the Chairman.

RESOLVED that the minutes of the Extraordinary meeting held on 19 February 2018 be accepted as a correct record on the proceedings and be signed by the Chairman.

### 18/30. REPORTS ON OUTSTANDING MATTERS

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

Jolly Waggoners – the planning approval for this site has expired and the implications of this were discussed. It was agreed that the Chairman would write to the Head of Planning and Building Control at East Herts Council to clarify the position.

## 18/31. DECISIONS ISSUED BY EAST HERTS COUNCIL

### (i) Permissions granted:

3/17/2939/HH – Two storey side/rear extension at 9 Oudle Lane Much Hadham

3/17/2890/FUL and 3/17/2891/LBC – Erection of carport at Wenlock House Moor Place Park Much Hadham

### (ii) Permissions refused:

3/17/2833/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

### (iii) Applications withdrawn:

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

## 18/32. PLANNING ENFORCEMENT

The three planning violations on New Barns Lane that have been submitted to East Herts Council were noted. See Appendix A.

## 18/33. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

### 3/18/0263/FUL Yew Tree House

A number of residents commented in relation to the planning application at Yew Tree House due to its impact on Walnut Close. Comments included:

- impact of having 7 houses being built which should have finished last May but still ongoing;
- the road is not adopted and currently in a bad state;
- additional properties will be accessed through Walnut Close which is not large enough for the existing residential traffic, let alone visitors, particularly given the pinch point;
- dangerous to exit from Walnut Close onto Kettle Green Lane and then the T-junction with the High Street;
- sight lines reported in the traffic report for exiting onto Kettle Green Lane should be investigated; and
- as there is no footpath, the safety of pedestrians is compromised.

Residents present stated that they have submitted their objections to the application.

3/17/2723/FUL (Re-consultation) Warren Farm

Note – application should state Warren Park and not Warren Farm.

In a conversation with the Planning officer, a resident had been assured that he, along with neighbours, would be notified of any further/new consultations and this had not occurred.

18/34. PLANNING APPEALS

The following planning appeal was noted:

3/17/0988/HH - Existing swimming pool to be infilled, erection of an outbuilding to house new swimming pool at Grudds Farm Green Tye Much Hadham

18/35. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following applications:

None.

(ii) Objections raised on the following application:

3/17/1725/FUL (Re-consultation) – Erection of store for woodland and site maintenance, single Disabled compliant compost toilet, Deer Fence and 2 blocks of allotment holder sheds; grass parking area for up to 30 vehicles and widening of site access and egress to facilitate use of land for allotments at Jobbers Wood Great Hadham Road Much Hadham

Objection on the grounds that it is of paramount importance that areas of the Green Belt should be protected. Support Herts Ecology's requirements for this site if permission is to be granted.

**Vote:** all Cllrs present voted against this application.

3/17/2723/FUL (Re-consultation) – 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 workshops 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

It is unclear why there is this re-consultation but Cllr I Hunt noted that additional information had been added to the planning website to support the application, including a transport survey.

Objection on the basis of overdevelopment on the Green Belt.

**Vote:** all Cllrs present voted against this application.

3/18/0263/FUL – Proposals for the demolition of old ‘Combine’ Shed and for the erection of two new dwellings, new 3 bay Cart Lodge for Yew Tree House and 2 car parking spaces for curtilage houses at Yew Tree House Kettle Green Lane Much Hadham

Objection on the basis that:

- there is risk to pedestrians on Walnut Close given the narrowness of the unadopted road, lack of passing places and lack of a footway;
- the issue of sight lines existing Walnut Close to be investigated by Highways; and
- negative impact on a key Grade 2\* listed building as the development is within its curtilage.

**Vote:** all Cllrs present voted against this application.

In addition, Cllr I Devonshire (EHC) to be asked to refer this application to EHC’s Development Management Committee.

3/18/0268/FUL – Conversion of barns to dwelling and detached annexe and erection of rear extension – amendments to previous approval 3/17/2034/FUL to include basement at Barn at New Barns Lane Much Hadham

Objection on the grounds that there are outstanding enforcement issues to be dealt with.

**Vote:** all Cllrs present voted against this application.

3/18/0329/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.

Note – due to an oversight, this application was not recorded on the agenda, although Cllrs had separately been made aware of it. However, no formal decision could be taken at this meeting although, due to the time frame for a response, the application required consideration now.

Cllrs had recently objected to application 3/17/2502/FUL, which was seemingly identical in all material respects to this application. In the absence of new information, Cllrs agreed their previous objections remained intact for this development and voted to uphold them once again.

Objection on the grounds that the current material development in the rural area beyond the Green Belt is in breach of the 2007 Local Plan. This decision will be ratified at the next meeting on the 3<sup>rd</sup> April 2018.

**Vote:** all Cllrs present voted against this application.

(iii) Neutral view on the following applications:

3/18/0315/HH - Single and two storey front, side and rear extensions; alterations to roof and cladding of chimney stacks; dormer window to side insertion of 3 roof lights; alterations to fenestration at Maple Cottage Danebridge Lane Much Hadham.

Neutral but would comment that the cumulative house extensions appears excessive in the rural area beyond the green belt.

<b>Vote:</b>	For	5
	Against	1
	Abstain	0

#### 18/36. DATE OF NEXT MEETING

Tuesday, 3<sup>rd</sup> April 2018, in the Much Hadham Village Hall, Green Room, following the close of the Much Hadham Parish Council meeting.

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There being no further business the meeting closed at 9:47 pm

THREE PLANNING VIOLATIONS ON NEW BARNS LANE, MUCH HADHAM

North

1. Chaldean's lodge

2. Cartlodge with dormers



Footpath 6 in blue

3. Lodge

1. **Chaldean's lodge** is the subject of a refused planning application 3/17/2833 and has previously been reported to the enforcement team

2. **Cartlodge with dormers** – permission was given under 3/17/1102 for a cartlodge without dormers.





The planning statement prepared by Sworders and submitted with the application said:

"In terms of compliance with the policy, the outbuilding will be designed so that is compatible with the main dwelling further the materials will also be in keeping with the main house. No overshadowing, loss of privacy or unacceptable impact will occur upon any neighbouring residential dwellings, no flat roof is proposed and **nor are dormer windows.**"

"The proposed garage will have parking on the ground floor level for 3 vehicles, all designed to an appropriate size and scale for this number of cars. Above this garage will be additional accommodation in connection with the main house. This area will provide a small amount of additional storage space, potentially with the ability to provide a small office or gym."

Policy ENV 6 includes: "roof dormers may be acceptable if appropriate to the design and character of the original dwelling and its surroundings. Dormers should generally be of limited extent and modest proportions, so as not to dominate the existing roof form."

Clearly the dormers are dominant and out of keeping with the plans for the main barn conversion or its annexe, neither of which has dormers (but if this got through, you wouldn't bet against them suddenly having dormers too!). There aren't supposed to be any roof lights in the cartlodge.

**3. Lodge** – this is visible from Footpath 6 and has been built on land belonging to the Barn at New Barns Lane, itself the subject of several planning applications, most recently 3/18/0268. It has been erected in the countryside, without permission and may have been encouraged by the continuing unlawful presence of the Chaldean lodge.

