

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, 4 September 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.

FMForth

Fiona Forth
Clerk of the Council

30 August 2018

A G E N D A

- 18/95. Apologies for absence
- 18/96. Declarations of Interest
- 18/97. Chair's announcements
- 18/98. Minutes of the last meeting held on 7 August 2018
- 18/99. Reports on outstanding matters
- 18/100. Decisions issued by East Herts Council:

(i) Permissions granted:

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 three B1 workshops; change of use of the eastern part of the site from agricultural to car parking at Warren Farm Green Tye Much Hadham

3/18/0669/FUL - Replacement dwelling and change of use of annexe to garage at Longfield Great Hadham Road Much Hadham

3/18/0604/HH - Demolition of annexe to front, rear lean-to extensions and entrance porch; erection of part single part two storey extensions to front and rear with alterations to roof; re-cladding of barn and replacement windows and creation of windows to front, side and rear, proposed repair works to the lean to structure to include re-pointing of brickwork, repair of the timber and slate roof and the addition of insulation and a floor slab internally with replacement timber doors and minor repair and renovation works to garden store at Wynches Barn Black Bridge Lane Much Hadham

(ii) Permission refused:

3/18/1186/FUL – Erection of one 4 bedroom two storey detached house at land adjacent to Wharenui Danebridge Lane Much Hadham

(iii) Application withdrawn:

None

18/101. Planning enforcement

18/102. Residents' comments on current planning applications and appeals

18/103. Planning appeals

To note the outcome of the following planning appeal:

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

18/104. Current Planning Applications for Committee to consider:

3/18/1659/HH and 3/18/1660/LBC - Internal alterations and renovations to the main house; external renovation of main house including new roof tiles; window refurbishment; replacement and additional windows and render repairs; installation of two electronically operated gates to site entrances and gabion reinforcement to the riverbanks at Sidehill House Stansted Hill Perry Green Much Hadham

3/18/1589/HH - Demolition/restructure of attached barn and proposed two storey extension incorporating first floor balcony to South elevation with new first floor side window opening and rooflight to existing residential annexe to Hoppitts Cottage at Hoppitts Cottage Kettle Green Lane Much Hadham

3/18/1708/HH and 3/18/1709/LBC - Demolition of existing summerhouse and log shed; construction of new summerhouse, poolhouse, bin/log store, garage/annex and swimming pool at Sidehill House Stansted Hill Perry Green Much Hadham

3/18/1802/HH and 3/18/1803/LBC - Erection of an open fronted car port at Wenlock House Moor Park Place Much Hadham

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

18/105. Enforcing planning in rural areas – meeting with Mark Prisk, MP 25th October

To identify attendees (2 maximum) for meeting at Wallfields, Hertford at 6:30pm

18/106. Date of next meeting – Tuesday 2nd October 2018 at Green Tye Mission Hall

MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 4th September 2018, at 8:52 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 1 member of the public.

18/95. APOLOGIES FOR ABSENCE

Apologies for absence were received and approved from Cllrs W Compton, B Morris and C Thompson. Due to Cllr C Thompson's absence, Cllr I Hunt chaired the meeting as the Vice-Chair of the Parish Council.

18/96. DECLARATIONS OF INTEREST

None.

18/97. CHAIR'S ANNOUNCEMENTS

None.

18/98. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 7 August 2018 be accepted as a correct record of the proceedings and be signed by the Chair.

18/99. REPORTS ON OUTSTANDING MATTERS

Report on outstanding matters received.

18/100. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

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 three B1 workshops; change of use of the eastern part of the site from agricultural to car parking at Warren Farm Green Tye Much Hadham

3/18/0669/FUL - Replacement dwelling and change of use of annexe to garage at Longfield Great Hadham Road Much Hadham

3/18/0604/HH - Demolition of annexe to front, rear lean-to extensions and entrance porch; erection of part single part two storey extensions to front and rear with alterations to roof; re-cladding of barn and replacement windows and creation of windows to front, side and rear, proposed repair works to the lean to structure to include re-pointing of brickwork, repair of the timber and slate roof and the addition of insulation and a floor slab internally with replacement timber doors and minor repair and renovation works to garden store at Wynches Barn Black Bridge Lane Much Hadham

(ii) Permissions refused:

3/18/1186/FUL – Erection of one 4 bedroom two storey detached house at land adjacent to Wharenui Danebridge Lane Much Hadham

(iii) Applications withdrawn:

None.

18/101.PLANNING ENFORCEMENT

No additional matters to report.

18/102.RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

None.

However, it was highlighted that a property at the southern end of the village, with planning permission to build another property, was up for sale. It was clarified that it was likely that the village boundary would be moved to include the entirety of this site as part of the Neighbourhood Plan.

18/103.PLANNING APPEALS

The outcome of the following planning appeals was noted:

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

18/104.CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following applications:

3/18/1802/HH and 3/18/1803/LBC - Erection of an open fronted car port at Wenlock House Moor Park Place Much Hadham

Vote: all Cllrs present voted to support this application.

(ii) Objections raised on the following application:

3/18/1659/HH and 3/18/1660/LBC - Internal alterations and renovations to the main house; external renovation of main house including new roof tiles; window refurbishment; replacement and additional windows and render repairs; installation of two electronically operated gates to site entrances and gabion reinforcement to the riverbanks at Sidehill House Stansted Hill Perry Green Much Hadham

Objection on the basis that:

- the Environment Agency has come out very strongly against proposed works to the riverbank of the Bury Green Brook, which includes inserting hard gabions (cages filled with rocks and stones). These are industrial measures, unjustified in this context, where the Parish Council should be looking for net gains in biodiversity from any measures to limit erosion e.g. by planting of reeds and/or willow spiling (woven living willow to form flexible, live, growing structures which resist and deflect water flows, enabling the bank and vegetation to naturally re-generate and stabilise to prevent further erosion);
- electronically operated timber gates are proposed. In the draft pre-submission Much Hadham Neighbourhood Plan there is a proposed policy governing the appearance of gates (as detailed overleaf):

“If the main access gates from the highway to a home are above 1.2m high, whether new or replacement, the portion above that height should be at least 50% transparent so as to allow a view both in and out of the property.”

This stops the appearance of a barricade, which would be viewed as a detriment to community development and impinge on rural views. We are not given

any indication of the intended design, so this should be a condition of any approval;

- as regards the works to the listed property, the list runs to 6 pages therefore the Parish Council has to rely on officers / Historic England checking the impact of these; and
- it is of some concern that there is no planning statement with the application, to demonstrate compliance with district policies. Although pre-application advice was sought, details haven't been provided.

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

3/18/1708/HH and 3/18/1709/LBC - Demolition of existing summerhouse and log shed; construction of new summerhouse, poolhouse, bin/log store, garage/annex and swimming pool at Sidehill House Stansted Hill Perry Green Much Hadham

Objection on the basis that:

- this is development in the rural area and in a Conservation Area. It is admitted that the 3-bay garage with annex room above, over 17 feet tall, will initially look "large, bulky and bright". HA4 requires new development to be of a scale, proportion and height that complements the surrounding area, so the garage/annex may not;
- permission to demolish buildings or structures within the Conservation Area are permitted if they make no positive contribution to the character of the area and the replacement is of good design. It is unclear whether the buildings to be demolished – a log shed and summerhouse – have any merit. They are listed as they are in the curtilage of the house;
- the garage, pool and pool store are within 8m of the river and in Flood Zone 3, so development would seem to be in breach of flood prevention policies in the absence of a flood management plan; and
- no planning statement and no details of the pre-application advice received.

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

3/18/1589/HH - Demolition/restructure of attached barn and proposed two storey extension incorporating first floor balcony to South elevation with new first floor side window opening and rooflight to existing residential annexe to Hoppitts Cottage at Hoppitts Cottage Kettle Green Lane Much Hadham

Objection on the basis that the extension is to add a dining/lounge, larger bedroom and bathroom and other changes to this residential annex, following which it would be capable of separate habitation, independently of the main house. Essentially therefore it should be submitted as an application for a new home? As an application

for an extension to an annex in the rural area, it fails in that it is no longer a subservient addition to the main dwelling.

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

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

Objection on the basis that the garage conversion reduces available off-street parking to just 1 space. Required standard for a 3-bed (there is a loft conversion) is 2.5 spaces (and under the proposed Much Hadham Neighbourhood Plan would be 3). Quite likely that neither the garage nor the space in front of it is used for parking currently and that on street parking provides one space instead but that doesn't justify permanent loss of the garage space.

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

(iii) Neutral view on the following applications:

None.

(iv) Noted the following applications (permitted development):

None.

18/105. ENFORCING PLANNING IN RURAL AREAS – MEETING MARK PRISK, MP 25 OCTOBER

No attendees for this meeting identified at the meeting. Agreed that the Clerk should circulate details of this meeting nearer the date in case someone is subsequently able to attend.

18/106. DATE OF NEXT MEETING

Tuesday, 2nd October 2018, in the Green Tye Mission Hall, following the close of the Much Hadham Parish Council meeting.

There being no further business the meeting closed at 9:20 pm