

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, 3 December 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

28 November 2018

A G E N D A

18/129. Apologies for absence

18/130. Declarations of Interest

18/131. Chair's announcements

18/132. Minutes of the last meeting held on 6 November 2018

18/133. Reports on outstanding matters

18/134. Decisions issued by East Herts Council:

(i) Permissions granted:

3/18/1884/LBC - Removal of two internal walls between the kitchen and breakfast room, landing and study, the conversion of an adjoining outbuilding to a cloakroom, the building of a new garage within the curtilage, together with insertion of two windows to the Grade II Listed barn at Bucklers Hall Bucklers Hall Road Perry Green

3/18/2075/HH - Erection of detached single storey annexe at 7 Windmill Way Much Hadham

(ii) Permission refused:

3/18/1457/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

3/18/1517/FUL - Proposed erection of 3 dwellings at The Horseshoe Widford Road Much Hadham

(iii) Application withdrawn:

None

18/135. Planning enforcement

18/136. Residents' comments on current planning applications and appeals

18/137. Planning appeals

None

18/138. Current Planning Applications for Committee to consider:

3/18/2054/FUL - Re-consultation - Demolition of existing dwelling and rear garage.
Erection of replacement 4 bed dwelling with connected garage at Kesten Station Road
Much Hadham

3/18/2296/FUL - Insertion of new bi-fold doors at Foxglove Barn Moor Place Park Much
Hadham

3/18/2320/LBC - External alterations to include: replacement of roof covering and timber
batons, external render repairs, repairs to the timber frame (sole plate), replacement of
roof lights, insertion of new rooflight, replacement of flat roof, replacement and repairs to
windows, repairs to front entrance door, changes of levels to perimeter, chimneys to be
stabilised and repointed, replacement guttering, repairs to weatherboarding and new
drainage run to be installed. Internal alterations to include: replacement of existing roof
lights and replacement to internal balustrade at Sidehill House Stansted Hill Perry Green
Much Hadham

3/18/2425/FUL - Demolition of dwellings and cartshed; erection of one 5 bedroomed
dwelling at Premises Grudds Farm Green Tye Much Hadham

3/18/2503/FUL - Change of use of existing outbuildings to dog grooming business with
parking at The Lordship Much Hadham

3/18/2504/ADV - Externally illuminated fascia sign to the building; non illuminated signage
at access to site at The Lordship Much Hadham

18/139. Date of next meeting – Tuesday 8th January 2019 at Much Hadham Village Hall

MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Monday, 3rd December 2018, at 9:00 pm, in the Much Hadham Village Hall, Green Room.

Members: *Cllr I Hunt *Cllr C Thompson (Committee Chairman)
 Cllr W O'Neill *Cllr K Twort

*Denotes present.

In attendance: F Forth, Parish Clerk and 4 members of the public.

18/129.APOLOGIES FOR ABSENCE

Apologies for absence were received and approved from Cllr W O'Neill.

18/130.DECLARATIONS OF INTEREST

None.

18/131.CHAIR'S ANNOUNCEMENTS

None.

18/132.MINUTES OF THE LAST MEETING

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

18/133.REPORTS ON OUTSTANDING MATTERS

The Clerk reported that the letter to East Herts Council Planning Enforcement was outstanding and would be sent by the end of the week.

18/134.DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

3/18/1884/LBC - Removal of two internal walls between the kitchen and breakfast room, landing and study, the conversion of an adjoining outbuilding to a cloakroom, the building of a new garage within the curtilage, together with insertion of two windows to the Grade II Listed barn at Bucklers Hall Bucklers Hall Road Perry Green

3/18/2075/HH - Erection of detached single storey annexe at 7 Windmill Way Much Hadham

(ii) Permissions refused:

3/18/1457/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

3/18/1517/FUL - Proposed erection of 3 dwellings at The Horseshoe Widford Road Much Hadham

(iii) Applications withdrawn:

None.

18/135.PLANNING ENFORCEMENT

Covered as part of outstanding matters above. (ref 18/133)

18/136.RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

3/18/2054/FUL - Kesten

Two residents outlined their concerns for the replacement of the existing bungalow with a 4 bed house and the following main points were made:

- replacement dwelling is not in keeping with the existing street scene, contrary to the District Plan (page 231);
- height and width of proposed gable end reduces sunlight into living space;
- ridge height is too high and property should remain as a bungalow, like its neighbours;
- increased depth on the 1st floor will impact on privacy in neighbouring garden; and
- concern that errors remain within the plans submitted, particularly in terms of the footprint of the existing property.

Following clarification, it was confirmed that the residents had been given an opportunity to discuss the application with the appointed Planning Officer from East Herts Council.

3/18/2425/FUL - Grudds Farm

Applicant highlighted that the immediate neighbours were all in support of the application.

18/137.PLANNING APPEALS

None.

18/138. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following applications:

3/18/2296/FUL - Insertion of new bi-fold doors at Foxglove Barn Moor Place Park Much Hadham

Vote: all Cllrs present voted to support this application.

3/18/2320/LBC - External alterations to include: replacement of roof covering and timber batons, external render repairs, repairs to the timber frame (sole plate), replacement of roof lights, insertion of new rooflight, replacement of flat roof, replacement and repairs to windows, repairs to front entrance door, changes of levels to perimeter, chimneys to be stabilised and repointed, replacement guttering, repairs to weatherboarding and new drainage run to be installed. Internal alterations to include: replacement of existing roof lights and replacement to internal balustrade at Sidehill House Stansted Hill Perry Green Much Hadham

Support given subject to meeting the requirements of the Conservation Officer.

Vote: all Cllrs present voted to support this application.

3/18/2425/FUL - Demolition of dwellings and cartshed; erection of one 5 bedrooed dwelling at Premises Grudds Farm Green Tye Much Hadham

Vote: all Cllrs present voted to support this application.

(ii) Objections raised on the following applications:

3/18/2054/FUL - Re-consultation - Demolition of existing dwelling and rear garage; erection of replacement 4 bed dwelling with connected garage at Kesten Station Road Much Hadham

Objection on the basis of scale and massing in relation to immediate neighbours and impact on the street scene.

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

3/18/2503/FUL - Change of use of existing outbuildings to dog grooming business with parking at The Lordship Much Hadham

Objection on the basis that information is lacking in respect of the flood risk assessment, as in flood zone 3, and the lack of illumination in the winter.

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

(iii) Neutral view on the following application:

3/18/2504/ADV - Externally illuminated fascia sign to the building; non illuminated signage at access to site at The Lordship Much Hadham

Vote: all Cllrs present voted to be neutral on this application.

18/139. DATE OF NEXT MEETING

Tuesday, 8th January 2019, 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 9:50 pm