

## 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, 5 February 2019**, 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

31 January 2019

### AGENDA

- 19/12. Apologies for absence
- 19/13. Declarations of Interest
- 19/14. Chair's announcements
- 19/15. Minutes of the last meeting held on 8 January 2019
- 19/16. Reports on outstanding matters
- 19/17. Decisions issued by East Herts Council:
- (i) Permissions granted:
    - 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
    - 3/18/2504/ADV - Externally illuminated fascia sign to the building; non illuminated signage at access to site at The Lordship Much Hadham
  - (ii) Permission refused:
    - 3/18/2503/FUL - Change of use of existing outbuildings to dog grooming business with parking area at The Lordship Much Hadham
  - (iii) Application withdrawn:
    - 3/18/2734/FUL - Erection of stable block with tack room and hay store at Land At Moor Place Park Much Hadham
- 19/18. Planning enforcement
- 19/19. Residents' comments on current planning applications

19/20. Planning appeals

None

19/21. 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

3/18/2646/LBC - Replacement windows to rear elevation at 3-7 Almshouses Tower Hill  
Much Hadham

3/18/2733/FUL - Erection of stable block with tack room and hay store at Land at Warren  
Park Green Tye

3/19/0037/FUL - Erection of stable block with tack room and hay store at Land at Moor  
Place Park Much Hadham

3/19/0126/LBC - Repairs to roof using original material and installations of 3 wing  
buttresses to support existing external wall at The Bull Inn High Street Much Hadham

19/22. Confirmation of date of next meeting – Tuesday 5<sup>th</sup> March 2019 - Green Tye Mission Hall



19/17. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

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

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(ii) Permissions refused:

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

(iii) Applications withdrawn:

3/18/2734/FUL - Erection of stable block with tack room and hay store at Land At Moor Place Park Much Hadham

19/18. PLANNING ENFORCEMENT

Covered under item 19/16 above.

19/19. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

None.

## 19/20. PLANNING APPEALS

For information, Cllr I Hunt reminded those present that the outstanding appeals were:

- erection of a new home adjacent to Wharenuui, Danebridge Lane;
- siting of a mobile home on New Barns Lane;
- appeal against enforcement action in respect of the above-mentioned mobile home; and
- change of use from light industrial to residential in Kettle Green Lane.

## 19/21. CURRENT PLANNING APPLICATIONS CONSIDERED

### (i) Support given to 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

Support subject to satisfaction on design details.

**Vote:** all Cllrs present voted to support this application.

3/18/2646/LBC - Replacement windows to rear elevation at 3-7 Almshouses Tower Hill Much Hadham

Support on the basis that the Conservation Unit recommendations are addressed.

**Vote:** all Cllrs present voted to support this application.

3/19/0126/LBC - Repairs to roof using original material and installations of 3 wing buttresses to support existing external wall at The Bull Inn High Street Much Hadham

**Vote:** all Cllrs present voted to support this application.

### (ii) Objections raised on the following applications:

3/18/2733/FUL - Erection of stable block with tack room and hay store at Land at Warren Park Green Tye

Objection on the basis that there is a perceived conflict of activities as the adjacent industrial estate is incompatible with livestock.

<b>Vote:</b>	For	3
	Against	0
	Abstain	1

3/19/0037/FUL - Erection of stable block with tack room and hay store at Land at Moor Place Park Much Hadham

The basis of the objection is detailed in Appendix A.

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

(iii) Neutral view on the following application:

None.

19/22. DATE OF NEXT MEETING

Tuesday, 5<sup>th</sup> March 2019, in the Green Tye Mission Hall, following the close of the Much Hadham Parish Council meeting.

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There being no further business the meeting closed at 8:48 pm

**3/19/0037/FUL** - Erection of stable block with tack room and hay store at Land at Moor Place Park Much Hadham

Much Hadham Parish Council objects to this planning application. The basis of the objection is set out below:

6 stable block + large hay store + tack room + feed room + kitchen. The applicant intends to use these stables for resting carriage horses, turn out for foals and mare grazing, with another site at Warren Farm used as the everyday yard. Although these are intended for driving horses, that doesn't mean there won't be any riding of these horses or in future of other stabled riding horses, so it is important to make the point that, as there is no bridle path, any riding would be out onto Kettle Green Lane at the dangerous exit just below Dells Cottage or at the Walnut Close junction.

The land was designated as a nature reserve, with all the bio-diversity that suggests, and open to the public under the consent for the development of Moor Place Park (3/12/1075), a condition which is still to be enforced. The "nature reserve" would now be fenced as a paddock and thus rendered inaccessible to the public. It is noted that the applicant considers this to be an improvement on the "temporary paddock" facilities that were in place for a limited number of years whilst the future of Moor Place was being resolved but those temporary facilities were superseded by the planning condition for the creation of a nature reserve.

No mention is made of the proposed permissive footpath running from Back Lodge parallel to Kettle Green Lane, which also featured in that application but the development of a paddock would seem to preclude it.

It is also annoying for residents that perfectly adequate stables were converted to housing as part of the Moor Place Park development so, unsurprisingly, there is a strong suspicion that in due course these stables would also be converted to housing, should the local development plan have to be set aside for non-delivery of EHC's housing targets.

Specific requirements of policy CFLR6 Equine Development have not been addressed and complied with:

*(a) The proposal is sited or landscaped to minimise visual intrusion – on the contrary, the site is at the focal point for all walkers heading south on FP10. This cherished view is proposed as a Priority View in the forthcoming neighbourhood plan: "Where deer once roamed this lovely view of the locally-listed Historic Park takes in towering English oaks, a copse of evergreen Holm oaks and other native species, and should be preserved in perpetuity for its historic interest".*

It is in a prominent location, next to the access road and footpath to the Moor Place Park estate. The Great Leys field that contains the site of this application is also proposed in the NP to be designated as Local Green Space: "Planned as a nature reserve by the owner (*this applicant*) and redeveloper of Home Farm (part of the Moor Place estate) in 2012, the wildflower sward and pond that were created have added to the appeal of the historic park land. It is recorded as part of a large deer park in 1199 and later owned by the Bishops of London. It has been an important part of Much Hadham life, culture and character for centuries."

*[Whilst it is recognised that only limited weight can be given to the NP as it approaches its Regulation 14 consultation, the above designations of a Priority View and Local Green Space received overwhelming public support at the most recent consultation.]*

*(c) The siting, scale and design of the proposal is in keeping with the character of the area, with adequate pasture to support horses. Particular regard will be had to the cumulative effect of proposals on local landscape or biodiversity interests – It has a larger footprint than almost all the other properties on the Moor Place estate. The design bears no relation to any other properties within visible distance of it and thus is out of character. Horse grazing is not known to be conducive to encouraging biodiversity and we would expect the pond to become a sterile environment.*

*(g) The proposal does not conflict with other policies within this Plan – the land is designated as Historic Park and Garden and lies within the Conservation Area, so the development of stables and enclosure of a paddock would not enhance either of these designations, contrary to policies elsewhere in the Plan.*

Further reasons for objecting are that the new building appears larger than essential and, as it appears the owner/operator is not local, it would be an isolated development.

Decision to object made at the Much Hadham Parish Council Planning Committee meeting 5<sup>th</sup> February 2019.