

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, 2 April 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

28 March 2019

AGENDA

- 19/34. Apologies for absence
- 19/35. Declarations of Interest
- 19/36. Chair's announcements
- 19/37. Minutes of the last meeting held on 5 March 2019
- 19/38. Reports on outstanding matters
- 19/39. Decisions issued by East Herts Council:
- (i) Permissions granted:
 - 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
 - 3/19/0232/HH & 3/19/0233/LBC - Single storey side extension; insertion of window to flank elevation at The Old Boiler House Moor Park Place Much Hadham
 - (ii) Permission refused:
 - 3/18/1209/HH - Extensions to existing garage/store to provide 2 further garages - amended scheme at Hedge End Farm South End Perry Green Much Hadham
 - 3/18/2705/OUT - Outline planning permission for erection of 1 one and a half storey dwelling - all matters reserved apart from access at Land Adjacent to 1 Danebridge Lane Much Hadham
 - 3/18/2733/FUL - Erection of stable block with tack room and hay store at Land At Warren Park Green Tye
 - 3/19/0212/HH - Proposed two storey side extension incorporating juliet balcony and single storey rear extension at 15 Millers View Much Hadham
 - (iii) Application withdrawn:
 - None
- 19/40. Planning enforcement
- 19/41. Residents' comments on current planning applications

19/42. Planning appeals

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

3/18/1457/FUL - Use of land for the siting of a mobile home to provide accommodation for an agricultural worker (retrospective) Land North Of New Barns Lane Much Hadham Hertfordshire

3/18/2261/FUL - Change of use and alterations (to roof and fenestration) of building and garage from Light Industrial (B1(c)) to residential (C3) to create 1 No 3 bedroom dwelling with studio/garden room. Demolition of 2 no. greenhouses at Old Hall Cottage East Kettle Green Lane Much Hadham

19/43. Current Planning Applications for Committee to consider:

3/19/0293/HH - Front dormer with flat roof at Whiskers South End Perry Green Much Hadham

3/19/0384/FUL - Erection of a detached hut for use by tennis club members (provide internal utility space for an accessible toilet and kitchen area) at Much Hadham Tennis Club Recreation Ground High Street Much Hadham

3/19/0392/FUL - conversion of barns to dwelling and detached annexe and construction of rear extension and basement - amended scheme to previously approved 3/18/0268/FUL - to include front gable, terrace area and alterations to the fenestrations at Bluebell Farm New Barns Lane Much Hadham

19/44. Confirmation of date of next meeting – **Monday** 13th May 2019 – Much Hadham Village Hall, Green Room

3/19/0232/HH & 3/19/0233/LBC - Single storey side extension; insertion of window to flank elevation at The Old Boiler House Moor Park Place Much Hadham

(ii) Permissions refused:

3/18/1209/HH - Extensions to existing garage/store to provide 2 further garages - amended scheme at Hedge End Farm South End Perry Green Much Hadham

3/18/2705/OUT - Outline planning permission for erection of 1 one and a half storey dwelling - all matters reserved apart from access at Land Adjacent to 1 Danebridge Lane Much Hadham

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

3/19/0212/HH - Proposed two storey side extension incorporating juliet balcony and single storey rear extension at 15 Millers View Much Hadham

(iii) Applications withdrawn:

None

19/40. PLANNING ENFORCEMENT

For the benefit of those present, the Chair highlighted that:

- East Herts Enforcement were undertaking a site visit on 4th April in respect of the extended garden at Foxglove Barn; and
- there is still no enforcement action regarding the lodges at Great Hadham Golf and Country Club as a judicial review has been sought regarding decisions made by East Herts Council and the Planning Inspectorate.

19/41. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

3/19/0392/FUL – Bluebell Farm

A resident commented that this application represented a gross overdevelopment of the site and suggested that the Parish Council should consider objecting to the application. This was noted.

3/18/2733/FUL – Warren Park (refused application above)

A resident quoted that the Parish Council had objected to this application “on the basis that there is a perceived conflict of activities as the adjacent industrial estate is incompatible with livestock.” An understanding of this decision was sought and the Chair responded accordingly.

3/19/0384/FUL – Tennis hut

A resident, a former member of the tennis club, stated that notwithstanding some shortcomings with the planning application as submitted, they were fully supportive of the proposal for the tennis hut, highlighting that it was a modest building meeting a real need. This was noted.

19/42. PLANNING APPEALS

3/18/1457/FUL - Use of land for the siting of a mobile home to provide accommodation for an agricultural worker (retrospective) Land North Of New Barns Lane Much Hadham Hertfordshire

The Chair highlighted that there was an informal hearing being held in relation to this planning appeal on 29th May 2019. It was understood that verbal comments will be accepted then. In addition, the Chair highlighted that it was not possible to identify whether any further comments from the Parish Council are warranted as the applicant's reasons for the appeal were not available on East Herts Council's website. The Clerk to identify why and carried forward this item to the next meeting.

3/18/2261/FUL - Change of use and alterations (to roof and fenestration) of building and garage from Light Industrial (B1(c)) to residential (C3) to create 1 No 3 bedroom dwelling with studio/garden room. Demolition of 2 no. greenhouses at Old Hall Cottage East Kettle Green Lane Much Hadham

No additional information to be submitted by the Parish Council.

19/43. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following applications:

3/19/0392/FUL - conversion of barns to dwelling and detached annexe and construction of rear extension and basement - amended scheme to previously approved 3/18/0268/FUL - to include front gable, terrace area and alterations to the fenestrations at Bluebell Farm New Barns Lane Much Hadham

Vote: all Cllrs present voted to support this application.

(ii) Objections raised on the following applications:

3/19/0293/HH - Front dormer with flat roof at Whiskers South End Perry Green
Much Hadham

The basis of the objection is detailed in Appendix A.

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

3/19/0384/FUL - Erection of a detached hut for use by tennis club members (provide internal utility space for an accessible toilet and kitchen area) at Much Hadham
Tennis Club Recreation Ground High Street Much Hadham

The basis of the objection is detailed in Appendix B.

Vote:	For	2
	Against	0
	Abstain	1

The Committee suggests that the application is withdrawn and resubmitted with the additional detail.

(iii) Neutral view on the following application:

None.

19/44. DATE OF NEXT MEETING

Monday, 13th May 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 9:29 pm

3/19/0293/HH | Retention of flat roof front dormer (with Juliette balcony). | Whiskers South End Perry Green Much Hadham Hertfordshire SG10 6EP



This application seeks retrospective permission for work completed in March 2018 and appears to arise following enforcement action E/18/0179/ENF. Councillors may recall a series of applications in 2016/17 for significant extension work. The first application was refused as disproportionate but a second application 3/16/1503 was accepted and subsequently permission was granted for a second side dormer 3/17/0756, so the drawing at left is how

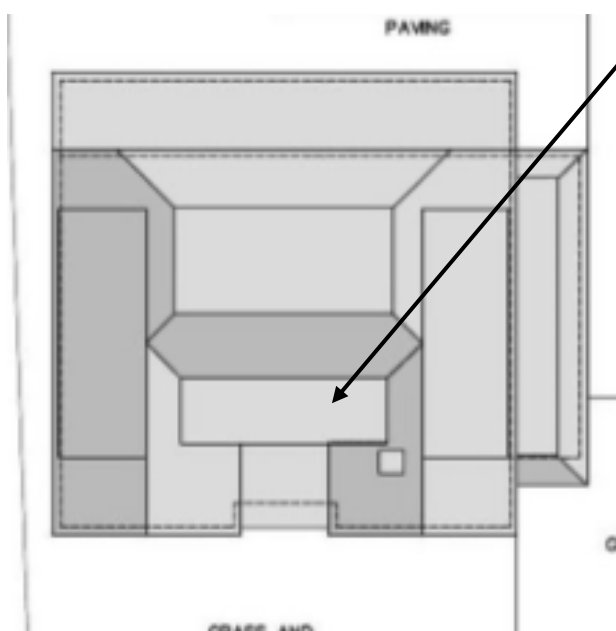
it should look.

Retrospective permission is now sought for a Juliet balcony to the front of the property but the



drawings show, in fact, a full balcony i.e. with separate standing floorspace. Permission is also sought for the flat roof for the bedroom behind the balcony (not visible on the front elevations but essentially extending behind the head of the figure on the balcony.)

The roof with the eyebrow dormer has been pulled forward and flattened in a dormer extending the full width of the space between the twin gables. This is potentially a breach of HOU11 (d): “roof dormers may be acceptable if appropriate to the design and character of the dwelling and its surroundings. Dormers should generally be of limited extent and modest proportions, so as not to dominate the existing roof form.”



This flat roofed dormer extension is front and centre, and full width between the twin gables. Moreover, the Juliet balcony (if that is what it is) is not appropriate, appearing to dominate the front elevation and thus is also detrimental to the appearance of the building.

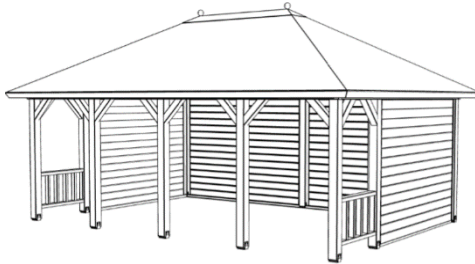
There is no justification presented with the application for allowing this very visible breach

of the original planning approval, so remediation work should be required to restore the appearance to that intended under 3/16/1503 as amended by 3/17/0756.

Decision to object made at the Much Hadham Parish Council Planning Committee meeting 2nd April 2019.

3/19/0384/FUL | Erection of a detached hut for use by tennis club members. | Much Hadham Tennis Club Recreation Ground High Street Much Hadham Hertfordshire SG10 6DL

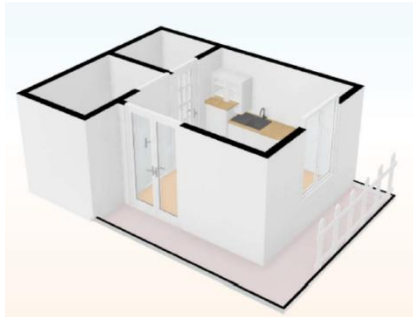
The tennis club requires facilities closer to the courts than provided by the Pavilion to offer members changing / toilet facilities and shelter, and to provide access to basic kitchen facilities to permit refreshments for visiting teams on match days. These facilities could be provided by the existing Pavilion, of course, but it is considered too far away from the courts (>100m) to be a practical solution and for unaccompanied children to seek out toilet facilities (it seems there is a shortage of parent volunteers willing to undertake this support role).



The recreation ground on which the building is proposed to be sited is owned by the PC and is designated for Open Space, Sport and Recreation on the district’s Policies Map. It is not unreasonable to take the view that the proposal enhances the provision and quality of existing outdoor (tennis) facilities, outweighing the loss of a relatively small amount of grass playing field and is thus supported by

district policy CFLR1.

The supporting material to the application, as submitted, presents a somewhat rudimentary open wooden shelter (above), not at all like the plan presented to the PC by the applicant at its January



2019 meeting. The application form makes reference to “Kit will be adapted to provide internal utility space for an accessible toilet and small kitchen area” and includes materials such as uPVC glazing, breeze block walls, cladding and a septic tank. Effectively, the proposal is to insert the detail left into the wooden shelter. The supporting material does not show this and is, therefore, completely misleading as to the appearance and nature of the building being proposed and should be discounted.

The site is within the Conservation Area. Proposals for new buildings should demonstrate how they preserve or enhance the character or appearance of the area, be of a scale, proportion, form, height, design and overall character that accords with and complements the surrounding area under policy HA4. To the extent that applications should include reasonably accurate drawings of elevations, design, appearance etc, to assist in their assessment against this policy and others, this falls short by a significant margin. An open shelter is not the same as an enclosed building with sanitary and kitchen facilities.

Finally, it is of relevance to the Parish Council, if not to EHC, that the use of the land, including the potential for new buildings, is governed by covenants. Should EHC be minded to grant permission, this would in no way be binding on the parish council in its separate determination as to whether to grant permission as the owner of the land.

As it stands, the complete disconnect between the application papers and what is intended is a fundamental barrier to supporting the planning application in its present form.

Decision to object made at the Much Hadham Parish Council Planning Committee meeting 2nd April 2019. The Committee suggests that the application is withdrawn and resubmitted with the additional detail.