

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, 13 May 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

8 May 2019

AGENDA

- 19/56. Apologies for absence
- 19/57. Declarations of Interest
- 19/58. Chair's announcements
- 19/59. Minutes of the last meeting held on 16 April 2019
- 19/60. Reports on outstanding matters
- 19/61. Decisions issued by East Herts Council:
- (i) Permissions granted:
- 3/18/2657/REM - Application for reserved matters in respect of access, appearance, landscaping, layout and scale in relation to the erection of 1 dwelling with boundary wall and vehicle access gate, granted outline permission under 3/17/2841/OUT at Land South Of Culver (Plot J) Widford Road Much Hadham
- 3/19/0248/HH - Replacement of chesnut pale fencing with close board fencing measuring 1.22 metres high at Lordship Cottage 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
- (ii) Permission refused:
- 3/19/0383/OUT - Outline planning application for Five 4 bedroom dwellings at The Jolly Waggoners Widford Road Much Hadham
- (iii) Application withdrawn:
- 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
- 19/62. Planning enforcement
- 19/63. Residents' comments on current planning applications and appeals

19/64. Planning appeals

To consider the Parish Council's response to the Appellants response to the Parish Council's submission, including intention to apply for costs:

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

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

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

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

3/18/2691/FUL – Erection of detached residential dwelling and two new vehicular accesses at Land Adjacent to 24 Windmill Way Much Hadham

19/65. Current Planning Applications for Committee to consider:

3/19/0621/HH - Installation of 3 skylights in west elevation roof space at Newtons Church Lane Much Hadham

3/19/0729/HH & 3/19/0730/LBC - Demolition of existing outbuilding and erection of replacement ancillary outbuilding with glazed links, infill of car port to create utility, store and bathroom; existing kitchen window to be widened to form a doorway at Homestalls Unclassified Road U42 North East From Stansted Hill To Great Hadham Road Green Tye Much Hadham

3/19/0737/HH & 3/19/0738/LBC - Replacement roof covering (concrete for clay to match roof); replace roof lights with conservation rooflights; enlargement of dormer (NE elevation); replacement of windows; create new patio doors (NE elevation); enlarge window on SW elevation and NW elevations; remove window on NW elevation; replace timber door to main entrance (NW elevation) and replace timber door to side entrance (SW elevation) at Sidehill House Stansted Hill Perry Green Much Hadham

3/19/0744/HH & 3/19/0745/LBC - Single storey timber garden room to rear (rear extension) at Cobblers High Street Much Hadham

3/19/0766/HH - Demolition of lean-to and conversion of outbuilding store/workshop to annexe/office with the insertion of 4 rooflights at The Larkins Widford Road Much Hadham.

3/19/0778/FUL - Erection of new commercial unit for the storage of classic cars and associated parts at Warren Park Green Tye Much Hadham

3/19/0833/HH - Single storey rear extension at Oakleigh Cottage Kettle Green Lane Much Hadham

3/19/0904/HH - Proposed two storey side extension and single storey rear extension at 15 Millers View Much Hadham

19/66. Confirmation of date of next meeting – Tuesday 4th June 2019 – Green Tye Mission Hall

19/61. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

3/18/2657/REM - Application for reserved matters in respect of access, appearance, landscaping, layout and scale in relation to the erection of 1 dwelling with boundary wall and vehicle access gate, granted outline permission under 3/17/2841/OUT at Land South Of Culver (Plot J) Widford Road Much Hadham

3/19/0248/HH - Replacement of chesnut pale fencing with close board fencing measuring 1.22 metres high at Lordship Cottage 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

(ii) Permissions refused:

3/19/0383/OUT - Outline planning application for Five 4 bedroom dwellings at The Jolly Waggoners Widford Road Much Hadham

(iii) Applications withdrawn:

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

19/62. PLANNING ENFORCEMENT

No additional matters to report.

19/63. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

None.

19/64. 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 explained that Chaldean's advisors had written to the Parish Council requesting retraction of various statements made in the Parish Council's submission to the Planning Inspector for this appeal. If not retracted, the advisors threaten to ask the Inspector to award costs against the Parish Council.

The Chair also stated that his investigations had identified that this is an almost unprecedented action. A separate note had been circulated detailing the government's guidance on cost awards highlighting that it has to be shown that the behaviour of the Parish Council was unreasonable and caused the other party to incur costs as a consequence. As a non-technical statutory consultee, the Parish Council puts across the points based on a reasonable person's understanding of the information supplied in the application and appeal, and of the relevant policies.

It was highlighted that the Clerk had acknowledged the receipt of the letter from Chaldean's advisors.

Following discussion, the Clerk was asked, in conjunction with Cllr D McDonald, to identify from the Planning Inspector what was expected from the Parish Council in relation to rebutting this claim as well as the timescales. It was also agreed that the Parish Council's insurers should be informed of this matter.

The Chair also highlighted that he would be attending the informal hearing being held by the Planning Inspector on 29th May.

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

The Chair outlined that whilst the Parish Council had objected to this application, the reasons for the objection were not supported by East Herts Council (EHC) when refusing planning permission. Consequently, agreed that no further action be taken by the Parish Council.

Following discussion, the Clerk was asked to clarify whether there had been approval for the change of use from residential to commercial given the risk that approval for further commercial development might result in the commercial plot being sold independently of The Lordship.

3/18/2691/FUL – Erection of detached residential dwelling and two new vehicular accesses at Land Adjacent to 24 Windmill Way Much Hadham

The Chair reported that the Grounds for Appeal were not available on EHC's website. However, given that EHC had accepted the most substantial aspect of the Parish Council's objection to this application, it was agreed that no further submission would be required.

Great Hadham Golf and Country Club – High Court Judgement

The Chair reported that the High Court had ruled in favour of Great Hadham Golf and Country Club in relation to the 26 lodges. This means that the refusal of planning permission by EHC, which had been upheld by the Planning Inspector, was overturned.

Following discussion, the Clerk was asked to identify what conditions will be imposed on the development by EHC.

19/65. CURRENT PLANNING APPLICATIONS CONSIDERED

3/19/0621/HH – Installation of 3 skylights in west elevation roof space at Newtons Church Lane Much Hadham

Application made invalid by East Herts Council after the agenda was issued.

(i) Support given to the following applications:

3/19/0766/HH – Demolition of lean-to and conversion of outbuilding store/workshop to annexe/office with the insertion of 4 rooflights at The Larkins Widford Road Much Hadham

Support subject to occupancy of the annexe remains tied to the house.

Vote: all Cllrs present voted to support this application.

3/19/0833/HH – Single storey rear extension at Oakleigh Cottage Kettle Green Lane Much Hadham

Vote: all Cllrs present voted to support this application.

(ii) Objections raised on the following applications:

3/19/0778/FUL – Erection of new commercial unit for storage of classic cars and associated parts at Warren Park Green Tye Much Hadham

Objection on the basis that development is in the green belt.

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

3/19/0904/HH – Proposed two storey side extension and single storey rear extension at 15 Millers View Much Hadham

Objection on the basis that there are insufficient parking spaces for a house of this size. If East Herts Council approve the application, request that a condition is included requiring provision of a 3rd parking space to the side of the property.

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

(iii) Neutral view on the following application:

3/19/729/HH & 3/19/0730/LBC – Demolition of existing outbuilding and erection of replacement ancillary outbuilding with glazed links, infill of car port to create utility, store and bathroom; existing kitchen window to be widened to form a door way at Homestalls Unclassified Road U42 North East From Stansted Hill to Great Hadham Road Green Tye Much Hadham

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

3/19/0737/HH & 3/19/0738/LBC – Replacement roof covering (concrete for clay to match roof); replace roof lights with conservation rooflights; enlargement of dormer (NE elevation); replacement of windows; create new patio doors (NE elevation); enlarge window on SW elevation and NW elevations; remove window on NW elevation; replace timber door to main entrance (NW elevation) and replace timber door to side entrance (SW elevation) at Sidehill House Stansted Hill Perry Green Much Hadham

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

3/19/0744/HH & 3/19/0745/LBC – Single storey timber garden room to rear (rear extension) at Cobblers High Street Much Hadham

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

19/66. DATE OF NEXT MEETING

Tuesday, 4th June 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 8:56 pm