

MUCH HADHAM PARISH COUNCIL

Fiona Forth
Clerk of the Council
Tel: 01279 861869
e-mail: fionaforthmhpc@gmail.com

40 Calverley Close
Bishop's Stortford
Herts
CM23 4JJ

Notice is hereby given that the meeting of the Much Hadham Parish Council **Planning Committee** will be held on **Tuesday, 4 June 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

30 May 2019

AGENDA

- 19/67. Apologies for absence
- 19/68. Declarations of Interest
- 19/69. Chair's announcements
- 19/70. Minutes of the last meeting held on 13 May 2019
- 19/71. Reports on outstanding matters
- 19/72. Decisions issued by East Herts Council:
- (i) Permissions granted:
 - 3/19/0671/FUL - Demolition of detached garage and erection of 1 detached four bedroom dwelling with basement and new vehicle access/crossover at The Old Nurseries Widford Road Much Hadham
 - 3/19/0692/HH - Demolition of conservatory and part single storey rear extension; first floor juliet balcony with changes to fenestration at Bucklers Croft Bucklers Hall Road Perry Green Much Hadham
 - (ii) Permission refused:
 - 3/19/0293/HH - Retention of flat roof front two storey extension (with juliet balcony) at Whiskers South End Perry Green Much Hadham
 - (iii) Application withdrawn:
 - None
- 19/73. Planning enforcement
- 19/74. Residents' comments on current planning applications and appeals
- 19/75. Planning appeals
- To consider the Parish Council's response to the following planning appeal:
3/18/1517/FUL - Proposed erection of 3 dwellings at The Horseshoe Widford Road Much Hadham

19/76. Current Planning Applications for Committee to consider:

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

3/19/0807/FUL - Demolition of stables and tackroom, erection of 9 stables, tack room and 2 storage areas at The Holdens Much Hadham

3/19/0911/FUL - Erection of stable block with tack room and hay store at Land at Warren Park Green Tye Much Hadham

3/19/0957/HH - Construction of single storey rear extension at 8 Ducketts Lane Green Tye Much Hadham

3/19/1029/HH - Alterations to existing residential annexe ancillary to main property with erection of one side dormer at Hoppitts Cottage Kettle Green Lane Much Hadham

19/77. Confirmation of date of next meeting – Tuesday 2nd July 2019 – Green Tye Mission Hall

MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 4th June 2019, at 8:34 pm, in the Much Hadham Village Hall, Green Room.

Members: *Cllr I Hunt (Committee Chair) *Cllr D McDonald
 *Cllr B O'Neill *Cllr S Smith
 *Cllr K Twort

*Denotes present.

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

19/67. APOLOGIES FOR ABSENCE

None.

19/68. DECLARATIONS OF INTEREST

The Chair drew specific attention to the fact that an application had been submitted by Cllr Mrs J Liversage (ref: 3/19/0807/FUL), reminding those present of the circumstances when a declaration in relation to this should be made.

No declarations in relation to this meeting.

19/69. CHAIR'S ANNOUNCEMENTS

The Chair welcomed Cllr S Smith to the meeting following his co-option to the Parish Council earlier.

19/70. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 13 May 2019 be accepted as a correct record of the proceedings and be signed by the Chair.

19/71. REPORTS ON OUTSTANDING MATTERS

The report on outstanding matters, circulated with the agenda, was noted. The Clerk highlighted that discussions with East Herts Planning confirmed that the application from The Lordship regarding the change of use of existing outbuildings to a dog grooming business was the change of use from residential to commercial. (ref: 3/18/2503/FUL)

19/72. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

3/19/0671/FUL - Demolition of detached garage and erection of 1 detached four bedroom dwelling with basement and new vehicle access/crossover at The Old Nurseries Widford Road Much Hadham

3/19/0692/HH - Demolition of conservatory and part single storey rear extension; first floor juliet balcony with changes to fenestration at Bucklers Croft Bucklers Hall Road Perry Green Much Hadham

(ii) Permissions refused:

3/19/0293/HH - Retention of flat roof front two storey extension (with juliet balcony) at Whiskers South End Perry Green Much Hadham

(iii) Applications withdrawn:

None

19/73. PLANNING ENFORCEMENT

The Clerk highlighted that the formal letter notifying the Parish Council about the appeal by the applicant against the enforcement action as a result of the refusal of planning permission for the siting of the mobile home on land at New Barns Lane had been received.

The Chair reported that the Planning Inspector's informal hearing in relation to the refusal of planning permission, planned for 29th May, had been postponed so that the appeal against the enforcement action will be considered as part of that too.

19/74. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

In response to a question, the Chair clarified the point that had been made in relation to The Lordship earlier.

3/19/0911/FUL Stable block with tack room and hay store at Warren Park

A resident outlined a number of reasons for objecting to the application and encouraged the Planning Committee to do so. Reference was made to the application documentation stating that building on the Green Belt would not have an unacceptable adverse impact and that there was no impact on neighbours. Both of these points were disputed by the resident.

In addition, the resident raised the issue of who would ensure that the development would be used for the use applied for.

3/19/0807/FUL Demolition and replacement of stables etc at The Holdens

The applicant referred to the existing age of the stables and the impact that overhanging trees were having. The application is for the same design, on a slightly larger pad and away from the trees.

19/75. PLANNING APPEALS

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

The Chair highlighted, in the interests of full disclosure, that he'd recently bumped into the applicant last week and a brief conversation ensued about the application. The applicant had repeated what he saw as the benefits of the site and the Chair acknowledged his awareness that an appeal was in progress.

The Chair reminded those present that this is the site next to FP29 just before the Jolly Waggoners. It was refused permission because "The proposed development is sited within the Rural Area Beyond the Green Belt and it lies outside the defined settlement boundary of Much Hadham. The proposal would encroach into the rural setting of the site and it would be harmful to the character and appearance of the site and the surrounding area. The proposal represents an unsustainable form of residential development."

In addition, the Chair highlighted that the Grounds for Appeal have not yet been made available by East Herts Council, so whether new issues have been raised is unknown. It was agreed that the Chair would review the Grounds, once available, and make a submission in his name should one be required. Any submission would be circulated to the Planning Committee for comment prior to being submitted.

19/76. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following applications:

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

Vote: all Cllrs present voted to support this application.

3/19/0807/FUL - Demolition of stables and tackroom, erection of 9 stables, tack room and 2 storage areas at The Holdens Much Hadham

Vote: all Cllrs present voted to support this application.

3/19/0957/HH - Construction of single storey rear extension at 8 Ducketts Lane
Green Tye Much Hadham

Support subject to there being no loss of daylight for neighbours.

Vote: all Cllrs present voted to support this application.

3/19/1029/HH - Alterations to existing residential annexe ancillary to main property
with erection of one side dormer at Hoppitts Cottage Kettle Green Lane Much
Hadham

Vote: all Cllrs present voted to support this application.

(ii) Objections raised on the following applications:

3/19/0911/FUL - Erection of stable block with tack room and hay store at Land at
Warren Park Green Tye Much Hadham

Objection on the basis that it is a building in the Green Belt, without any necessity
for it and with no extenuating circumstances to overcome the loss of openness.

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

(iii) Neutral view on the following application:

None.

19/77. DATE OF NEXT MEETING

Tuesday, 2nd July 2019, 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 8:59 pm