

## 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 July 2019**, in the **Green Tye Mission Hall**, 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

27 June 2019

### AGENDA

- 19/78. Apologies for absence
- 19/79. Declarations of Interest
- 19/80. Chair's announcements
- 19/81. Minutes of the last meeting held on 4 June 2019
- 19/82. Reports on outstanding matters
- 19/83. Decisions issued by East Herts Council:
- (i) Permissions granted:
- 3/19/0630/HH - Demolition of black feather edge stable block and sheds, and construction of new 1 bed annex at 15 Windmill Way 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
- (ii) Permission refused:
- 3/19/0154/FUL - Change of use from agricultural land, to equestrian; erection of a stable block and a revised gate entrance at Warren Farm 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); replace timber door to side entrance (SW elevation) and internal works to include: relocation of staircase and reconfigure first floor layout at Sidehill House Stansted Hill Perry Green Much Hadham
- (iii) Application withdrawn:
- None
- 19/84. Planning enforcement
- 19/85. Residents' comments on current planning applications and appeals

19/86. Planning appeals

To note the outcome of the following planning appeal:

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: Appeal dismissed

19/87. Current Planning Applications for Committee to consider:

3/1/0777/LBC - Replacement of single glazed timber casement windows to rear additions at Almshouses Tower Hill Much Hadham

3/19/1082/HH & 3/19/1083/LBC - Demolition of log store shed and construction of two storey, two bay garage with side store at Sidehill House Stansted Hill Perry Green

3/19/1168/FUL - Erection of stable block with tack room and hay store at Land at Moor Place Park Much Hadham

19/88 East Herts Council consultation: Statement of Community Involvement

To approve the Parish Council's response to the consultation

19/89. Confirmation of date of next meeting – Tuesday 6<sup>th</sup> August 2019 – Much Hadham Village Hall, Green Room

## MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 2<sup>nd</sup> July 2019, at 8:52 pm, in the Green Tye Mission Hall.

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

\*Denotes present.

In the absence of the Committee Chair, Cllr Mrs P Taylor became a substitute member of the Planning Committee and chaired the meeting.

In attendance: F Forth, Parish Clerk and 12 members of the public.

### 19/78. APOLOGIES FOR ABSENCE

Apologies for absence were received and approved from Cllr I Hunt.

### 19/79. DECLARATIONS OF INTEREST

Cllr D McDonald declared an interest in the following planning application:

3/19/1168/FUL - Erection of stable block with tack room and hay store at Land at Moor Place Park Much Hadham

### 19/80. CHAIR'S ANNOUNCEMENTS

None.

### 19/81. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 4 June 2019 be accepted as a correct record of the proceedings and be signed by the Chair.

### 19/82. REPORTS ON OUTSTANDING MATTERS

The report on outstanding matters, circulated with the agenda, was noted. The Clerk highlighted that:

- the submission to the Planning Inspector in relation to The Horseshoe had been returned as after the deadline but a dismissal of the appeal was still anticipated based on the previously submitted objection; and

- the informal hearing date in relation to the Lodge at New Barns Lane was set for 16<sup>th</sup> July and Cllr I Hunt would be attending.

#### 19/83. DECISIONS ISSUED BY EAST HERTS COUNCIL

##### (i) Permissions granted:

3/19/0630/HH - Demolition of black feather edge stable block and sheds, and construction of new 1 bed annex at 15 Windmill Way 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

##### (ii) Permissions refused:

3/19/0154/FUL - Change of use from agricultural land, to equestrian; erection of a stable block and a revised gate entrance at Warren Farm 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); replace timber door to side entrance (SW elevation) and internal works to include: relocation of staircase and reconfigure first floor layout at Sidehill House Stansted Hill Perry Green Much Hadham

##### (iii) Applications withdrawn:

None

#### 19/84. PLANNING ENFORCEMENT

No additional matters to report.

#### 19/85. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

##### 3/19/0778 – Commercial storage unit for classic cars at Warren Park

A resident highlighted that at the May meeting, the Planning Committee had objected to this application, as building in the Green Belt, and yet the Ward District Cllr – Cllr I Devonshire (EHC) - had supported it. The resident asked why there was no co-ordination

between the local government parties involved, namely the Parish Council, the District Council and the County Council.

It was explained in the subsequent discussion that each tier of local government has its own perspective. Cllr I Devonshire, being present explained that he'd supported the application because it provided employment in the rural setting. The Clerk also highlighted that any form of collaboration prior to a meeting would mean that Cllrs would be challenged as having predetermined the outcome, an unacceptable practice.

#### 19/86. PLANNING APPEALS

The outcome of the following planning appeal was noted:

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: Appeal dismissed

#### 19/87. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following applications:

3/1/0777/LBC - Replacement of single glazed timber casement windows to rear additions at Almshouses Tower Hill Much Hadham

Support given provided the Conservation Unit supports.

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

(ii) Objections raised on the following applications:

3/19/1082/HH & 3/19/1083/LBC - Demolition of log store shed and construction of two storey, two bay garage with side store at Sidehill House Stansted Hill Perry Green

Objection on the basis that the vehicular access to and from the proposed garage is unclear, and there could be a Highways issue if access used on Danebridge Road.

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

3/19/1168/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. Cllr D McDonald had declared an interest and therefore did not participate in the discussion and did not vote.

(iii) Neutral view on the following application:

None.

19/88. EAST HERTS COUNCIL CONSULTATION: STATEMENT OF COMMUNITY INVOLVEMENT

The Chair highlighted that the Statement of Community Involvement explains how East Herts Council (EHC) will involve the community in the creation of local planning policy and the planning application process. Community engagement is a key part of the planning system as it ensures that EHC is able to listen to the views of stakeholders and the community to inform the outcome of planning decisions. EHC wishes to involve all sectors of the community in the planning process and is committed to maximising publicity of its planning documents.

This consultation runs from 20<sup>th</sup> June to 1<sup>st</sup> August 2019. It was agreed to ask Cllr I Hunt to draft a response for circulation to all members of the Committee for their offline approval prior to it being submitted, in view of EHC's deadline for responses.

19/89. DATE OF NEXT MEETING

Tuesday, 6<sup>th</sup> August 2019, in the Much Hadham Village Hall, Green Room, following the close of the Much Hadham Parish Council meeting.

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There being no further business the meeting closed at 9:17 pm

**3/19/1168/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:

The applicant intends to use these stables for resting carriage driving horses and grazing. We are aware of a similar application 3/19/0911 (undecided as yet) on Green Belt land at Warren Farm.

This 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 by the applicant’s company 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 East Herts Council’s (EHC) housing targets.

Specific requirements of policy CFLR6 Equine Development (a), (c) and (g) as underlined below 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 (NP): “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 – 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.

**Decision to approve this submission made at the Much Hadham Parish Council Planning Committee meeting 2<sup>nd</sup> July 2019.**