

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, 6 August 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

1 August 2019

AGENDA

- 19/90. Apologies for absence
- 19/91. Declarations of Interest
- 19/92. Chair's announcements
- 19/93. Minutes of the last meeting held on 2 July 2019
- 19/94. Reports on outstanding matters
- 19/95. Decisions issued by East Herts Council:
 - (i) Permissions granted:
 - 3/19/0621/HH - Installation of 3 skylights in west elevation roof space at Newtons Church Land 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
 - 3/19/0744/HH & 3/19/0745/LBC - Single storey timber garden room to rear (rear extension) at Cobblers High Street Much Hadham
 - 3/19/0777/LBC - Replacement of single glazed timber casement windows to rear additions at Almshouses Tower Hill 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
 - 3/19/0957/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
 - 3/19/1082/HH - Demolition of log store shed and construction of two storey, two bay garage with side store at Sidehill House Stansted Hill Perry Green

(ii) Permission refused:

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

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

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

19/96. Planning enforcement

19/97. Residents' comments on current planning applications and appeals

19/98. Current Planning Applications for Committee to consider:

3/19/1045/OUT - Outline planning with all matters reserved apart from external vehicular access for the redevelopment of the site through the demolition of existing buildings and erection of a residential led mixed use development comprising up to 8,500 residential homes including market and affordable homes; retirement homes and extra care facilities; a range of community uses including primary and secondary schools, health centres and nursery facilities; retail and related uses; leisure facilities; business and commercial uses; open space and public realm; sustainable urban drainage systems; utility and energy facilities and infrastructure; waste management facilities; vehicular bridge links; creation of new vehicular and pedestrian accesses into the site, and creation of a new vehicular, pedestrian and cycle network within the site; improvements to the existing highway and local road network; undergrounding and diversion of power lines; lighting; engineering works, infrastructure and associated facilities; together with temporary works or structures required by the development at Land North Of The Stort Valley And The A414 Gilston Hertfordshire

3/19/1266/FUL - Construction of 1 two storey dwelling and creation of 2 car parking spaces at The Old Garden Land West of The Square Much Hadham

3/19/1330/FUL - Erection of stable block with tack room and hay store at Land at Windmill Way Much Hadham

3/19/1346/LBC - Demolition of lean-to; conversion of outbuilding store/workshop to annexe/office with the insertion of 4 rooflights; demolition of wall at ground floor and installation of shower room; replacement staircase; creation of new opening and alterations to fenestration at The Larkins Widford Road Much Hadham

3/19/1401/HH - Single storey rear extension; erection of 3 bay cart lodge and conversion of flat roof on garage to pitched at Palace Lodge Winding Hill Much Hadham

3/19/1405/HH & 3/19/1406/LBC - Extension to first floor lead dormer over the plant room to the west elevation at Grooms Cottage Winding Hill Much Hadham

3/19/1456/FUL - Erection of 1 three bedroom dwelling with associated new access way at Land Adj to Hadham Grange Much Hadham

3/19/1476/HH - Single storey rear extension and creation of basement at Oakleigh Cottage Kettle Green Lane Much Hadham

19/99. Confirmation of date of next meeting – Tuesday 3rd September 2019 – Much Hadham Village Hall, Green Room

MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 6th August 2019, at 8:38 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 14 members of the public.

19/90. APOLOGIES FOR ABSENCE

None.

19/91. DECLARATIONS OF INTEREST

None.

19/92. CHAIR'S ANNOUNCEMENTS

The Chair highlighted that a planning application had been received to build 6 houses at Old Station Yard, Millers View, and this would be considered at the next meeting.

19/93. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 2 July 2019 be accepted as a correct record of the proceedings and be signed by the Chair.

19/94. REPORTS ON OUTSTANDING MATTERS

The report on outstanding matters, circulated with the agenda, was noted.

The Chair highlighted that he had attended the informal hearing in relation to the Lodge at New Barns Lane on 16th July. At this meeting, an oral statement was made withdrawing the claim for costs and the Parish Council's insurers need to be notified accordingly.

In addition, the Chair reported that the owner of the nature reserve had informed the Parish Council that he was selling this piece of land.

19/95. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

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

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

3/19/0777/LBC - Replacement of single glazed timber casement windows to rear additions at Almshouses Tower Hill 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

3/19/0957/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

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

(ii) Permissions refused:

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

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

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19/96. PLANNING ENFORCEMENT

No additional matters to report.

The Clerk highlighted the two changes on the log of planning appeals, namely:

- appeal had been dismissed in relation to the erection of 1 four-bedroom two storey detached house at Land adjacent to Wharenuui, Danebridge Lane; and
- new appeal lodged in respect of the retention of flat roof front two storey extension (with Juliet balcony) at Whiskers, South End, Perry Green.

The Clerk expects the supporting documentation to be available for the next meeting.

19/97. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

3/19/1045 - Gilston

In response to a resident querying the impact of this development on the parish, the Chair explained the location of the site and that the site entrances would be located off the A414. He also explained that East Herts Council need this development as part of its District Plan.

3/19/1456 – erection of 3 bedroom dwelling with new access way adjacent to Hadham Grange

A resident highlighted that part of the proposed new dwelling covered a footpath. Concern was also raised that the access via Church Lane would result in a steep incline in any diverted footpath to the property at Hadham Grange.

3/19/1330 – erection of stable block with tack room at land at Windmill Way

A resident stated that he believed this application infringed the District Plan in so many ways. The proposed siting of the stable block is close to residential housing, a factor used by Environmental Health to not support the application.

3/19/1266 – construction of two storey dwelling at The Old Garden Land West of The Square

A number of residents raised potential objections to this planning application, namely:

- those that have supported the application have not declared their financial interest in the proposal;
- where the proposal comes into Cox Lane, the bank doesn't look strong enough to support the development;
- area supports a number of wildlife species and land is not considered derelict but having reverted back to nature;
- development would be detrimental to the views at Cox Lane;
- number of access issues, including a pinch point and the potential for additional cars on the High Street;
- not sustainable to have traffic up Cox Lane nor Hop Lane; and
- potentially sets a precedent for further development at a future point in time.

The Chair clarified that this site had not been included in the draft Neighbourhood Plan and, if permission were to be granted by East Herts Council, this development would be a windfall.

He also clarified that the proposal to extend the village boundary in relation to the Hopleys site was on the opposite side of that site so not near this proposed site.

19/98. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following applications:

3/19/1401/HH - Single storey rear extension; erection of 3 bay cart lodge and conversion of flat roof on garage to pitched at Palace Lodge Winding Hill Much Hadham

Support given subject to clarification on whether the cart lodge, which is in addition to the double garage and adjacent to the B1004, would therefore represent greater prominence of the built form from the road at this point, and a harmful impact on the rural setting and edge of village location.

Vote: all Cllrs present voted to support this application on this basis.

3/19/1476/HH - Single storey rear extension and creation of basement at Oakleigh Cottage Kettle Green Lane Much Hadham

Vote: all Cllrs present voted to support this application.

(ii) Objections raised on the following applications:

3/19/1266/FUL - Construction of 1 two storey dwelling and creation of 2 car parking spaces at The Old Garden Land West of The Square Much Hadham

The basis of the objection is detailed in Appendix A.

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

3/19/1330/FUL - Erection of stable block with tack room and hay store at Land at Windmill Way Much Hadham

Objection on the basis that the proposed location is less than 15 metres from the nearest residential dwelling.

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

3/19/1456/FUL - Erection of 1 three bedroom dwelling with associated new access way at Land Adj to Hadham Grange Much Hadham

The basis of the objection is detailed in Appendix B.

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

(iii) Neutral view on the following application:

None.

(iv) No response on the following applications:

3/19/1045/OUT - Outline planning with all matters reserved apart from external vehicular access for the redevelopment of the site through the demolition of existing buildings and erection of a residential led mixed use development comprising up to 8,500 residential homes including market and affordable homes; retirement homes and extra care facilities; a range of community uses including primary and secondary schools, health centres and nursery facilities; retail and related uses; leisure facilities; business and commercial uses; open space and public realm; sustainable urban drainage systems; utility and energy facilities and infrastructure; waste management facilities; vehicular bridge links; creation of new vehicular and pedestrian accesses into the site, and creation of a new vehicular, pedestrian and cycle network within the site; improvements to the existing highway and local road network; undergrounding and diversion of power lines; lighting; engineering works, infrastructure and associated facilities; together with temporary works or structures required by the development at Land North Of The Stort Valley And The A414 Gilston Hertfordshire

Vote: all Cllrs present voted to provide no response for this application.

3/19/1346/LBC - Demolition of lean-to; conversion of outbuilding store/workshop to annexe/office with the insertion of 4 rooflights; demolition of wall at ground floor and installation of shower room; replacement staircase; creation of new opening and alterations to fenestration at The Larkins Widford Road Much Hadham

Vote: all Cllrs present voted to provide no response for this application.

3/19/1405/HH & 3/19/1406/LBC - Extension to first floor lead dormer over the plant room to the west elevation at Grooms Cottage Winding Hill Much Hadham

Vote: all Cllrs present voted to provide no response for these applications.

19/99. DATE OF NEXT MEETING

Tuesday, 3rd September 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 9:33 pm

3/19/1266/FUL - Construction of 1 two storey dwelling and creation of 2 car parking spaces at The Old Garden Land West of The Square Much Hadham

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

Specific requirements of policy **VILL1 Group 1 Villages**, as outlined below, have not been addressed and/or complied with:

(a) Relate well to the village in terms of location, layout and connectivity – the vehicular access is extremely narrow, passes dangerously close to the front doors of at least two properties and crosses the footway to access the highway via a blind exit (no visibility splay whatsoever).

(c) Be well designed and in keeping with the character of the village - there are design question marks about the amount of natural light that will reach the property (and its PV panels) given the surrounding woodland.

(g) Not be significantly detrimental to the amenity of neighbouring occupiers - the act of building the property will be significantly detrimental to the amenity of the neighbours as the access route for materials and equipment, and the egress for all the trees to be removed from the site, is the narrow path referred to above. There is a significant danger of the path becoming a complete mudbath as soon as development starts, as it lacks a firm foundation and surface, and of contractors' vehicles blocking the access of residents from their own homes and/or damaging their properties. Currently there is no turning head so, initially, contractors' vehicles may need to reverse 60m down that narrow, dog-legged path and out on to the highway.

We note there are no objections as such from Hertfordshire Highways as it is not an adopted highway (although there are recommendations for enquiries to be made by EHC) but we do not consider the fact that this narrow lane is not a public highway justifies a reduction in appropriate standards of traffic flow or safety for the duration of the building work or beyond.

The decision notice to 3/89/1478 (30 years ago) refused permission because, inter alia, "The proposal would result in the intensification of use of the sub-standard access road at The Square, and a consequent increase in turning movements into and out of its substandard junction with the County Road B1004. If permitted therefore the proposal would be likely to lead to an interruption of the free flow of traffic and an increase in hazards to other road users." This precedent remains as applicable today as it did then and its consequence has been the delightful oasis that is Hop Lane (or Hops Ground as it is also known) today.

Policy **NE3 Species and Habitats** includes:

III. Development which would result in the loss or significant damage to trees, hedgerows or ancient woodland sites will not be permitted. The Council will seek their reinforcement by additional planting of native species where appropriate. Protective buffers of complementary habitat will be expected to adjoin these features, sufficient to protect

against root damage and improvement of their long term condition. A minimum buffer zone of 10m (or greater if required) is considered appropriate.

The site has reverted to a natural woodland through many years of being unmanaged. It is clear that there will be a loss of a number of trees. Whilst these may not be fine specimens for the most part, the planning policy makes no judgement about the quality of the losses. Trees that are due to be retained, including T20, T21, T22, T49 and a major oak at Hopleys are within 10m of the structure of the house.

Policy **HA4 Conservation Areas** includes:

I (e) Have regard to any Conservation Area Character Appraisals prepared by the District Council and safeguard all aspects which contribute to the area's special interest and significance, including important views and green spaces.

The view west along Cox Lane is designated as "Important" on the Much Hadham Conservation Appraisal Plan 2, which the Management Plan requires "to be protected". That view, "a high quality environment on a well-used bridleway" referenced in para 6.74, comprises the sunken lane, overhung from both sides by dense foliage and with one's vision funnelled to a distant natural light. Once this property is built, due to the loss of trees, that density of foliage to the south will be much diminished.

The installation of a chain link fence along the full length of the site's boundary with Cox Lane will introduce a harsh, manufactured element to what is presently a soft, indeterminate, natural boundary, (see picture 26 in the Conservation Appraisal), significantly detracting from the view.

A beech hedge as an inner boundary of the site may be insufficient to hide the walls of the house from Cox Lane and its uniformity will be a poor substitute for the present multi-layered foliage screen. It is contended that these trees materially contribute to the character and appearance of the area and the proposal to remove them is to the significant detriment of both Cox Lane and the unmarked path along Hop Lane, and does not respect this important view within the Conservation Area. The conservation appraisal says "The extensive footpath system and the manner in which it is marked and maintained is a treasured asset." A proposal that plunders the treasure of two such paths is a once-in-a-generation folly.

One final point: a clear majority of residents submitting views to EHC object to the application but most of those supporting it have a financial reason to see the application approved, being the shareholders in the management company owning the land or close relations thereof.

Decision to approve this submission made at the Much Hadham Parish Council Planning Committee meeting 6th August 2019.

3/19/1456/FUL - Erection of 1 three bedroom dwelling with associated new access way at Land Adj to Hadham Grange Much Hadham

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

Application is outside of the village boundary, in the rural area beyond the green belt. It would see several trees lost and the Flood Report provided by the applicant accepts that, in a flood event, normal access/egress would not be possible. It requires the diversion of a public footpath solely to facilitate the construction and occupation of the house. It requires the construction of a reasonably substantial bridge on Church Lane too, which would be out of keeping with the woodland setting.

The application goes against district policy VILL1 VI: Prior to a Parish Council preparing a Neighbourhood Plan, development in the villages listed above will be limited to the built-up area as defined on the Policies Map.

There are exception criteria permitted by policy GBR2 for development in the rural area. The applicant argues that this is a “previously developed site (brownfield land)” by virtue of it being within (it is claimed) the curtilage of the main house and thus meets one of the exception criteria. “Curtilage” incorporates land that is important to the setting of the main house. However, the applicant’s Design and Access statement undermines its own argument by later on agreeing with the statement that “given the distances involved, I do not anticipate any harm to arise to its setting and do not consider this land to form an important part of its historic setting.” They can’t simultaneously argue it is important to the setting (i.e. is within curtilage) and it is not important to the setting (i.e. no impact on historic setting).

The house would be occupied by the applicant’s family with a view to supporting her in old age. However, the applicant’s house is substantial and, in its own right, could presumably provide sufficient accommodation to meet such a need. An annexe (or extension) closer to the main house and accessed via the existing drive to Hadham Grange could also be considered for such a purpose.

Decision to approve this submission made at the Much Hadham Parish Council Planning Committee meeting 6th August 2019.