

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, 3 September 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

29 August 2019

A G E N D A

19/100. Apologies for absence

19/101. Declarations of Interest

19/102. Chair's announcements

19/103. Minutes of the last meeting held on 6 August 2019

19/104. Reports on outstanding matters

19/105. Decisions issued by East Herts Council:

(i) Permissions granted:

3/19/0670/VAR - Variation of Condition 17 (approved drawings) of LPA ref: 3/17/2723/FUL - (Change of use of Barn 1 from a builders office, store and joinery workshop (B1) to B1 offices and classic car storage on the ground floor, plus 10no. B1 craft units/offices above; erection of a replacement link extension between Barn 1 and Barn 2 to be used in association with the existing car restoration business operating from Barn 2; erection of a link extension between Barn 2 and Barn 3 to be used as four B1 workshop units; change of use of Barn 3 from agricultural use to six B1 workshops; change of use and extension of existing stores along the southern site boundary to create three B1 workshops; change of use of the eastern part of the site from agricultural to car parking): In order to approve the following alterations: Relocation of cycle storage; Omission of new access road in front of Barn 1; Relocation of entrance to unit 10; Alteration to external cladding; Fenestration alterations to front of Barn 1 and 1A; Shingle to rear car park; Internal fenestration alterations to Barn 1 and Barn 3; Fire escape door added to Barn 1; Doors to units 13-15 shown with 180 degree swing at Warren Farm Green Tye 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

3/19/1346/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

(ii) Permission refused:

None

(iii) Applications withdrawn:

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

3/19/1405/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

19/106. Planning enforcement

19/107. Residents' comments on current planning applications and appeals

19/108. Planning appeals

To note the following planning appeal under the shorter "Householder Appeals Service":

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

19/109. Current Planning Applications for Committee to consider:

3/19/1588/FUL – Erection of six dwellings and associated access road at Land at Old Station Yard Millers View Much Hadham

3/19/1614/HH & 3/19/1615/LBC - Window and door replacement; enlargement of a dormer window; internal alterations and new staircase and extension to boot room; external repair works installing weatherboarding to fenestration to include roof and chimney, the replacement of roof lights; all works to 21st century extension to listed building at Sidehill House Stansted Hill Perry Green Much Hadham

3/19/1617/HH - Demolition of single storey rear extensions and erection of part two storey and part single storey rear extension at 8 Broadfield Way Much Hadham

3/19/1643/HH - Single storey side extension incorporating a proposed basement at Wayside Widford Road Much Hadham

3/19/1658/FUL - Demolition of detached garage and erection of 1 detached four bedroom dwelling and new vehicle access/crossover at The Old Nurseries Widford Road Much Hadham

3/19/1661/HH & 3/19/1662/LBC - demolition of outbuilding and erection of replacement ancillary outbuilding; conversion of existing carport with raised rear eaves, kitchen window widened to form a doorway; creation of 2 glazed links from main dwelling and new outbuilding at Homestalls Green Tye Much Hadham

3/19/1691/FUL - Addition of a single air source heat pump at the eastern end of Long Field Barn at Henry Moore Foundation Longfield Barn Perry Green

19/110. Confirmation of date of next meeting – Tuesday 1st October 2019 – Much Hadham Village Hall, Green Room

MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 3rd September 2019, at 8:28 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 9 members of the public.

19/100. APOLOGIES FOR ABSENCE

Apologies for absence were received and approved from Cllr B O'Neill.

19/101. DECLARATIONS OF INTEREST

None.

19/102. CHAIR'S ANNOUNCEMENTS

None as covered by agenda items.

19/103. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 6 August 2019 be accepted as a correct record of the proceedings and be signed by the Chair.

19/104. REPORTS ON OUTSTANDING MATTERS

No outstanding matters.

19/105. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

3/19/0670/VAR - Variation of Condition 17 (approved drawings) of LPA ref:
3/17/2723/FUL - (Change of use of Barn 1 from a builders office, store and joinery workshop (B1) to B1 offices and classic car storage on the ground floor, plus 10no. B1 craft units/offices above; erection of a replacement link extension between Barn 1 and Barn 2 to be used in association with the existing car restoration business operating from Barn 2; erection of a link extension between Barn 2 and Barn 3 to be used as four B1 workshop units; change of use of Barn 3 from agricultural use to six B1 workshops; change of use and extension of existing stores along the southern site boundary to create three B1 workshops; change of use of the eastern part of the site from agricultural to car parking): In order to approve the following alterations:
Relocation of cycle storage; Omission of new access road in front of Barn 1;
Relocation of entrance to unit 10; Alteration to external cladding; Fenestration alterations to front of Barn 1 and 1A; Shingle to rear car park; Internal fenestration alterations to Barn 1 and Barn 3; Fire escape door added to Barn 1; Doors to units 13-15 shown with 180 degree swing at Warren Farm Green Tye 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

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(ii) Permissions refused:

None

(ii) Permissions withdrawn:

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

3/19/1405/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

19/106. PLANNING ENFORCEMENT

Amenity Land at Moor Place Development

The Chair highlighted that a resident has been seeking to ensure that the condition attached to the planning permission for the development at Moor Place were adhered to, particularly the land behind the laurel hedge which is looking untidy. The resident was seeking support from the Parish Council in their complaint lodged with the East Herts Council (EHC) Planning Enforcement team.

Note: once the Chair detailed the specific area in question, Cllr D McDonald declared an interest and took no part in the discussion.

During discussion, it was clarified that the land in question was supposed to have been for a garden or allotments or fruit trees, even a children's playground was possible. In addition, it was highlighted that this matter had been brought to the attention of EHC Ward Cllr I Devonshire who would be following this up. It was agreed that the Clerk would write a suitable letter to EHC Planning Enforcement, copying in Cllr I Devonshire.

Jolly Waggoners

Cllr K Twort raised whether any action could be taken in relation to this site as not looking extremely unkempt. Following discussion, it was agreed to consider options for approaching the owner regarding this matter.

New Barns Lane

The Chair highlighted that a resident had raised a concern in relation to the permission granted under 3/18/0268/FUL – Barn at New Barns Lane. The application was for a barn conversion yet the existing barns have been removed. The Chair is aware that EHC Planning Enforcement officers have been on site so potentially some liberties may have been taken but with the earth bund it is difficult to see. However, as far as we know, the buildings erected so far all appear to have planning permission. It was agreed that the Clerk would respond to the resident accordingly.

19/107. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

3/19/1588 Old Station Yard

A number of residents objected to this application and provided the following points for Cllrs to consider:

- bats are not being looked after as although a wood corridor is being retained, with housing either side, lights will impact;
- development is not sustainable from a traffic perspective;
- development is not in accordance with the District Plan; and
- Station Road is already in a bad state and further traffic, especially construction traffic, will make this worse.

19/108. PLANNING APPEALS

The following planning appeal under the shorter “Householder Appeals service” was noted:

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

In addition, the Chair highlighted that following appeals decisions had been made since the last meeting:

- appeal dismissed in relation to the proposed erection of 3 dwellings at The Horseshoe, Widford Road;
- appeal dismissed for siting a mobile home on land north of New Barns Lane;
- appeal dismissed in relation to erection of 1 four-bedroom two storey detached house at land adjacent to Wharenui, Danebridge Lane; and
- appeal allowed to change use of existing outbuildings to dog grooming business at The Lordship.

19/109. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following applications:

3/19/1617/HH - Demolition of single storey rear extensions and erection of part two storey and part single storey rear extension at 8 Broadfield Way Much Hadham

Vote: all Cllrs present voted to support this application.

3/19/1643/HH - Single storey side extension incorporating a proposed basement at Wayside Widford Road Much Hadham

Vote: all Cllrs present voted to support this application.

3/19/1691/FUL - Addition of a single air source heat pump at the eastern end of Long Field Barn at Henry Moore Foundation Longfield Barn Perry Green

Vote: all Cllrs present voted to support this application.

(ii) Objections raised on the following applications:

3/19/1588/FUL – Erection of six dwellings and associated access road at Land at Old Station Yard Millers View Much Hadham

The basis of the objection is detailed in Appendix A.

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

3/19/1658/FUL - Demolition of detached garage and erection of 1 detached four bedroom dwelling and new vehicle access/crossover at The Old Nurseries Widford Road Much Hadham

Objection on the basis of planning creep.

3/17/2511 was approved as a 4-bed house to lie within the village boundary (although, in fact, it breached it). 3/19/0671 was submitted for a 5-bed house with basement and recently approved. The basis of the approval was largely that the increase in size was acceptable.

This latest application removes the large basement but further extends the ground floor footprint so that it is ~1/3 more than the original approval. It also increases the first floor space. A new flat roof above the first floor is hidden from view but is there to permit more space in the bedrooms. The mass of the property is significantly greater than that first approved, with the side extension being a further encroachment into the rural area.

A classic case of planning creep – successive applications increasing the footprint and mass by stealth. It can no longer be considered compatible with neighbouring properties or its location. Had this application been made in the first instance, it would have been rejected. There is no case for it to be approved as a reward for persistence.

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

(iii) Neutral view on the following application:

3/19/1614/HH & 3/19/1615/LBC - Window and door replacement; enlargement of a dormer window; internal alterations and new staircase and extension to boot room; external repair works installing weatherboarding to fenestration to include roof and chimney, the replacement of roof lights; all works to 21st century extension to listed building at Sidehill House Stansted Hill Perry Green Much Hadham

Vote: all Cllrs present voted to be neutral on these applications.

3/19/1661/HH & 3/19/1662/LBC - demolition of outbuilding and erection of replacement ancillary outbuilding; conversion of existing carport with raised rear eaves, kitchen window widened to form a doorway; creation of 2 glazed links from main dwelling and new outbuilding at Homestalls Green Tye Much Hadham

Vote: all Cllrs present voted to be neutral on these applications.

19/110. DATE OF NEXT MEETING

Tuesday, 1st October 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 8:57 pm

3/19/1588/FUL | Erection of six dwellings and associated access road | Land At Old Station Yard Millers View Much Hadham Hertfordshire

An unwelcome application in that the Parish Council successfully objected to a similar development for 8 houses (application 3/16/2321), with refusal being upheld on appeal in June 2018. Moreover, the application flies in the face of the Pre-Application advice as reported in the Design & Access statement:

- the proposed development would be contrary to Policies DPS2 (the hierarchy of development), GBR2 (no development in the rural area other than for certain exceptions, none of which apply) and VILL1 (no development in a village preparing a Neighbourhood Plan (NP)). Each of these is a strategic policy in the District Plan;
- the Landscape Officer noted that while the site comprises secondary woodland, it still acts as buffer between the open countryside to the north, west and south. The associated loss of woodland would have an adverse impact on the landscape character of the locality and local area;
- extending the housing development beyond the village boundary towards the countryside would erode the clean break that currently exists between them; and
- the proposals are not appropriate when regard is had to the immediate grain of development.

Oddly, the application makes little attempt to rebut this advice. Instead it seeks to sugar the pill by including 2 of the 6 units as affordable housing. It also includes general comments to the effect that the National Planning Policy Framework (NPPF) encourages a variety of housing and this plan would contribute to the village's housing target.

The site was previously included as part of a larger site in the District's Call for Sites (ref 33/016). As it is outside the village boundary, the larger site was judged suitable for up to 9 houses only if included in a NP. In the event, 5 houses were built on a portion of the site closest to Miller's View, with approval (3/16/1712) being given due to the absence of a 5-year housing land supply at that time. The NP is now at the Pre-submission (Regulation 14) Consultation stage, which commenced on 12 August. This site is not included in it because of the significant adverse visual impact on the landscape character of the area arising from its siting, scale and form.

This site is too remote from the facilities and services of the village. Distances using online mapping software and the shortest footpath route from this site's entrance are: 940m to the Londis shop/PO, 1,117m to Doctors' surgery, 1,281m to the primary school gate (and the Recreation Ground opposite) and 1,590m to the village hall entrance, all beyond the 800m comfortable walking distance cited in the Manual for Streets. The walk along Station Road to the nearest bus stop is 502m, although most of this distance has no pedestrian kerb and is poorly lit, posing obvious dangers. Indeed, this site proposal makes no provision for pedestrians, who will be forced to walk in the road along its entire length.

The site is also at the highest point on the Windmill Way / Millers View / Station Road estate, rising 20m at an average gradient of 3.5% from the main road, which is uncomfortably steeper for longer than cited for cyclists in the Manual for Streets. Consequently, in practice, journeys to use local facilities and drop off / pick up children at the school would be made by car, exacerbating the existing parking issues along the B1004 through the village.

In granting permission for the development of the adjacent site (application 3/15/1952/FUL) at the Development Management Committee in February 2016, District Councillors were advised by Planning Officers that they would retain control over the future development of this second woodland site. Should an application be received to develop this site, so compromising its habitats and biodiversity and the ability of bats and roman snails to adapt to the development of the first site, then councillors could object to it at that time, they were advised. That time has arrived.

The Inspector for the previous appeal commented that the addition of dwellings would add to built development in the locality that would erode the character of the edge of settlement location. This could not be mitigated through the use of conditions. There is no reason to depart from his judgement:

“I therefore conclude that the proposal would harm the character and appearance of the area and be in clear conflict with the development planpolicies VILL1, DES1 and DES2. Planning law requires that applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise..... the other material considerations taken together do not justify making a decision other than in accordance with the development plan.”

Finally, attention is also drawn to the thorough assessment of the adverse consequences for the natural environment contained in Martin Adams’s comments as a neighbouring resident.

Residents strongly object to this application and believe that the material considerations against development are more than sufficient to withstand any potential appeal to the Planning Inspectorate. Much Hadham Parish Council requests that the District Council refuses to grant planning permission.

Decision to approve this submission made at the Much Hadham Parish Council Planning Committee meeting 3rd September 2019.