

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, 5 November 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

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Clerk of the Council

31 October 2019

A G E N D A

- 19/122. Apologies for absence
- 19/123. Declarations of Interest
- 19/124. Chair's announcements
- 19/125. Minutes of the last meeting held on 1 October 2019
- 19/126. Reports on outstanding matters
- 19/127. Decisions issued by East Herts Council:
- (i) Permissions granted:
- 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
- 3/19/1614/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
- 3/19/1643/HH - Single storey side extension incorporating a proposed basement at Wayside Widford Road Much Hadham
- 3/19/1691/HH - Addition of a single air source heat pump at the eastern end of Long Field Barn at Henry Moore Foundation Longfield Barn Perry Green
- (ii) Permission refused:
- 3/19/1588/FUL - Erection of six dwellings and associated access road at Land at Old Station Yard Millers View 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
- 3/19/1658/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

(iii) Applications withdrawn:

3/19/1737/HH & 3/19/1738/LBC - Single storey timber orangery to rear at The Old House High Street Much Hadham

19/128. Planning enforcement

To discuss what, if any, action to take on unlawful roadside advertising.

19/129. Residents' comments on current planning applications and appeals

19/130. Planning appeals

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

3/19/0778/FUL - Appeal to Planning Inspectorate for the refusal of planning permission for erection of new commercial unit for the storage of classic cars and associated parts together with the provision of 6 car spaces together with associated boundary works at Warren Park Green Tye Much Hadham

To note the outcome of the following planning appeal:

3/18/0329/FUL - Change of use from golf course to golf course with leisure lodges - Part Retrospective at Great Hadham Golf And Country Club Great Hadham Road Much Hadham:
Appeal allowed

19/131. Current Planning Applications for Committee to consider:

3/19/1939/HH & 3/19/1940/LBC – Re-consultation - Single storey rear extension insertion of roof light to front and rear with alterations of windows to doors. Erection of plant room. Alterations to garden to include extension of terrace repositioned fence and insertion of gate; internal alterations to include repositioning of gas meter, creation of bathroom at first floor and utility room to ground floor, repositioning of kitchen and removal and creation of walls at Culver Lodge Widford Road Much Hadham

3/19/1974/LBC - Replacement of UPVC windows and door to rear elevation in double glazed timber units of appropriate design; retention of PVC rainwater goods and vent covers to rear elevation at 1 Almshouses Tower Hill Much Hadham

3/19/1986/ARPN - Conversion of agricultural building into 5 dwellings (C3) with associated alterations at Building 1 and 2 Blackcroft Poultry Farm Brands Lane Kettle Green

3/19/2000/HH - Proposed loft conversion with dormers at Weathervane Cottage High Street Much Hadham

3/19/2013/FUL - Agricultural workers dwelling/permanent residence with the creation of access road at Land At The Vineries On The B1004 Green Tye Much Hadham

19/132. Confirmation of date of next meeting – Tuesday 3rd December 2019 – Much Hadham Village Hall

MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 5th November 2019, at 8:45 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 attendance: F Forth, Parish Clerk and 27 members of the public.

19/122. APOLOGIES FOR ABSENCE

Apologies for absence were received and approved from Cllr D McDonald.

19/123. DECLARATIONS OF INTEREST

None.

19/124. CHAIR'S ANNOUNCEMENTS

The Chair made the following announcements:

- land on Kettle Green Lane (to the south before the railway bridge) is being offered for sale in various plot sizes and promoted as suitable for development subject to planning permission. Under current planning policy, there is no potential for planning permission to be obtained so potential developers should take note. It is a concern as to what will happen to the land if it is sub-divided into several small plots, but the Chair is not aware of any actions the Parish Council can take to prevent that;
- East Herts Council (EHC) has been in the news recently as it was reported in the Sunday Times Homes supplement this weekend that EHC was the tenth most difficult place in the country to obtain approval for housing developments in 2018 - over a third of applications were refused;
- EHC is one of 67 local authorities that has been required to produce an action plan for under-delivering on housing. The Chair has raised questions with Cllr I Devonshire (EHC) relating to the accuracy of the statistical data contained in the latest Annual Monitoring Report (for 2017/18) in terms of what the true housing target and delivery rates are. This is being pursued because if EHC were to fall below the requirement of having a 5-year supply of housing land (it currently stands at 5.8 years), there would be a risk of the return of the presumption in favour of sustainable development for any potential sites in the parish, which would clearly be detrimental to the Neighbourhood Plan; and

- EHC recently completed a consultation on community involvement in planning decisions. The Parish Council put forward two proposals:
 - ensure deadlines for parish councils to respond to planning applications are flexible to enable consideration at monthly meetings before deadlines pass. EHC would not include this but agreed to continue extending deadlines on request;
 - amend the draft policy wording to make it clear that all comments received in response to a planning application would be made publicly available online alongside the planning application documents. This statement of current practice had been overlooked and has now been corrected.

19/125. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 1 October 2019 be accepted as a correct record of the proceedings and be signed by the Chair.

19/126. REPORTS ON OUTSTANDING MATTERS

The Chair reported that the outstanding matters were:

- Jolly Waggoners: consider options for approaching the owner to address the unkempt appearance of this site; and
- Amenity land at Moor Place Development: submit letter supporting resident's complaint that the condition attached to the planning permission has not been enforced.

The Chair highlighted that the amenity land had been discussed in the preceding Parish Council meeting. The Clerk stated that the draft letter was being finalised.

19/127. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

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

3/19/1614/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

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

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

(ii) Permissions refused:

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

3/19/1658/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

(ii) Permissions withdrawn:

3/19/1737/HH & 3/19/1738/LBC - Single storey timber orangery to rear at The Old House High Street Much Hadham

19/128. PLANNING ENFORCEMENT

The Chair outlined that a resident had raised concerns regarding roadside advertising with the Parish Council Chair, particularly permanent advertising that is facing the road and is on land that is not part of the business being advertised - this is illegal. The two most obvious examples were:

- advertising for the Ash Valley Golf Club at the B1004 junction; and
- the storage and logs adverts for Chaldean (whether that piece of land belongs to Chaldean is irrelevant as neither business is conducted from that field).

The issue to consider was whether the Parish Council wanted to ask EHC Planning Enforcement to contact the businesses and ask for them to be removed or to be relaxed and allow local businesses to promote themselves in this way.

Following discussion, it was agreed that the Clerk would phone each of the businesses in question and highlight that a resident had requested that these signs be taken down.

19/129. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

3/19/0778 - Warren Park

In response to a question from a resident regarding why the applicant at Warren Park had been allowed to appeal, the Chair outlined the statutory process that is followed for any planning application, including the likely action that the Planning Inspectorate would take when considering this appeal.

3/19/2013 – The Vineries

The applicants for this planning application were present, outlining the purpose of the application and responding to issues raised by residents. Their comments included:

- the proposed new road was to avoid lorries going through the village;
- although a new road was proposed, the existing entrances would also still be used;
- lorries should be travelling to the site via Parsonage Lane;
- 6 lorries a day are licenced for access to the Anaerobic Digester;
- the dwelling was effectively a gatehouse for security purposes. It would additionally allow for faster response to any emergency callouts to the business, especially in the early hours of the morning;
- an offer to be shown around the site;
- emergency callouts are not related to the risk of explosions but more to do with the failure of electronic and mechanical systems; and
- the business supplies the grid with enough electricity for all of Much Hadham and Widford.

A number of residents objected to this application, with reasons including:

- the size of the proposed dwelling;
- the change of use of the land required for the road and house from agricultural;
- proposed dwelling does not comply with sustainability requirements – no bus stop, no shops etc;
- moving lorries from the road in front of village houses to going behind them offered no benefit;
- that there would be no improvement in air quality as a result of the proposed new road;
- proposed new road seems superfluous and considered to be “a scar on the landscape”;
- concern that, over time, future developments could lead to a one-way circular system for the business’s traffic in the village;
- lorries are not using Parsonage Lane but the slip road from Snells Corner – this has been complained about to the Parish Council, the ward County Cllr and local MP with no remedial action being achieved; and
- concern that emergency responses to on site situations are not shared, and not referenced in the application.

3/19/1986 – Blackcroft Poultry Farm

A resident stated that the conversion was of two chicken sheds and they were not against the development per se but were against the proposal for 5 dwellings as this would more than double the number of dwellings on Brands Lane. A proposal for 3 dwellings would have been more acceptable. In addition, it was highlighted that the Lane is single track and also designated for farm vehicles, and that the proposed development was outside the village boundary.

19/130. PLANNING APPEALS

The Parish Council's response to the following planning appeal:

3/19/0778/FUL - Appeal to Planning Inspectorate for the refusal of planning permission for erection of new commercial unit for the storage of classic cars and associated parts together with the provision of 6 car spaces together with associated boundary works at Warren Park Green Tye Much Hadham

The Chair outlined that the Parish Council had already submitted its response to this planning application and, as part of the appeal process, this information would be forwarded to the Planning Inspector by EHC. In addition, he stated that no new information had been included in the statement of reasons for the appeal. It was agreed that no further submission was required from the Parish Council.

The outcome of the following planning appeal was noted:

3/18/0329/FUL - Change of use from golf course to golf course with leisure lodges - Part Retrospective at Great Hadham Golf And Country Club Great Hadham Road Much Hadham: Appeal allowed

19/131. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following applications:

None.

(ii) Objections raised on the following applications:

3/19/1986/ARPN - Conversion of agricultural building into 5 dwellings (C3) with associated alterations at Building 1 and 2 Blackcroft Poultry Farm Brands Lane Kettle Green

Object on the basis that:

- sought-after junction improvements are undeliverable;
- doubling the number of households using the restricted byway is contrary to policies designed to protect the countryside; and
- 5 units is an over-development of the site, incompatible with the character and appearance of the rural area.

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

3/19/2000/HH - Proposed loft conversion with dormers at Weathervane Cottage
High Street Much Hadham

Object on the basis that the rear dormer is too large, has an unbroken appearance and seems to be in breach of district policy HOU11(d). For information, a better design might have been supported.

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

3/19/2013/FUL - Agricultural workers dwelling/permanent residence with the creation of access road at Land At The Vineries On The B1004 Green Tye Much Hadham

Object on the basis that the application represents an unsustainable intensification of the “industrialisation” of the business in verdant countryside and the proposed new road impacts on footpaths. The proposed house is not infill and would be isolated and, therefore, outside of policy for housing in the rural area.

Vote:	For	3
	Against	1
	Abstain	0

(iii) Neutral view on the following application:

None.

(iv) Other action on the following applications:

3/19/1939/HH & 3/19/1940/LBC – Re-consultation - Single storey rear extension insertion of roof light to front and rear with alterations of windows to doors. Erection of plant room. Alterations to garden to include extension of terrace repositioned fence and insertion of gate; internal alterations to include repositioning of gas meter, creation of bathroom at first floor and utility room to ground floor, repositioning of kitchen and removal and creation of walls at Culver Lodge Widford Road Much Hadham

These applications were considered and supported at the October meeting. The amendments subsequently made do not change this view therefore no further action to be taken.

3/19/1974/LBC - Replacement of UPVC windows and door to rear elevation in double glazed timber units of appropriate design; retention of PVC rainwater goods and vent covers to rear elevation at 1 Almshouses Tower Hill Much Hadham

Application to be left to Planning’s Conservation Unit as the experts on listed buildings.

19/132. DATE OF NEXT MEETING

Tuesday, 3rd December 2019, in the Much Hadham Village Hall, following the close of the Much Hadham Parish Council meeting.

There being no further business the meeting closed at 9:44 pm