

## MUCH HADHAM PARISH COUNCIL

Fiona Forth  
Clerk of the Council  
Tel: 01279 861869  
e-mail: [fionaforthmhpc@gmail.com](mailto: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 February 2020**, 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 January 2020

### A G E N D A

- 20/12. Apologies for absence
- 20/13. Declarations of Interest
- 20/14. Chair's announcements
- 20/15. Minutes of the last meeting held on 7 January 2020
- 20/16. Reports on outstanding matters
- 20/17. Decisions issued by East Herts Council:
- (i) Permissions granted:
- 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
- 3/19/2317/HH - Demolition of existing conservatory and lean to extension and erection of single storey extension at The Bell House Widford Road Much Hadham
- (ii) Permission refused:
- None
- (iii) Application withdrawn:
- None
- 20/18. Planning enforcement
- 20/19. Residents' comments on current planning applications and appeals
- 20/20. Planning appeals
- To consider the Parish Council's response to the following planning appeal:
- 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
- To note the outcome of the following planning appeal:
- 3/19/0293/HH - Retention of flat roof front two storey extension (with juliet balcony) at Whiskers South End Perry Green Much Hadham: Appeal allowed with conditions

- 20/21. Current Planning Applications for Committee to consider:
- 3/19/2631/FUL - Replacement 4 bedroom dwelling and erection of a car port at Ridgemont Widford Road Much Hadham
  - 3/20/0002/LBC - Proposed single storey rear extension at The Old Nurseries Widford Road Much Hadham
  - 3/20/0003/HH - Erection of detached garage with room over at Watersdown Station Road Much Hadham
  - 3/20/0023/HH - Removal of door to ground floor front elevation and insertion of window; removal of window to side elevation and insertion of door at 27 Ash Meadow Much Hadham
- 20/22. East Herts Council consultation: Affordable Housing Supplementary Planning Document  
To approve the Parish Council's response to the consultation
- 20/23. Date of next meeting – Tuesday 3<sup>rd</sup> March 2020 at Green Tye Mission Hall

## MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 4<sup>th</sup> February 2020, at 8:40 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 no members of the public.

### 20/12. APOLOGIES FOR ABSENCE

None.

### 20/13. DECLARATIONS OF INTEREST

None.

### 20/14. CHAIR'S ANNOUNCEMENTS

The Chair made the following announcements:

- the travellers at Little Hadham have their won planning appeal for a travellers' site; and
- a planning application for 9 dwellings at South End, Perry Green has been deferred from this meeting to the March meeting.

Following discussion, it was agreed that the developer, Grange Builders, would be invited to the March meeting to introduce the scheme and to provide an opportunity for questions to be asked.

### 20/15. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 7 January 2020 be accepted as a correct record of the proceedings and be signed by the Chair.

### 20/16. REPORTS ON OUTSTANDING MATTERS

The Clerk reported that no further information had been provided by the East Herts Council's Enforcement Team in respect of the Moor Place Park nature reserve.

For the Jolly Waggoners, the Chair reported that a local resident had contacted the owner to request that the site be made secure. A further resident had contacted PCSO Leon de Bruyn, requesting that he check for any rough sleepers.

#### 20/17. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

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

3/19/2317/HH - Demolition of existing conservatory and lean to extension and erection of single storey extension at The Bell House Widford Road Much Hadham

(ii) Permissions refused:

None.

(iii) Permissions withdrawn:

None.

#### 20/18. PLANNING ENFORCEMENT

No items in addition to those reported as part of outstanding matters (Minute ref: 20/16) to be considered.

#### 20/19. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

None.

#### 20/20. PLANNING APPEALS

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

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

No further information to add as part of the appeals process.

The outcome of the following planning appeal 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:  
Appeal allowed with conditions

20/21. CURRENT PLANNING APPLICATIONS CONSIDERED

At the start of this agenda item, the Clerk reported that the following linked applications had been withdrawn on 3<sup>rd</sup> February:

3/20/0002/LBC - Proposed single storey rear extension at The Old Nurseries Widford Road Much Hadham – on the agenda for tonight’s meeting; and

3/19/2526/HH - Proposed single storey rear extension at The Old Nurseries Widford Road Much Hadham – considered at the January 2020 meeting.

(i) Support given to the following application:

3/20/0023/HH - Removal of door to ground floor front elevation and insertion of window; removal of window to side elevation and insertion of door at 27 Ash Meadow Much Hadham

Support application but would make this ancillary point to be addressed by condition or building regulations: the internal door arrangements show the doors clashing when both are opened, which is an accident waiting to happen. The doors should be hinged appropriately to avoid this risk.

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

(ii) Objections raised on the following application:

3/20/0003/HH - Erection of detached garage with room over at Watersdown Station Road Much Hadham

Objection on the basis that:

- it is a large building for 3 vehicles with games/hobby room above and will not be at all subservient to the house, being of a similar height and far closer to the street from which it will dominate the view of the property. It is sited well forward of the building line, which has otherwise been respected by all the neighbouring properties. The building would be side on to the street, presenting a blank gable wall. Roller shutter doors giving an industrial feel to the front elevation are proposed;
- there is a complete disregard for the requirement to preserve or enhance the Conservation Area – indeed it would be detrimental to the character of Station Road, with its spacious front gardens. Policy HA4 requires

development to “respect established building lines, layouts and patterns” and “be of a scale proportion, form, height, design and overall character that accords with and complements the surrounding area.”; and

- no justification is provided as to why this application should be supported.

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

(iii) Neutral view on the following application:

3/19/2631/FUL - Replacement 4 bedroom dwelling and erection of a car port at Ridgemont Widford Road Much Hadham

**Vote:** all Cllrs present voted to be neutral for this application.

20/22. EAST HERTS COUNCIL CONSULTATION

The Chair highlighted that East Herts Council are consulting, again, on an Affordable Housing Supplementary Planning Document (SPD). Following discussion, it was agreed that the Chair would draft a response to the consultation for approval via email and submission prior to the deadline of 27<sup>th</sup> February. The key element of the response will be that the SPD should include community-led housing as a source of affordable housing.

20/23. DATE OF NEXT MEETING

Tuesday, 3<sup>rd</sup> March 2020, 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 9:13 pm