

## MUCH HADHAM PARISH COUNCIL

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Notice is hereby given that the **virtual** meeting of the Much Hadham Parish Council **Planning Committee** will be held on **Tuesday, 2 June 2020**, 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.

For access to this virtual meeting, please request details using email address above or visit the Parish Council website.

*F M Forth*

Fiona Forth  
Clerk of the Council

28 May 2020

### A G E N D A

- 20/53. Apologies for absence
- 20/54. Declarations of Interest
- 20/55. Chair's announcements
- 20/56. Minutes of the last meeting held on 5 May 2020
- 20/57. Reports on outstanding matters
- 20/58. East Herts Council Policies Map
- 20/59. Land for Sale at Kettle Green Lane
- 20/60. Decisions issued by East Herts Council:
  - (i) Permissions granted:  
3/20/0625/HH - Demolition of side extension; erection of a single storey side extension at Culver Cottage Widford Road Much Hadham
  - (ii) Permission refused:  
None
  - (iii) Application withdrawn:  
None
- 20/61. Planning enforcement
- 20/62. Residents' comments on current planning applications and appeals
- 20/63. Planning appeals: None to consider or note
- 20/64. Current Planning Applications for Committee to consider:
  - 3/20/0860/HH - Erection of detached garage at Watersdown Station Road Much Hadham
  - 3/20/0951/HH - Proposed single storey rear extension and side extension, and first floor side extension at 9 Ash Meadow Much Hadham
- 20/65. Confirmation of date of next meeting – Tuesday 7<sup>th</sup> July 2020 – arrangements to be confirmed



## 20/58. EAST HERTS COUNCIL POLICIES MAP

The Chair reminded those present that East Herts Council had been asked why the common land in the hamlets had not been properly mapped in accordance with the information provided by the Parish Council during the appropriate consultation in Autumn 2016. This is important as common land cannot be built on, so certainty is needed about its boundaries.

The Chair stated that East Herts Council had replied, reporting that mapping had been amended in accordance with information received from their consultants at the time. It is no longer possible to prove what information had been received by the consultants but comparison between the information supplied and Policies Map indicates that some of the changes were made but not others. In addition, other mistakes are being found as this work continues.

## 20/59. LAND FOR SALE AT KETTLE GREEN LANE

This matter was covered as part of planning enforcement (Minute ref: 20/61)

## 20/60. DECISIONS ISSUED BY EAST HERTS COUNCIL

### (i) Permissions granted:

3/20/0625/HH - Demolition of side extension; erection of a single storey side extension at Culver Cottage Widford Road Much Hadham

### (ii) Permissions refused:

None

### (iii) Permissions withdrawn:

None.

## 20/61. PLANNING ENFORCEMENT

### Land for sale at Kettle Green Lane

Cllr D McDonald provided an update on the sale of land at Kettle Green Lane. Individual plots of land are being sold and concerns over what this land could be used for were raised with Cllr I Devonshire (EHC). It was confirmed that East Herts Council are aware of this site and have already obtained a Queens Counsel (QC) opinion that an Article 4 directive is not appropriate – this needs hard evidence of travellers moving on to this site which is not the case. In addition, it was highlighted that Planning Enforcement officers are monitoring this site but no action can be taken until a transgression occurs.

The Chair noted that an Article 4 directive restricts the scope of permitted development rights.

#### Plot 12A – Moor Place Park

Cllr D McDonald highlighted that there is no house on plot 12A as it is supposed to be landscaped as an amenity space. The required landscaping has either not been undertaken or undertaken to a poor standard. As agreed at the last meeting, a letter was issued to East Herts Council Planning Enforcement but no response received as yet, despite chasing.

#### Nature Reserve – Moor Place Park

Cllr D McDonald highlighted that this site was supposed to have had trees planted on it. The last response from East Herts Council Planning Enforcement (reported to the 3<sup>rd</sup> March 2020 meeting) referred to the potential of no further action being taken given the passage of time and the breach being considered a technical one. A letter in response to these points has been sent.

#### General issues

Cllr D McDonald raised concerns about the lack of effective enforcement measures on the part of East Herts Council in respect of Plot 12A and the nature reserve, which undermined the effectiveness of the planning regime and the respect in which it is held by developers. In order to raise these concerns and to establish a direct line of communication with East Herts Council on enforcement matters, he confirmed a meeting would be requested with its Heads of Planning and Legal.

The Clerk highlighted that given there are strict timetables for planning applications, it is possible that there are markers in the planning system to identify breaches in conditions. She stated that the monthly report she generates do, on occasions, detail when a planning condition has been met. She agreed to explore this further with the Planning Support Service Manager.

#### 20/62. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

None.

#### 20/63. PLANNING APPEALS

No planning appeals to consider and no appeal decisions to note.

20/64. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following applications:

3/20/0951/HH - Proposed single storey rear extension and side extension, and first floor side extension at 9 Ash Meadow Much Hadham

Support subject to satisfaction on the level of parking provision.

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

(ii) Objections raised on the following application:

3/20/0860/HH - Erection of detached garage at Watersdown Station Road Much Hadham

Objection on the basis that:

- its location is well forward of the building line and fails to respect the open character of the area therefore the siting is out of keeping with the street scene; and
- roller shutter doors add an industrial appearance, unsuited to a conservation area.

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

(iii) Neutral view on the following application:

None.

20/65. DATE OF NEXT MEETING

Tuesday, 7<sup>th</sup> July 2020 following the close of the Much Hadham Parish Council meeting. Arrangements to be confirmed but likely to be in the same format as tonight if restrictions are not lifted. Any suggestions for improvement on the meeting format can be sent to the Clerk.

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There being no further business the meeting closed at 9:52 pm