

## 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, 7 July 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

2 July 2020

### AGENDA

- 20/66. Apologies for absence
- 20/67. Declarations of Interest
- 20/68. Chair's announcements
- 20/69. Minutes of the last meeting held on 2 June 2020
- 20/70. Reports on outstanding matters
- 20/71. Decisions issued by East Herts Council: None
- 20/72. Planning enforcement
- 20/73. Residents' comments on current planning applications and appeals
- 20/74. Planning appeals: None to consider or note
- 20/75. Current Planning Applications for Committee to consider:
  - 3/20/0860/HH - Reconsultation: Erection of detached garage at Watersdown Station Road Much Hadham
  - 3/20/1099/VAR - Variation of condition 2 (Approved plans) of the LPA's approval
  - 3/18/0263/FUL: Proposals for the demolition of old 'Combine' Shed and for the erection of two new dwellings, new 3 bay Cart Lodge for Yew Tree House and 2 car parking spaces for curtilage houses. Amendment to the approved drawings in that roof lanterns are proposed over the single storey kitchen element and the green roof proposed for this area will now be a standard flat roof finish at Yew Tree House Kettle Green Lane Much Hadham
  - 3/20/1104/HH - Creation of swimming pool at Oak Tree House Oudle Lane Much Hadham
  - 3/20/1145/HH - Demolish existing poolhouse and erect poolhouse and link to main house at Farthings Station Road Much Hadham
  - 3/20/1220/HH - Excavation works to create a pond 30 x 70 metre; depth of 4 feet with a central island at Bluebell Farm New Barns Lane Much Hadham
  - 3/20/1223/FUL - Construction of an agricultural storage/workshop building to replace dilapidated barn at Pretoria Villa Green Tye Much Hadham
- 20/76. Date of next meeting – Tuesday 4<sup>th</sup> August 2020 – arrangements to be confirmed

## MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee virtual meeting held on Tuesday, 7<sup>th</sup> July 2020, at 9:30 pm.

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 2 members of the public.

### 20/66. APOLOGIES FOR ABSENCE

None.

### 20/67. DECLARATIONS OF INTEREST

None.

### 20/68. CHAIR'S ANNOUNCEMENTS

The Chair highlighted that the sale of plots of land in Kettle Green Lane are still an issue, referring to the recent email circulated by the Clerk where a purchaser was seeking to build houses on their plot.

In addition, it was reported that concern had been raised about the allotments at Jobbers Wood. At this stage, following a visit, no further action was required but it was noted that chicken runs had been installed.

### 20/69. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 2 June 2020 be accepted as a correct record of the proceedings and be signed by the Chair.

### 20/70. REPORTS ON OUTSTANDING MATTERS

The report circulated by the Clerk was considered. The following points were noted:

- the East Herts Council Enforcement Officer dealing with the matters relating to the nature reserve and Plot 12A at Moor Park Place is currently on leave;
- a response had been received from the landowner in relation to the Kettle Green Lane nature reserve; and

- a date for the proposed meeting with the Heads of Planning and Legal at East Herts Council was still outstanding.

20/71. DECISIONS ISSUED BY EAST HERTS COUNCIL

No decisions issued by East Herts Council since the last meeting.

20/72. PLANNING ENFORCEMENT

No items in addition to those reported as part of outstanding matters (Minute ref: 20/70) to be considered.

20/73. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

3/20/1104/HH - Creation of swimming pool at Oak Tree House

A resident reported that a small copse had been removed, highlighting that this small woodland area had been unique as on the banks of the River Ash. In addition, it was noted that laurel trees had been planted and these are not considered good for the natural environment.

20/74. PLANNING APPEALS

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

20/75. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following applications:

3/20/1099/VAR - Variation of condition 2 (Approved plans) of the LPA's approval 3/18/0263/FUL: Proposals for the demolition of old 'Combine' Shed and for the erection of two new dwellings, new 3 bay Cart Lodge for Yew Tree House and 2 car parking spaces for curtilage houses. Amendment to the approved drawings in that roof lanterns are proposed over the single storey kitchen element and the green roof proposed for this area will now be a standard flat roof finish at Yew Tree House Kettle Green Lane Much Hadham

<b>Vote:</b>	For	4
	Against	0
	Abstain	1

3/20/1145/HH - Demolish existing poolhouse and erect poolhouse and link to main house at Farthings Station Road Much Hadham

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

(ii) Objections raised on the following application:

3/20/0860/HH - Reconsultation: 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.

3/20/1104/HH - Creation of swimming pool at Oak Tree House Oudle Lane Much Hadham

Objection on the basis that:

- no flood risk assessment provided;
- a copse has been destroyed contrary to policies for conserving and enhancing the natural environment; and
- there were no measures to prevent the discharge of waste water into the river.

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

3/20/1220/HH - Excavation works to create a pond 30 x 70 metre; depth of 4 feet with a central island at Bluebell Farm New Barns Lane Much Hadham

Objection on the basis that creation of a pond and associated bunds is outside the scope of permitted development in the rural area beyond the green belt – policy GBR2 – and detrimental to the natural landscape.

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

(iii) Neutral view on the following application:

3/20/1223/FUL - Construction of an agricultural storage/workshop building to replace dilapidated barn at Pretoria Villa Green Tye Much Hadham

**Vote:** all Cllrs present voted to be neutral on this application. It was noted that the ridge height has increased over successive applications.

20/76. DATE OF NEXT MEETING

Tuesday, 4<sup>th</sup> August 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 10:00 pm