

## **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, 1 September 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

26 August 2020

### **A G E N D A**

20/88. Apologies for absence

20/89. Declarations of Interest

20/90. Chair's announcements

20/91. Minutes of the last meeting held on 4 August 2020

20/92. Reports on outstanding matters

20/93. Decisions issued by East Herts Council

(i) Permissions granted:

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

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

(ii) Permission refused:

None

(iii) Application withdrawn:

None

20/94. Planning enforcement

20/95. Residents' comments on current planning applications and appeals

20/96. Planning appeals

20/97. Current Planning Applications for Committee to consider:

3/20/1403/FUL - Demolition of building (use class C3) and erection of dwelling at Ridgemont Widford Road Much Hadham

3/20/1468/HH & 3/20/1469/LBC - Alterations and conversion of lean-to create habitable accommodation; works to include enclosure of store, insertion of glazed timber doors; replacement of glazed doors; replacement of the roof and dry lining of the internal brick wall at The Coach House Moor Place Park Much Hadham

3/20/1590/HH - Erection of Gazebo at Lordship Cottage Much Hadham

3/20/1623/HH - Loft extension at Five Farthings 1 Snells Cottages Aerodrome Road Green Tye Much Hadham

20/98. Date of next meeting – Tuesday 6<sup>th</sup> October 2020 – arrangements to be confirmed

## **MUCH HADHAM PARISH COUNCIL**

MINUTES of the Much Hadham Parish Council Planning Committee virtual meeting held on Tuesday, 1<sup>st</sup> September 2020, at 9:07 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 no members of the public.

### 20/88. APOLOGIES FOR ABSENCE

None.

### 20/89. DECLARATIONS OF INTEREST

None.

### 20/90. CHAIR'S ANNOUNCEMENTS

The Chair reported that the Barn School site had been sold, highlighting that up to 18 developers had expressed interest in this site. In addition, the land south of Culver had also been sold. Developments in relation to these sites would be monitored.

### 20/91. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 4 August 2020 be accepted as a correct record of the proceedings and be signed by the Chair.

### 20/92. REPORTS ON OUTSTANDING MATTERS

The report circulated by the Clerk was considered.

Cllr D McDonald expanded on the following enforcement matters:

- nature reserve at Moor Park Place – East Herts Council still assert that the spirit of the condition has been complied with;
- Plot 12A at Moor Place Park – whilst the required path and car park are rough in nature, these have been considered as compliant with conditions; and
- meeting with Head of Planning has been arranged for Monday 7<sup>th</sup> September which will be attended by Cllr D McDonald and the Chair.

The intention is that the meeting with the Head of Planning will be constructive and seek to address the perceived deficiencies that undermine the planning system. For example, the lack of precision in the drafting of planning conditions, the lack of a time frame for conditions and the speed at which enforcement action is taken by East Herts. In addition, the meeting will seek to create a forum to enable more effective communication between the Councils as to whether there is a role that the Parish Council can take to monitor planning conditions locally.

In terms of the Policies Map, the Chair highlighted that the Planning team asked him to confirm their amendments as drafted for East Herts Cllrs to approve.

#### 20/93. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

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

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

(ii) Permissions refused:

None.

(iii) Permissions withdrawn:

None.

#### 20/94. PLANNING ENFORCEMENT

No items in addition to those reported as part of outstanding matters (Minute ref: 20/92) to be considered.

#### 20/95. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

None.

20/96. PLANNING APPEALS

The Clerk highlighted that there had been no changes to the appeals log since last month. The new appeal referred to at the last meeting still lacks documentation.

20/97. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following applications:

3/20/1468/HH & 3/20/1469/LBC - Alterations and conversion of lean-to create habitable accommodation; works to include enclosure of store, insertion of glazed timber doors; replacement of glazed doors; replacement of the roof and dry lining of the internal brick wall at The Coach House Moor Place Park Much Hadham

Support given subject to being supported by the Conservation Unit.

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

3/20/1590/HH - Erection of Gazebo at Lordship Cottage Much Hadham

Support given subject to approval by the Conservation Unit.

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

3/20/1623/HH - Loft extension at Five Farthings 1 Snells Cottages Aerodrome Road Green Tye Much Hadham

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

(ii) Objections raised on the following application:

3/20/1403/FUL - Demolition of building (use class C3) and erection of dwelling at Ridgemont Widford Road Much Hadham

Objection on the basis that:

- no information is given as to how the roof ridges are aligned with the neighbours;
- the glazing to the front and rear fails policy DES4 as the appearance is at odds with the existing scale of detailing and composition;
- proposed car parking spaces does not comply with policy TRA 3; and
- numerous errors in relation to orientation and scale within the supporting plans.

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

(iii) Neutral view on the following application:

None

20/98. DATE OF NEXT MEETING

Tuesday, 6<sup>th</sup> October 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.

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There being no further business the meeting closed at 9:41 pm