

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, 6 October 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

1st October 2020

A G E N D A

- 20/99. Apologies for absence
- 20/100. Declarations of Interest
- 20/101. Chair's announcements
- 20/102. Minutes of the last meeting held on 1 September 2020
- 20/103. Reports on outstanding matters
- 20/104. Decisions issued by East Herts Council
- (i) Permissions granted:
- 3/20/0437/FUL & 3/20/0438/LBC - Insertion of boiler flue to south elevation wall at 1 and 2 Church End Cottages High Street Much Hadham
- 3/20/1061/HH - Replacement one bedroomed annexe ancillary and extension to stables to provide office/workshop above and external staircase to side elevation at Wharenui Danebridge Lane Much Hadham
- 3/20/1327/HH - Demolition of conservatory and erection of ground floor rear extension incorporating 4 roof-lights at 2 Applecroft Windmill Way Much Hadham
- (ii) Permissions refused:
- 3/20/1223/FUL - Construction of an agricultural storage/workshop building to replace dilapidated barn at Pretoria Villa Green Tye Much Hadham
- 3/20/1253/HH - Demolition of existing outbuildings; construction of part single storey and part two storey side and rear extensions incorporating a first floor terrace, single storey side extension, new ground floor front bay window, new first floor front dormer and rooflights at 1 Danebridge Lane Much Hadham
- (iii) Application withdrawn:
- None
- 20/105. Planning enforcement
- 20/106. Residents' comments on current planning applications and appeals

20/107. Planning appeals

20/108. Current Planning Applications for Committee to consider:

3/20/1557/OUT - Proposed outdoor meditation and yoga retreat with all matters reserved at Land to South of Kettle Green Lane Much Hadham

3/20/1605/HH - Erection of timber outbuilding with open sided logstore at Culver Widford Road Much Hadham

3/20/1609/HH – Insertion of rear dormer window and two rooflights to the front elevation at 36 Ash Meadow Much Hadham

20/109. Date of next meeting – Tuesday 3rd November 2020 – arrangements to be confirmed

MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee virtual meeting held on Tuesday, 6th October 2020, at 8:38 pm.

Members: *Cllr I Hunt (Committee Chair) *Cllr D McDonald
 *Cllr B O'Neill *Cllr S Smith
 *Cllr K Twort

*Denotes present.

In attendance: 8 members of the public and apologies were received from F Forth, Parish Clerk who was unwell. It was noted that the meeting was being recorded to enable the minutes to be produced.

20/99. APOLOGIES FOR ABSENCE

None.

20/100. DECLARATIONS OF INTEREST

The Chair declared an interest in the following planning application:

3/20/1605/HH - Erection of timber outbuilding with open sided logstore at Culver Widford Road Much Hadham

20/101. CHAIR'S ANNOUNCEMENTS

The Chair reported that a White Paper – Planning for the Future – had been published for consultation which included proposals for:

- a nationally set target of 300,000 homes per annum;
- a requirement that local authorities to designate all land as being for Growth, for Renewal or Protected with less capacity for local influence on planning applications once these designations are made;
- expectation that communities would be more involved in plan-setting instead of development management decisions;
- more emphasis on the preparation of local design codes for “beautiful and sustainable places”;
- indications that Green Belt and Conservation Areas would be designated as Protected;
- planning enforcement would be strengthened; and
- continuation of the significant role of neighbourhood plans.

The progress of the White Paper would be monitored.

In addition, the Chair highlighted that a further consultation had just closed in relation to changes to the current planning system. The only local impact of these changes related to the proposal to excuse smaller developers from making affordable housing contributions on sites of up to 40 or 50 dwellings which could impact on any future development at the Barn School site. A ministerial statement on the consultation proposals is expected before Christmas.

20/102. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 1 September 2020 be accepted as a correct record of the proceedings and be signed by the Chair.

20/103. REPORTS ON OUTSTANDING MATTERS

No report available to consider.

20/104. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

3/20/0437/FUL & 3/20/0438/LBC - Insertion of boiler flue to south elevation wall at 1 and 2 Church End Cottages High Street Much Hadham

3/20/1061/HH - Replacement one bedroomed annexe ancillary and extension to stables to provide office/workshop above and external staircase to side elevation at Wharenui Danebridge Lane Much Hadham

3/20/1327/HH - Demolition of conservatory and erection of ground floor rear extension incorporating 4 roof-lights at 2 Applecroft Windmill Way Much Hadham

(ii) Permissions refused:

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

3/20/1253/HH - Demolition of existing outbuildings; construction of part single storey and part two storey side and rear extensions incorporating a first floor terrace, single storey side extension, new ground floor front bay window, new first floor front dormer and rooflights at 1 Danebridge Lane Much Hadham

(iii) Permissions withdrawn:

None.

20/105. PLANNING ENFORCEMENT

Cllr D McDonald reported that he and the Chair had met with East Herts Council's Head of Planning and Cllr Jan Goodeve (EHC), responsible for Planning, on the 7th September. Members of the Planning Enforcement Team and the Head of Legal had unfortunately not been able to attend this meeting.

Cllr D McDonald commented that the meeting had been useful and enabled the Parish Council's concerns to be raised in relation to Plot 12A and the nature reserve at Moor Place Park, as well as planning and enforcement in general. A further meeting is being arranged to discuss the points raised in more detail, particularly with the Planning Enforcement Team and the Head of Legal present.

Cllr D McDonald highlighted two specific suggestions which had been discussed with the Head of Planning from the Town and Country Planning Act 1990:

- that greater use could be made of Section 215 where notices are issued to force landowners to clean up their land when its condition adversely affects the amenity of an area; and
- planning conditions could be detailed in Section 106 agreements which would make it easier for East Herts to ensure conditions are met through the use of injunctions or completing the condition themselves and recharging the cost to the landowner.

Finally, Cllr D McDonald reported that East Herts are about to review its enforcement strategy.

20/106. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

3/20/1557/OUT - Yoga retreat at Land to South of Kettle Green Lane

Two residents made the following points in relation to this application:

- a number of objections to this application have been made;
- proposal is harmful to the rural view;
- development will result in a loss of agricultural land for the development itself as well as render the remainder of the field inoperable for farming purposes;
- increased traffic on Kettle Green Lane poses safety issues, as well as at the T-junction with the High Street;
- public rights of way will be adversely affected; and
- tourism aspect features in the application but this will spoil the existing tourism aspects of the village.

In conclusion, residents asked the Committee to consider objecting to this application as there was a risk that, if approved, it could set a precedent for subsequent applications in this area.

20/107. PLANNING APPEALS

The Chair highlighted that there are still no papers filed for the appeal on the site at South End, next to St Elizabeth's, which was lodged in July. In addition, a new appeal has been registered for the extension to Millers View that was rejected in March and no papers have been filed in this case either. It was noted that previous appeals on this site had failed.

20/108. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following applications:

3/20/1605/HH - Erection of timber outbuilding with open sided logstore at Culver Widford Road Much Hadham

Note: all Cllrs present voted to support this application. The Chair had declared an interest in this application and muted himself from the meeting. In the Chair's absence, Cllr D McDonald led this item.

(ii) Objections raised on the following application:

3/20/1557/OUT - Proposed outdoor meditation and yoga retreat with all matters reserved at Land to South of Kettle Green Lane Much Hadham

Objection on the basis that:

- Policy GBR2 permits development in very limited, specified circumstances on land in the rural area beyond the green belt and whilst outdoor yoga and meditation might be classed as outdoor recreation, and be permissible, the application is for several buildings in which indoor activities would be conducted, none of them permissible purposes. The building size suggests they are not merely ancillary to the outdoor activity;
- the application states that the site would be accessed by a new internal road but there is no planning application for such a road from whomever owns the land it would pass over. Any such road would exit the field at a blind bend and clearly would be impermissible on safety grounds, contrary to TRA2. Policies TRA1 and CFLR1 requires there to be sustainable travel options but the site is well away from bus routes and there is no paved pedestrian access to it; and
- the buildings would appear incongruous located in the middle of an agricultural field, visible from all directions and contrary to DES2 which requires proposals to conserve or enhance the landscape character. DES4 requires proposals to make the best possible use of the land in terms of scale, mass, siting and so forth but this application merely seems to drop buildings on to land with no thought for landscape impact.

Although reserved matters are to be addressed later, the Parish Council highlights that:

- any night-time illumination would be contrary to EQ3 as harmful to the local ecology; and
- no proposals are made for how a net gain in biodiversity would be achieved, contrary to NE2.

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

3/20/1609/HH – Insertion of rear dormer window and two rooflights to the front elevation at 36 Ash Meadow Much Hadham

Objection on the basis that:

- the dormer is conspicuous as very visible from the pavement as this house is side on to the highway;
- the view from the public realm is of the side of the dormer as a dominant addition to the roof form. There would be an adverse impact on the appearance of the Conservation Area, in that it does not accord with or complement the pitched roof style of all the other houses around it; and
- this house has already been extended substantially on the ground floor with a rear/side extension and there comes a point when increases in the size and mass of a house can become disproportionate for its location.

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

(iii) Neutral view on the following application:

None

20/109. DATE OF NEXT MEETING

Tuesday, 3rd November 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.

There being no further business the meeting closed at 9:15 pm