

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, 3 November 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

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Clerk of the Council

29th October 2020

A G E N D A

- 20/110. Apologies for absence
- 20/111. Declarations of Interest
- 20/112. Chair's announcements
- 20/113. Minutes of the last meeting held on 6 October 2020
- 20/114. Reports on outstanding matters
- 20/115. Decisions issued by East Herts Council
- (i) Permissions granted:
- 3/20/1403/FUL - Replacement 4 bedroom dwelling, changes to land levels, including erection of retaining walls and external stairs and boundary treatment at Ridgemont Widford Road Much Hadham
- 3/20/1590/HH - Erection of Gazebo at Lordship Cottage Much Hadham
- (ii) Permissions refused:
- 3/20/1609/HH - Insertion of rear dormer window and two rooflights to the front elevation at 36 Ash Meadow Much Hadham
- (iii) Application withdrawn:
- 3/20/1623/HH - Loft extension at Five Farthings 1 Snells Cottages Aerodrome Road Green Tye Much Hadham
- 20/116. Planning enforcement
- 20/117. Residents' comments on current planning applications and appeals
- 20/118. Planning appeals
- To consider the Parish Council's response to the following planning appeal:
- 3/20/0144/FUL - Demolition of all buildings. Erection of 9 dwellings (3 detached, 6 semi-detached), together with associated cart lodges/car ports served by a new access and 24 parking spaces at Land At South End Perry Green Much Hadham

20/119. Current Planning Applications for Committee to consider:

3/20/2007/LBC - Replacement of doors and windows at Wynches Bothy Black Bridge Lane Much Hadham

3/20/2015/HH & 3/20/2082 LBC - Minor works to change side cartlodge into a garage with timber cladding to match existing cartlodge at Wenlock House Moor Place Park Much Hadham

20/120. Date of next meeting – Tuesday 1st December 2020 – arrangements to be confirmed

20/114. REPORTS ON OUTSTANDING MATTERS

The Chair reported that the matter relating to the errors on the District Policies Map had been cleared and an update on the remaining matters would be considered under enforcement (Minute ref: 20/116).

20/115. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

3/20/1403/FUL - Replacement 4 bedroom dwelling, changes to land levels, including erection of retaining walls and external stairs and boundary treatment at Ridgemont Widford Road Much Hadham

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

(ii) Permissions refused:

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

(iii) Permissions withdrawn:

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

20/116. PLANNING ENFORCEMENT

Cllr D McDonald reported that a further meeting with East Herts Council had taken place on 28th October, following on from the previously reported meeting of 7th September. Those involved were himself, the Chair, East Herts Council's Head of Planning, and two Planning Enforcement officers who have been involved in the Moor Place Park Plot 12A and Nature Reserve enforcement cases. The purpose of the meeting was to discuss:

- the Parish Council's concerns regarding East Herts Council's failure to take effective enforcement measures in respect of Plot 12A and the Nature Reserve;
- ways in which the planning and enforcement process could be made more effective in the parish; and
- implementing structures for closer working relations and greater Parish Council input on local planning and enforcement matters in the future.

In discussing the Moor Place Park enforcement cases, the following points were made by the lead Planning Enforcement officer:

- both enforcement cases are still open and relevant landowners are being engaged with;
- less attention had been made to drafting planning conditions in the past which is causing the current issues;
- the Planning Department is understaffed;
- approximately 500 complaints are received annually, and enforcement action is only brought in respect of a very small number of them;
- almost no proactive monitoring is undertaken by East Herts Council with the majority of enforcement action being triggered by complaints from individuals (neighbours and others); and
- in relation to the Nature Reserve, a guiding principle which the Council follows in deciding whether to bring enforcement action is that of “expediency” – i.e. whether the harm which will result from not taking enforcement action is sufficient to justify intervention. In response, the Parish Council representatives highlighted that failing to implement a required programme of tree planting was a clear breach of an important condition, bearing in mind that what was required to be created was a nature reserve.

Cllr D McDonald highlighted that he had raised, again, the possibility of East Herts serving what are known as s102 or s215 notices as an interim enforcement option to get these two specific sites tidied up. In addition, he noted that there was no support from East Herts Council to include time frames in planning conditions, with the suggestion that it was impossible to do so due to legal reasons and this will be followed up.

In terms of the future, the following points were made:

- both Plot 12A and the Nature Reserve would continue to be monitored by East Herts Council and the Parish Council would be informed as and when decisions are made as to whether or not to take enforcement action;
- a forum for regular bi-partite discussions and for “round table” discussions, involving other Parish Councils, to be established by Head of Planning;
- the Parish Council will supply a summary of suggestions on how the planning and enforcement process could be improved to the Head of Planning, for further discussion;
- the Parish Council will be afforded an opportunity to input into the East Herts Council’s review and update of its Enforcement Strategy policy document which they are currently preparing;
- the Parish Council offered to assist in monitoring the implementation of planning conditions in our Parish so that, where appropriate, enforcement action can be taken in a timely way.

In summary, Cllr D McDonald stated that the meeting had been good in parts. Continued action will be required to ensure that effective action is taken by East Herts Council in respect of Plot 12A and the Nature Reserve and to set up the structures mentioned. This will enable the Parish Council to play a more effective role in the process and establish direct lines of communication with the Planning and Enforcement teams.

20/117. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

None.

20/118. PLANNING APPEALS

The Chair highlighted that from the appeals log, circulated with the agenda, that there is no progress on either open appeal except for the timetable being set for the South End appeal – see below.

To consider the Parish Council's response to the following planning appeal:

3/20/0144/FUL - Demolition of all buildings. Erection of 9 dwellings (3 detached, 6 semi-detached), together with associated cart lodges/car ports served by a new access and 24 parking spaces at Land At South End Perry Green Much Hadham

The Chair highlighted that no documents for the appeal are available, despite the Planning Officer informing the Clerk that these would be. Consequently, no further action is possible at this stage. The Clerk reminded those present that the Planning Inspectorate deadline is 26th November.

20/119. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following applications:

3/20/2007/LBC - Replacement of doors and windows at Wynches Bothy Black Bridge Lane Much Hadham

Vote: all Cllrs present voted to support this application.

3/20/2015/HH & 3/20/2082/LBC - Minor works to change side cartlodge into a garage with timber cladding to match existing cartlodge at Wenlock House Moor Place Park Much Hadham

Vote: all Cllrs present voted to support this application.

(ii) Objections raised on the following application:

None

(iii) Neutral view on the following application:

None

20/120. DATE OF NEXT MEETING

Tuesday, 1st December 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 9:42 pm