

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, 12th January 2021**, 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

7th January 2021

AGENDA

- 21/1. Apologies for absence
- 21/2. Declarations of Interest
- 21/3. Chair's announcements
- 21/4. Minutes of the last meeting held on 1 December 2020
- 21/5. Reports on outstanding matters
- 21/6. Decisions issued by East Herts Council
 - (i) Permissions granted:
 - 3/20/2007/LBC - Replacement of doors and windows at Wynches Bothy Black Bridge Lane Much Hadham
 - 3/20/2015/HH & 20/3/2082/LBC - Conversion of cartlodge into a garage at Wenlock House Moor Place Park Much Hadham
 - 3/20/2156/HH - Proposed single storey side extension incorporating 2 rooflights, with a basement and basement garden incorporating retaining walls at Wayside Widford Road Much Hadham
 - (ii) Permissions refused:
 - None
 - (iii) Application withdrawn:
 - None
- 21/7. Planning enforcement
- 21/8. Residents' comments on current planning applications and appeals
- 21/9. Planning appeals
 - No planning appeals to consider nor any planning appeal decisions to note

21/10. Current Planning Applications for Committee to consider:

3/19/1045/OUT - Amendment to the planning application to include provision for Gypsies, Travellers pitches/Travelling Showpeople plots at Land north of the Stort Valley and the A414 Gilston Herts

3/20/2352/HH - Proposed drainage works at High Bank Station Road Much Hadham

3/20/2375/FUL - Demolition of outbuildings, erection of 3, two bedroomed dwellings, 3, three bedroomed dwellings and 2 four bedroomed dwellings, conversion of barn to dwelling; change of use of Long Barn from Cafe/Retail (A1/A3) to ancillary residential use; erection of new use class E building; part demolition and reconstruction of front wall, with associated landscaping, parking and provision of access road at Land To The Rear Of Hopleys High Street Much Hadham

3/20/2394/FUL - Change the use from B1(a) (Office) to B1(c) (light industrial) at Unit 5 Culver Court Malting Lane Much Hadham

3/20/2401/HH - Erection of residential annex at Old Park Farm Perry Green Much Hadham

3/20/2427/HH & 3/20/2428/LBC - Single storey rear extension at Woodham House High Street Much Hadham

3/20/2447/HH & 3/20/2448/LBC - Demolition of outbuilding and erection of replacement ancillary outbuilding, with the inclusion of a basement with fire escape; conversion of existing carport with raised rear eaves; kitchen window widened, to form a doorway; creation of 2 glazed links from main dwelling to carport building and carport building to replacement ancillary outbuilding at Homestalls Green Tye Much Hadham

3/20/2624/HH - Demolition of conservatory; proposed part two storey and part single storey rear extension incorporating a flat roof roof-light; single storey front porch; new first floor side window opening and alterations to fenestration at 2 Ducketts Lane Green Tye Much Hadham

3/20/2628/FUL - Demolition of shop and garage; construction of a 4 bedroom dwelling with an attached garage and parking at Nearin/The Junk Shop Green Tye Much Hadham

3/21/0022/HH - Proposed detached double garage with a first floor studio at Day Dawn Widford Road Much Hadham

21/11. Current Street Naming/Numbering Application for Committee to consider:

1-26 The Fairways, Great Hadham Country Club

21/12. Date of next meeting – Tuesday 2nd February 2021 – arrangements to be confirmed

MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee virtual meeting held on Tuesday, 12th January 2021, at 8:35 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, Clerk and 8 members of the public.

21/1. APOLOGIES FOR ABSENCE

None.

21/2. DECLARATIONS OF INTEREST

Cllr S Smith declared an interest in agenda item 21/11:

Current Street Naming/Numbering Application for Committee to consider:
1-26 The Fairways, Great Hadham Country Club

Cllr B O'Neill declared an interest in the following planning application:

3/20/2394/FUL - Change the use from B1(a) (Office) to B1(c) (light industrial) at Unit
5 Culver Court Malting Lane Much Hadham

21/3. CHAIR'S ANNOUNCEMENTS

None.

21/4. MINUTES OF THE LAST MEETING

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

21/5. REPORTS ON OUTSTANDING MATTERS

Report on outstanding matters noted. Cllr D McDonald commented that the response from East Herts Council's Head of Planning is still outstanding but had been promised for early 2021.

21/6. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

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

3/20/2015/HH & 20/3/2082/LBC - Conversion of cartlodge into a garage at Wenlock House Moor Place Park Much Hadham

3/20/2156/HH - Proposed single storey side extension incorporating 2 rooflights, with a basement and basement garden incorporating retaining walls at Wayside Widford Road Much Hadham

(ii) Permissions refused:

None.

(iii) Application withdrawn:

None.

21/7. PLANNING ENFORCEMENT

Enforcement matters included in the outstanding report – see Minute ref: 21/5.

21/8. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

3/20/2375/FUL Hopley's

A resident raised concerns with the Hopley's application in relation to affordable housing. From attending Neighbourhood Plan meetings, the resident's understanding was that there was a need for affordable housing for younger people in the village. Belief expressed that by putting 8 houses instead of 9 on this site, as anticipated in the Neighbourhood Plan, the requirement for affordable houses was avoided by the applicant.

The Chair commented that the rules for affordable housing had changed but it was noted that East Herts Council had recently issued the resident with the affordable housing guidance being relied upon when raising this concern.

21/9. PLANNING APPEALS

It was noted that no progress had been made on the appeals in progress.

21/10. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following application:

3/20/2375/FUL - Demolition of outbuildings, erection of 3, two bedroomed dwellings, 3, three bedroomed dwellings and 2 four bedroomed dwellings, conversion of barn to dwelling; change of use of Long Barn from Cafe/Retail (A1/A3) to ancillary residential use; erection of new use class E building; part demolition and reconstruction of front wall, with associated landscaping, parking and provision of access road at Land To The Rear Of Hopleys High Street Much Hadham

Support given subject to:

- confirming that the surface water drainage management for both the sloping access drive and the link into Victorian soil drainage system in Hop Lane are sufficient to cope with any foreseeable flood event and would not result in flooding on to the High St, as happens currently;
- addressing the insufficient onsite parking for houses to ensure no overspill on to the High Street;
- consideration being given to including affordable housing; and
- any planning approval including a condition that landscape plans be complied with.

Vote: all Cllrs present voted to support this application.

3/20/2394/FUL - Change the use from B1(a) (Office) to B1(c) (light industrial) at Unit 5 Culver Court Malting Lane Much Hadham

Vote: excluding Cllr B O'Neill who had declared an interest in this planning application, all Cllrs present voted to support this application.

3/20/2427/HH & 3/20/2428/LBC - Single storey rear extension at Woodham House High Street Much Hadham

Vote: all Cllrs present voted to support this application.

3/20/2624/HH - Demolition of conservatory; proposed part two storey and part single storey rear extension incorporating a flat roof roof-light; single storey front porch; new first floor side window opening and alterations to fenestration at 2 Ducketts Lane Green Tye Much Hadham

Vote: all Cllrs present voted to support this application.

3/21/0022/HH - Proposed detached double garage with a first floor studio at Day Dawn Widford Road Much Hadham

Vote: all Cllrs present voted to support this application.

(ii) Objections raised on the following application:

3/19/1045/OUT - Amendment to the planning application to include provision for Gypsies, Travellers pitches/Travelling Showpeople plots at Land north of the Stort Valley and the A414 Gilston Herts

The basis of the objection is detailed in Appendix A.

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

3/20/2401/HH - Erection of residential annex at Old Park Farm Perry Green Much Hadham

Objection on the basis that there is no functional link to the main dwelling.

Vote:	For	4
	Against	0
	Abstain	1

3/20/2447/HH & 3/20/2448/LBC - Demolition of outbuilding and erection of replacement ancillary outbuilding, with the inclusion of a basement with fire escape; conversion of existing carport with raised rear eaves; kitchen window widened, to form a doorway; creation of 2 glazed links from main dwelling to carport building and carport building to replacement ancillary outbuilding at Homestalls Green Tye Much Hadham

Objection on the basis that this further basement extension cumulatively represents overdevelopment of this site.

Vote:	For	3
	Against	2
	Abstain	0

3/20/2628/FUL - Demolition of shop and garage; construction of a 4 bedroom dwelling with an attached garage and parking at Nearin/The Junk Shop Green Tye Much Hadham

Objection on the basis that it is against district policies DPS2 and VILL3 restricting new housing development in unsustainable locations.

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

(iii) Neutral view on the following application:

3/20/2352/HH - Proposed drainage works at High Bank Station Road Much Hadham

Neutral but seek assurance that the solution approved will work for any foreseeable future flood events.

Vote: all Cllrs present voted to support this application.

21/11. CURRENT STREET NAMING/NUMBERING APPLICATION

1-26 The Fairways, Great Hadham Country Club

Vote: excluding Cllr S Smith who had declared an interest in this item, all Cllrs present voted to be neutral on this application.

21/12. DATE OF NEXT MEETING

Tuesday, 2nd February 2021 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 9:50 pm

3/19/1045/OUT | Amendment to planning application to include provision for Gypsies, Travellers pitches/Travelling Showpeople plots at Land north of the Stort Valley and the A414 Gilston Hertfordshire

Much Hadham Parish Council objects to this amendment to the planning application. The basis of the objection is set out below:

1. Background

The Development Specification document p11 includes:

“Gypsies and Travellers

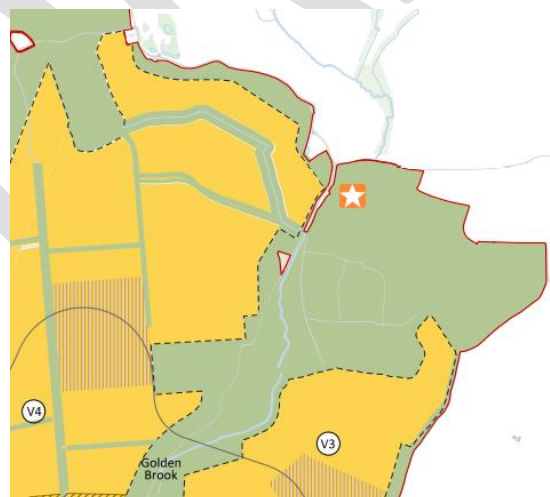
3.3.5 The application safeguards zones that could accommodate up to 15 pitches (on land up to 1ha) for gypsies and travellers as shown on Parameter Plan 5, as follows:

- Land north east of Village 4 – up to 1ha for 15 pitches; and
- Land within Village 6 – up to 1ha for 15 pitches.

3.3.6 The precise number, location and size of the pitches within any of the zones identified will be determined at the masterplan stage, and the detailed design of any pitch will be subject to a reserved matters application. The Section 106 Agreement contains obligations that control the delivery of the pitches.”

It is noted without comment that this extract does not refer to Travelling Showpeople but the application as described on the planning portal includes them.

This objection is with respect to the Land north east of Village 4. For the avoidance of doubt this is shown as a star symbol in this extract of the Parameter 5 map.



2. Policy Considerations

The grounds for the Parish Council's objections are set by reference to East Herts Council's (EHC) Policy HOU9 Gypsies and Travellers and Travelling Showpeople (collectively referred to as "Travellers" hereinafter).

Policy HOU9 I makes provision for 15 pitches at the Gilston Area location on an area of suitable land to be safeguarded for delivery towards the end of the plan period (which is 2033) or beyond. We contest that this is not suitable land for the reasons below.

Policy HOU9 II includes several criteria to be met by an allocated site:

(a) the site is in a sustainable location in terms of accessibility to existing local services

Local services such as shops, employment, schools and health facilities will be provided within the Gilston Area development. The pitches will be on land within the boundary of the development but it does not so much form a part of the overall Gilston Area Development but, rather, is an "add-on", just within its north-eastern boundary.

(b) the site is suitable in terms of vehicular access to the highway, parking, turning, road safety and servicing arrangements and has access to essential services such as water supply, sewerage, drainage, and waste disposal

The siting of the pitches along Acton Lane, the absence of any highways network plan in the Development Specification extending to the site and the marking of 3B on Parameter Plan 4 indicating that there will potentially be no through road to the site from a southerly direction strongly suggests that, rather than gaining access to the site through the main entrance to the south, access into and out of this site will be via the road network into and around the village of High Wych.

These are lanes rather than roads. Already, where vehicles meet it is common for one of them to have to reverse a considerable distance to enable them to pass. Any increase in the volume of even light vehicles would significantly exacerbate the problem. Further, the lanes in the area are entirely unsuited for caravans and heavy vehicles such as lorries which the Travellers will bring to the site.

The new, late proposal for the establishment of a Travellers' site marks a significant change. From the site there is a Byway Open to All Traffic (BOAT) connecting to the parish hamlets at South End and Perry Green. The proposal creates the potential for a greater intensification of its usage by unsuitable vehicles as a short cut to all points north and west of the Gilston Area. Until now, the development of Gilston Area had avoided this risk by planning for all access to be from the south and the A414, which, together with the 3B designation referred to above, would protect the network of BOATs and Public Rights of Ways (PROWs) from further traffic. Accordingly, the hamlets enjoyed a measure of protection from the impact which this major development will have on traffic volumes in the area and on the rural nature of the environment. The establishment of a vehicular access route at the north-east of the site would remove this important protection.

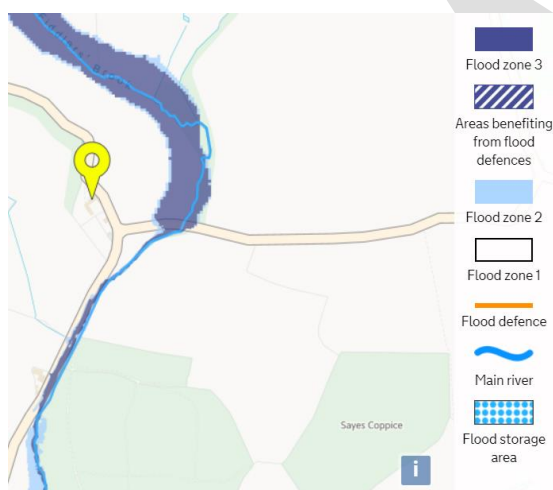
The road network in the vicinity of South End and Perry Green is comprised of narrow, comparatively quiet roads and lanes and the villages and the surrounding area are rural in nature. To maintain the rural character, it is essential that vehicular access routes from the new development are not allowed to become established.

There are no public transport options. Even if a bus service was operated, it can be assumed that the service would not have any material impact on the volume of vehicular traffic generated by the Travellers.

(e) the site can be integrated into the local area to allow for successful co-existence between the site and the settled community

As mentioned above, the proposed site cannot fairly be described as being “integrated” even into the Gilston Area Development of which it is intended to be a part. Rather, it has the appearance of a late adjunct to the development, to be sited at its north-eastern extremity. Still less would it be integrated with the High Wych community outside the development.

(h) the site is not affected by environmental hazards that may affect the residents’ health or welfare or be located in an area of high risk of flooding, including functional floodplains



Golden Brook runs through the site (which is to the south west of the road junction at left). As can be seen from the EA flood mapping, the access road is subject to heavy flooding. After periods of heavy rain it becomes impassable to cars (this has happened frequently this winter). Additionally, Travellers’ accommodation might be affected if sited close to the Brook.

(i) within nationally recognised designations, proposals would not compromise the objectives of the designation

The proposed site for the Travellers has been included into the Gilston Area plan very late in the day and with minimal notice. The proposed site is on the very edge of the development site and as far away as possible from the main entrance. This is not a matter of chance – the requirement for a site has been part of the development plan since it was adopted in 2018 but rather than seeking to make the Travellers’ site an integral part of the Gilston Area, the developers’ intention is to marginalise the Travellers’ site so far as the development as a whole is concerned, whilst paying lip service to the requirement that the development include provision for the Travellers community.

3. Conclusion

The Parish Council has considered this amendment, which has caused widespread concern within the Parish, and objects to it for the reasons stated.

The site should have been an integrated part of the development plan from the beginning, and the honest approach would have been for the site to have been placed more accessibly. By seeking a late approval to locate the site on the north-eastern fringe, with access away from the main entrance in the south, the priority of the developer is to make the new residential buildings more marketable, at the cost of creating the problems of access, infrastructure and integration we have identified above.

It also objects to the timing of the late amendment which, particularly in view of the intervening Christmas and New Year period, it considers insufficient to give interested parties and local residents a reasonable opportunity to familiarise themselves with the proposal before the deadline by which to respond.

East Herts Council are urged to refuse the application, and to require that any future new or amended application should be subject to a requirement that access to the Travellers' site will remain exclusively through the main entrance to the south of the site.

Decision to approve this submission made at the Much Hadham Parish Council Planning Committee meeting on 12th January 2021