

## 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, 2<sup>nd</sup> March 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

25<sup>th</sup> February 2021

### A G E N D A

- 21/13. Apologies for absence
- 21/14. Declarations of Interest
- 21/15. Chair's announcements
- 21/16. Minutes of the last meeting held on 12 January 2021
- 21/17. Reports on outstanding matters
- 21/18. Decisions issued by East Herts Council

(i) Permissions granted:

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

3/20/2266/HH - Construction of loft extension with flat roofed rear dormer and 2 front rooflights at 36 Ash Meadow Much Hadham

3/20/2447/HH - 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

(ii) Permissions refused:

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

(iii) Applications withdrawn:

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

21/19. Planning enforcement

21/20. Residents' comments on current planning applications and appeals

21/21. Planning appeals

To consider the Parish Council's response to the following planning appeal: None

To note the outcome of the following planning appeals:

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:

Appeal dismissed

3/20/0269/FUL - Erection of 4 two bedroomed dwellings, 2 three bedroomed dwellings and 2 four bedroomed dwellings with associated access, parking and landscaping at Land At Old Station Yard Millers View Much Hadham:

Appeal dismissed

21/22. Current Planning Application for Committee to consider:

3/21/0322/HH - Construction of residential annex at Old Park Farm Perry Green Much Hadham

21/23. Date of next meeting – Tuesday 6<sup>th</sup> April 2021 – arrangements to be confirmed



## 21/17. REPORTS ON OUTSTANDING MATTERS

The report on outstanding matters was noted. The Clerk explained that the first outstanding matter remained on the schedule as although the Parish Council had completed its action, a subsequent response from East Herts Council was awaited.

An update on enforcement matters provided later in the meeting: Minute ref 21/19.

## 21/18. DECISIONS ISSUED BY EAST HERTS COUNCIL

### (i) Permissions granted:

3/20/1468/HH & 3/20/1469/LBC - Alterations and conversion of lean-to 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

3/20/2266/HH - Construction of loft extension with flat roofed rear dormer and 2 front rooflights at 36 Ash Meadow Much Hadham

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### (ii) Permissions refused:

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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

### (iii) Applications withdrawn:

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

Street Naming/Numbering: 1-26 The Fairways, Great Hadham Country Club

## 21/19. PLANNING ENFORCEMENT

Cllr D McDonald expanded on the information provided in the outstanding matters report. He reminded those present that the Parish Council had requested an opportunity to comment on the new Planning Enforcement Plan whilst it was in draft form. This did not happen and the existence of the new Plan was identified only after it had been to East Herts Council's Overview and Scrutiny Committee meeting.

Cllr D McDonald highlighted that the Plan recognises that the Enforcement team does not have the resources it needs to deal with the number of cases it is asked to investigate and that the current Plan is not "*fit for purpose*". However, instead of addressing the issue by considering increasing manpower, it approaches the problem from the other end – by seeking to reduce the time taken to investigate complaints. The Plan provides for this to be achieved in two ways:

- first, at the initial stage when a planning infringement complaint is received, the current full investigation and site visit requirement is replaced with a paper-only "desktop" investigation. The objective of this would be to quickly dispose of what is said to be the large (but unquantified) proportion of complaints received – deemed either trivial or clearly not involving a breach of planning regulations; and
- secondly, complaints would be prioritised in terms of their importance.

Cllr D McDonald highlighted three main concerns with the Plan which have been emailed to Cllr Jan Goodeve (East Herts Executive Member for Planning and Growth). These are:

- 1) it seems that no statistical analysis of the existing workload has been performed in order to estimate the likely effect of the proposed measures on reducing caseload;
- 2) based on what is already known about the extent to which the Enforcement team is overloaded it seems unrealistic to suppose that the unfitness for purpose of the current enforcement regime can be overcome purely by reducing the workload and without increasing manpower; and
- 3) the Plan refers, to various criteria which would be applied in deciding whether individual enforcement cases would be pursued but does not attempt to explain how they would be applied in practice. For example, whether taking enforcement action would be "proportionate" to the breach.

Cllr D McDonald stated that the Parish Council is aware that East Herts Council's interpretation of these terms tends to be a lot narrower than what we might expect. Consequently, the lack of guidance as to how the various criteria are to be interpreted was an important omission.

Since East Herts Council's Overview and Scrutiny Committee meeting, the Plan was considered, and approved, at East Herts Council's Executive meeting on 19<sup>th</sup> February. Cllr D McDonald noted that he and the Chair had listened to the recordings of both meetings, commenting that the level of scrutiny was depressingly low. Whether the Plan should have included increasing manpower had been raised but was not pursued.

Cllr D McDonald concluded that there were two potential positives:

- confirmation that plans exist to establish a forum for Planning to consult more closely with Parish Councils although no detail on how and when; and
- the effectiveness of the Plan would be reviewed after it had been in force for 12 months.

Finally, Cllr D McDonald reported that East Herts Council's next and final step for the Plan was approval by Council.

The Chair commented that the Enforcement team's backlog was effectively a year's worth of cases and very few cases result in an order being issued.

#### 21/20. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

None.

#### 21/21. PLANNING APPEALS

There were no new planning appeals to consider.

The outcome of the following planning appeals was noted:

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:

Appeal dismissed

3/20/0269/FUL - Erection of 4 two bedroomed dwellings, 2 three bedroomed dwellings and 2 four bedroomed dwellings with associated access, parking and landscaping at Land At Old Station Yard Millers View Much Hadham:

Appeal dismissed

#### 21/22. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following application:

None

(ii) Objections raised on the following application:

3/21/0322/HH - Construction 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:** all Cllrs present voted to object to this application.

(iii) Neutral view on the following application:

None

21/23. DATE OF NEXT MEETING

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

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There being no further business the meeting closed at 9:19 pm