

MUCH HADHAM PARISH COUNCIL

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Notice is hereby given that the meeting of the Much Hadham Parish Council **Planning Committee** will be held on **Tuesday, 1st June 2021**, in the **Much Hadham Village Hall**, 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.

COVID HOUSEKEEPING: Please be advised that all attendees need to abide by current COVID regulations. Please request details using email address above or visit the Parish Council website.

F.M. Forth

Fiona Forth
Clerk of the Council

26th May 2021

A G E N D A

- 21/46. Apologies for absence
- 21/47. Declarations of Interest
- 21/48. Chair's announcements
- 21/49. Minutes of the last meeting held on 27 April 2021
- 21/50. Reports on outstanding matters
- 21/51. Decisions issued by East Herts Council

(i) Permissions granted:

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

3/21/0617/HH - Demolition of conservatory; erection of a part two storey and single storey rear extension incorporating roof lantern, erection of porch to front and alterations to fenestration to include insertion of window to flank elevation at 2 Ducketts Lane Green Tye Much Hadham

3/21/0619/VAR - Variation of condition 2 (approved plans) of planning permission:
3/19/1658/FUL (allowed on appeal APP/J1915/W/19/3242724) - Demolition of detached garage and erection of 1 detached four bedroom dwelling and new vehicle access/crossover. at The Old Nurseries Widford Road Much Hadham

3/21/0705/HH & 3/21/0706/LBC - Internal alterations to remove partition walls, new ground floor window opening and replace an existing window with french doors at Hadham Lodge Widford Road Much Hadham

(ii) Permissions refused:

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

3/21/0613/ARPN - Change of use of agricultural building to dwelling house (class C3) at Uffords Farm Green Tye Much Hadham

- 21/52. Planning enforcement
- 21/53. Residents' comments on current planning applications and appeals
- 21/54. Planning appeals

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

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

- 21/55. Current Planning Application for Committee to consider:

3/21/1055/HH - Creation of a Swimming Pool and shed at Oak Tree House Oudle Lane Much Hadham

3/21/1195/HH - Single storey rear extension with installation of a roof lantern, conversion of garage, replacement of garage door for window and repositioning of the first-floor rear window at Rose Cottage Ducketts Lane Green Tye Much Hadham

3/21/1206/HH - Erection of garden room/Gym/living/work space at Baltimore Green Tye Much Hadham

3/21/1250/HH - Demolition of side extension and erection of single storey side and rear extension with alteration to the roof to the rear elevation at 18 Windmill Way Much Hadham

3/21/1320/FUL - Erection of a hut to provide toilet facilities, kitchen and storage area; covered veranda for shelter for use of tennis club members at Much Hadham Lawn Tennis Club High Street Much Hadham

- 21/56. Date of next meeting – Tuesday 6th July 2021 – Green Tye Mission Hall

MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 1st June 2021, in the Much Hadham Village Hall, at 8:53 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 no members of the public.

21/46. APOLOGIES FOR ABSENCE

None.

21/47. DECLARATIONS OF INTEREST

Cllr S Smith declared an interest in agenda item 21/55:

3/21/1320/FUL - Erection of a hut to provide toilet facilities, kitchen and storage area; covered veranda for shelter for use of tennis club members at Much Hadham Lawn Tennis Club High Street Much Hadham

21/48. CHAIR'S ANNOUNCEMENTS

The Chair stated he had intended to comment on the problems being faced by East Herts Council's Planning Department but these had been covered by Cllr I Devonshire (EHC) in the preceding Parish Council meeting. In addition, he highlighted the following matters which are indicative of poorer performance:

- decline in response times in relation to correspondence;
- increased level of successful planning appeals - East Herts was now statistically one of the worst performing Planning Departments in this respect; and
- an Annual Authority Monitoring report, demonstrating how well the District Plan was working, had not been produced since 2018/19. This report should include details on East Herts' housing land supply, previously reported at 5.6 years in the last report but currently unknown.

21/49. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 27th April 2021 be accepted as a correct record of the proceedings and be signed by the Chair.

21/50. REPORTS ON OUTSTANDING MATTERS

The report on outstanding matters was circulated with the agenda.

The Chair highlighted, as noted in the report, that a note on the further consultation for Harlow North (as it used to be known) relating to updated environmental submissions had been circulated to all Cllrs after the last meeting with the conclusion that no further action was warranted.

Cllr D McDonald provided the following update on the outstanding planning/enforcement matters:

- meeting with Cllr I Devonshire (EHC) had taken place to discuss the outstanding issues, following which Cllr I Devonshire (EHC) had written to the Executive Member for Planning at East Herts Council offering his assistance – no response received; and
- a further email had been to the Executive Member for Planning at East Herts Council expressing the Parish Council's disappointment at the further lack of progress and requesting a meeting be arranged – no response received.

21/51. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

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

3/21/0617/HH - Demolition of conservatory; erection of a part two storey and single storey rear extension incorporating roof lantern, erection of porch to front and alterations to fenestration to include insertion of window to flank elevation at 2 Ducketts Lane Green Tye Much Hadham

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(ii) Permissions refused:

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

3/21/0613/ARPN - Change of use of agricultural building to dwelling house (class C3) at Uffords Farm Green Tye Much Hadham

21/52. PLANNING ENFORCEMENT

Covered as part of outstanding matters (Minute ref: 21/50).

21/53. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

Cllr S Smith, given his declared interest, commented as a resident that he supported the Tennis Club application which would be considered later in the meeting.

21/54. PLANNING APPEALS

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

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

The Chair reported that there was no new information available as a result of the appeal. Consequently, there was nothing to add to the existing comments already made by the Parish Council in respect of this application which would be forwarded by East Herts Council as part of the appeal process.

21/44. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following application:

3/21/1055/HH - Creation of a Swimming Pool and shed at Oak Tree House Oudle Lane Much Hadham

Vote: all Cllrs present voted to support this application.

3/21/1250/HH - Demolition of side extension and erection of single storey side and rear extension with alteration to the roof to the rear elevation at 18 Windmill Way Much Hadham

Vote: all Cllrs present voted to support this application.

3/21/1320/FUL - Erection of a hut to provide toilet facilities, kitchen and storage area; covered veranda for shelter for use of tennis club members at Much Hadham Lawn Tennis Club High Street Much Hadham

Vote: excluding Cllr S Smith who had declared an interest in this planning application, all Cllrs present voted to support this application.

(ii) Objections raised on the following application:

3/21/1195/HH - Single storey rear extension with installation of a roof lantern, conversion of garage, replacement of garage door for window and repositioning of the first-floor rear window at Rose Cottage Ducketts Lane Green Tye Much Hadham

The basis of the objection is that:

- the property is within a Conservation Area and the extension does not preserve the special interest, character and appearance of the area in line with policy HA4; and
- conversion of the garage to a study reduces the nominal parking provision which could result in additional on road parking to the detriment of the Conservation Area and the Common.

Vote:	For	4
	Against	0
	Abstain	1

3/21/1206/HH - Erection of garden room/Gym/living/work space at Baltimore Green Tye Much Hadham

The basis of the objection is that the proposal for a new outbuilding is contrary to policy GBR2 which only permits the replacement, extension or alteration of a building in relation to development in the rural area. In addition, there is no evidence to demonstrate how the proposal complies with policies HA4 or HOU11.

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

21/56. DATE OF NEXT MEETING

Tuesday, 6th July 2021 following the close of the Much Hadham Parish Council meeting at the Green Tye Mission Hall, subject to the removal of the social distancing requirements from the 21st June. The Village Hall has been provisionally booked just in case.

There being no further business the meeting closed at 9:31 pm