

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, 6th July 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

1st July 2021

A G E N D A

- 21/57. Apologies for absence
- 21/58. Declarations of Interest
- 21/59. Chair's announcements
- 21/60. Minutes of the last meeting held on 1st June 2021
- 21/61. Reports on outstanding matters
- 21/62. Decisions issued by East Herts Council
 - (i) Permissions granted:
 - 3/20/2427/HH & 3/20/2428/LBC - Single storey rear extension at Woodham House High Street Much Hadham
 - 3/21/0899/HH - Single storey timber porch at Vineyard Manor High Street Much Hadham
 - (ii) Permissions refused:
 - None
 - (iii) Applications withdrawn:
 - 3/21/1055/HH - Creation of a Swimming Pool and shed at Oak Tree House Oudle Lane Much Hadham
- 21/63. Planning enforcement
- 21/64. Residents' comments on current planning applications and appeals
- 21/65. Planning appeals
 - No planning appeals to consider nor any planning appeal decisions to note.

21/66. Current Planning Application for Committee to consider:

3/21/1435/LBC – Repair two first floor wrought iron casement windows on the front of the house at Brocketts Tower Hill Much Hadham

3/21/1533/HH – Insertion of 2 windows at first floor level and enlargement of windows at ground floor and first floor level at Old Builders Store The Square Much Hadham

3/21/1539/HH – Garage conversion and alterations to fenestration at Redmire Cottage Green Tye Much Hadham

3/21/1560/HH – Erection of garden room at Moat Farm House Kettle Green Lane Much Hadham

3/21/1586/FUL – Relocation of entrance gates and widening of access road at Jobbers Wood Playing Fields Great Hadham Road Much Hadham

3/21/1629/HH - Demolition of attached rear garden room; construction of replacement single storey rear extension at The Old Post Office High Street Much Hadham

21/67. Date of next meeting – Tuesday 3rd August 2021 – Much Hadham Village Hall

MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 6th July 2021, in the Much Hadham Village Hall, at 8:51 pm.

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

*Denotes present.

In attendance: F Forth, Clerk and 8 members of the public.

21/57. APOLOGIES FOR ABSENCE

Apologies for absences were received and approved from Cllr D McDonald and Cllr S Smith. The Chair highlighted that Cllr Mrs P Taylor was present as a substitute for Cllr D McDonald.

21/58. DECLARATIONS OF INTEREST

None.

21/59. CHAIR'S ANNOUNCEMENTS

None.

21/60. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 1st June 2021 be accepted as a correct record of the proceedings and be signed by the Chair.

21/61. REPORTS ON OUTSTANDING MATTERS

The report on outstanding matters was circulated with the agenda.

The Chair highlighted that East Herts Council's Planning Department had issued a letter stating that an action plan was in place to address the issues previously reported.

In terms of the outstanding matters, the Chair reported that responses from East Herts Council were still awaited. However, Cllr D McDonald had been informed that East Herts Council were threatening to serve a Section 215 Notice on the Landowner of Plot 12A, Moor Place Park. He also commented that the position regarding the nature reserve at Moor Place Park had been covered at the preceding Parish Council meeting (Minute ref: 21/121). Finally, the Chair highlighted that Committee members had been considering options for the Jolly Waggoners site and these would be discussed at the next meeting.

21/62. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

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

3/21/0899/HH - Single storey timber porch at Vineyard Manor High Street Much Hadham

(ii) Permissions refused:

None

(iii) Applications withdrawn

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

21/63. PLANNING ENFORCEMENT

Covered as part of outstanding matters (Minute ref: 21/61).

21/64. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

3/21/1533/HH – Insertion of 2 windows at Old Builders Store, The Square

The applicant and a number of residents provided opposing views on this application in relation to the alleged loss of privacy for surrounding dwellings and the shared garden which might result from the installation of these windows. The applicant, however, felt that there would be no new privacy issues arising, given the existing overlooking from and of other houses around the garden and the public footpath that runs along one boundary.

In addition, a resident was concerned that the application was masking plans for internal works to create a third bedroom and thus attract more people to it at some future point. In which case, it was highlighted that The Square was already under pressure in terms of parking as existing parking places were insufficient for the number of dwellings, posing consequent problem for the High Street.

A further resident stated that the planning approval at the time of its conversion recognised The Square had been carefully designed with this property being designated for 2 bedrooms only and deliberately with few windows on its south elevation.

Finally, a resident highlighted that if the new windows were required for fire safety reasons, then the existing windows on the north elevation should be replaced to address this issue.

Plot 12A Moor Place Park

Cllr I Devonshire (EHC) stated that obtaining enforcement action on this site would be a notable achievement given that the current East Herts Council policy was to only undertake enforcement action at larger sites.

21/65. PLANNING APPEALS

The Clerk highlighted that the formal notification had been received for the appeal against the refused planning permission for construction of residential annex at Old Park Farm Perry Green Much Hadham (Application ref: 3/21/0322/HH). It had been decided at the last Planning Committee meeting that no further information would be submitted in respect of this appeal. Given that this appeal is following a shortened procedure called the “Householder Appeals Service”, the Parish Council was prevented from submitting further comments anyway.

21/66. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following application:

3/21/1539/HH – Garage conversion and alterations to fenestration at Redmire Cottage Green Tye Much Hadham

Vote: all Cllrs present voted to support this application.

3/21/1560/HH – Erection of garden room at Moat Farm House Kettle Green Lane Much Hadham

Support given subject to a condition for limitations on any external lighting to preserve the night sky.

Vote: all Cllrs present voted to support this application.

3/21/1586/FUL – Relocation of entrance gates and widening of access road at Jobbers Wood Playing Fields Great Hadham Road Much Hadham

Support given subject to being satisfied that:

- traffic accessing the site will not back up on to the B1004 road; and
- the extended roadway will be properly drained so as not to run on to the B1004.

Vote: all Cllrs present voted to support this application.

3/21/1629/HH - Demolition of attached rear garden room; construction of replacement single storey rear extension at The Old Post Office High Street Much Hadham

Vote: all Cllrs present voted to support this application.

(ii) Objections raised on the following application:

3/21/1435/LBC – Repair two first floor wrought iron casement windows on the front of the house at Brocketts Tower Hill Much Hadham

The basis of the objection is that insufficient information has been provided with the application. It is not clear whether the windows will be repaired or replaced.

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

3/21/1533/HH – Insertion of 2 windows at first floor level and enlargement of windows at ground floor and first floor level at Old Builders Store The Square Much Hadham

Objection on the basis that the increase in the number of windows adversely impacts on the amenity of some neighbours due to overlooking and loss of privacy. In addition, the existing development is unique and within the Conservation Area, where it is required under policy HA4 that alterations should preserve or enhance the special interest, character and appearance of the area, which this application fails to do with respect to The Square and its garden.

Vote:	For	3
	Against	0
	Abstain	1

21/67. DATE OF NEXT MEETING

Tuesday, 3rd August 2021 following the close of the Much Hadham Parish Council meeting at the Much Hadham Village Hall.

There being no further business the meeting closed at 9:35 pm