

## 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, 3<sup>rd</sup> August 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.

*F M Forth*

Fiona Forth  
Clerk of the Council

29<sup>th</sup> July 2021

### A G E N D A

- 21/68. Apologies for absence
- 21/69. Declarations of Interest
- 21/70 Chair's announcements
- 21/71. Minutes of the last meeting held on 6<sup>th</sup> July 2021
- 21/72. Reports on outstanding matters
- 21/73. Jolly Waggoners  
To propose options for the Parish Council to consider
- 21/74. Decisions issued by East Herts Council
- (i) Permissions granted:
- 3/21/0494/LBC - Replacement of four case windows at Laylock Cottage High Street 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
- (ii) Permissions refused:
- 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
- (iii) Applications withdrawn:
- None
- 21/75. Planning enforcement
- 21/76. Residents' comments on current planning applications and appeals
- 21/77. Planning appeals
- No planning appeals to consider nor any planning appeal decisions to note.

21/78. Current Planning Application for Committee to consider:

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

Note – amended application

3/21/1528/HH - Erection of summer house at The Granary Moor Place Park Much Hadham

3/21/1544/HH - Single storey rear extension with roof lantern at Danebridge Cottage  
Danebridge Road Much Hadham

3/21/1718/HH - Re-configuration of entrance porch at 1 Blacksmiths Cottages Green Tye  
Much Hadham

3/21/1719/HH - Erection of detached outbuilding to rear of property at 1 Blacksmiths  
Cottages Green Tye Much Hadham

3/21/1759/HH - Extension to outbuilding to create double car port; alterations to  
fenestration and openings; additional roof light to north elevation and additional windows  
to north, south and west elevations at Gable House Church Lane Much Hadham

3/21/1859/PNHH - Single storey rear extension with a Depth of 6.5 metres; Maximum  
height 3.00 metres and Eaves height 2.74 metres at 1 Danebridge Lane Much Hadham

21/79. Date of next meeting – Tuesday 7<sup>th</sup> September 2021 – Much Hadham Village Hall

## MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 3<sup>rd</sup> August 2021, in the Much Hadham Village Hall, at 9:32 pm.

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

\*Denotes present.

In attendance: F Forth, Clerk and 5 members of the public.

### 21/68. APOLOGIES FOR ABSENCE

Apologies for absences were received and approved from Cllr B O'Neill.

### 21/69. DECLARATIONS OF INTEREST

Cllr D McDonald declared an interest in the following planning application:

3/21/1528/HH - Erection of summer house at The Granary Moor Place Park Much Hadham

Cllr S Smith declared an interest in the following planning application:

3/21/1544/HH - Single storey rear extension with roof lantern at Danebridge Cottage Danebridge Road Much Hadham

### 21/70. CHAIR'S ANNOUNCEMENTS

None.

### 21/71. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 6<sup>th</sup> July 2021 be accepted as a correct record of the proceedings and be signed by the Chair.

### 21/72. REPORTS ON OUTSTANDING MATTERS

The report on outstanding matters was circulated prior to the meeting.

Cllr D McDonald confirmed that East Herts Council were still not engaging with the Parish Council in relation to the overall planning matters that had been raised with them.

Cllr D McDonald also reported that for Plot 12 A Moor Place Park, a s215 notice had been issued for the site to be tidied by the landowner. This work had subsequently been undertaken by East Herts Council, the cost of which will be sought from the landowner. It is not yet known if enforcement action will be undertaken in relation to the original planning conditions.

The Chair highlighted that latest position regarding nature reserve at Moor Park Place had been provided at the preceding Parish Council meeting (Minute ref: 21/134 (vii)).

Finally, the Chair confirmed that the discussion regarding Jolly Waggoners would be deferred until the September meeting.

#### 21/73. JOLLY WAGGONERS

Deferred to the next meeting.

#### 21/74. DECISIONS ISSUED BY EAST HERTS COUNCIL

##### (i) Permissions granted:

3/21/0494/LBC - Replacement of four case windows at Laylock Cottage High Street 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

##### (ii) Permissions refused:

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

##### (iii) Applications withdrawn

None

#### 21/75. PLANNING ENFORCEMENT

Covered as part of outstanding matters (Minute ref: 21/72).

## 21/76. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

### 3/21/1528/HH - Summer house at The Granary, Moor Place Park

A resident provided details on the objection submitted in relation to this application, the key points being:

- removal of soil for the footings adversely affects the neighbouring property as the footings had been dug less than 40 cm from the boundary;
- concern that the proposed thin, pre-cast concrete slabs supporting the neighbour's boundary would not be sufficient;
- application indicates that there would be no emission from the wood burner being installed but a chimney and flue have been included in the design;
- health and safety issues in relation to the wood burner: impact on the neighbour's property (garden, windows) and fire risk given in a wooden building that is very close to the boundary;
- no historic statement included with the application given within Moor Place Park/a conservation area; and
- the environmental impact of the roof – no guttering and slope towards neighbour's property would impact the neighbour's garden in the event of heavy rain or snow.

## 21/77. PLANNING APPEALS

The Chair highlighted that the only outstanding appeal related to Old Park Farm, Perry Green and this appeal had been included on the Planning Inspectorate's portal since the last meeting.

## 21/78. 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  
Note – amended application

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.

3/21/1544/HH - Single storey rear extension with roof lantern at Danebridge Cottage  
Danebridge Road Much Hadham

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

3/21/1718/HH - Re-configuration of entrance porch at 1 Blacksmiths Cottages Green  
Tye Much Hadham

**Vote:** all Cllrs present voted to support this application.

3/21/1719/HH - Erection of detached outbuilding to rear of property at 1  
Blacksmiths Cottages Green Tye Much Hadham

**Vote:** all Cllrs present voted to support this application.

3/21/1759/HH - Extension to outbuilding to create double car port; alterations to fenestration and openings; additional roof light to north elevation and additional windows to north, south and west elevations at Gable House Church Lane Much Hadham

**Vote:** all Cllrs present voted to support this application.

(ii) Objections raised on the following application:

3/21/1528/HH - Erection of summer house at The Granary Moor Place Park Much Hadham

Objection on the basis that the proposed siting of the summer house has a detrimental impact on the neighbouring property's amenity given so close to the boundary and the impact from the inclusion of a wood burner in the design.

**Vote:** excluding Cllr D McDonald who had declared an interest in this planning application, all Cllrs present voted to object to this application.

(iii) Neutral view on the following application:

3/21/1859/PNHH - Single storey rear extension with a Depth of 6.5 metres;  
Maximum height 3.00 metres and Eaves height 2.74 metres at 1 Danebridge Lane  
Much Hadham

**Vote:** all Cllrs present voted to be neutral on this application.

21/79. DATE OF NEXT MEETING

Tuesday, 7<sup>th</sup> September 2021 following the close of the Much Hadham Parish Council meeting at the Much Hadham Village Hall.

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There being no further business the meeting closed at 10:09 pm