

## 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, 7<sup>th</sup> September 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

2<sup>nd</sup> September 2021

### A G E N D A

- 21/80. Apologies for absence
- 21/81. Declarations of interest and requests for dispensation
- 21/82. Chair's announcements
- 21/83. Minutes of the last meeting held on 3<sup>rd</sup> August 2021
- 21/84. Reports on outstanding matters
- 21/85. Jolly Waggoners  
To propose options for the Planning Committee to consider
- 21/86. Decisions issued by East Herts Council
  - (i) Permissions granted:
    - 3/21/1206/HH - Erection of garden room/Gym/living/work space at Baltimore Green Tye 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
  - (ii) Permissions refused:
    - None.
  - (iii) Applications withdrawn:
    - 3/21/1435/LBC – Repair two first floor wrought iron casement windows on the front of the house at Brocketts Tower Hill Much Hadham
- 21/87. Planning enforcement
- 21/88. Residents' comments on current planning applications and appeals
- 21/89. Planning appeals
  - No planning appeals to consider nor any planning appeal decisions to note.

21/90. Current Planning Application for Committee to consider:

3/21/1833/FUL - Construction of a concrete hardstanding at Pretoria Villa Green Tye Much Hadham

3/21/1849/HH - Two storey side and two storey rear extensions; loft conversion with front and rear dormer windows; first floor side juliet balcony, ground floor front bay window, first floor side window and alterations to fenestration; alterations to the external facade at 1 Danebridge Lane Much Hadham

3/21/1865/LBC - New ground floor window opening in rear (western) elevation at Barwick Barn Kettle Green Lane Much Hadham

3/21/1928/FUL - Siting of mobile home within garden for elderly relative at Warren House Green Tye

3/21/1987/FUL - Construction of detached storage building at The Forge Museum High Street Much Hadham

3/21/2018/HH - Single storey rear extension with roof lantern; conversion of garage, replacement of garage door with window and repositioning of the first floor rear window at Rose Cottage Ducketts Lane Green Tye Much Hadham

3/21/2058/HH - Demolition of conservatory and lean to, erection of a single storey side extension at The Bell House Widford Road Much Hadham

3/21/2074/ARPN - Change of use of agricultural building to Class C3 for 1 dwelling at Uffords Farm Green Tye Much Hadham

21/91. Date of next meeting – Tuesday 5<sup>th</sup> October 2021 – Much Hadham Village Hall

## MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 7<sup>th</sup> September 2021, in the Much Hadham Village Hall, at 9:01 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 1 member of the public.

### 21/80. APOLOGIES FOR ABSENCE

None.

### 21/81. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

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

3/21/2058/HH - Demolition of conservatory and lean to, erection of a single storey side extension at The Bell House Widford Road Much Hadham

No other declarations were made or applications for dispensation sought.

### 21/82. CHAIR'S ANNOUNCEMENTS

The Chair highlighted the following matters:

- a re-submitted planning application for a further extension to Millers View, outside the village boundary. This is an important site for which Planning Inspectors have twice refused permission. The application was received too late for this meeting so will be on the agenda for the October meeting; and
- also received too late for this meeting's agenda but worth noting now was the approval for 3 executive-style homes on the land adjacent to Culver, against the objections of this Committee. The Committee had considered that the designs were inappropriate and that a greater number of smaller homes would be a more efficient use of the site. However, some improvements have been made to the front boundaries to soften their appearance and reduce the risk to pedestrians from cars crossing the pavement.

### 21/83. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 3<sup>rd</sup> August 2021 be accepted as a correct record of the proceedings and be signed by the Chair.

#### 21/84. REPORTS ON OUTSTANDING MATTERS

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

Cllr D McDonald highlighted that he is still seeking to arrange a meeting with East Herts Council's (EHC) Head of Planning. Correspondence in the last month has indicated that the impact of COVID and reduced staffing capacity prevents such a meeting being arranged. Instead, EHC are focusing on an upcoming Planning Seminar.

In terms of specific enforcement action, Cllr D McDonald highlighted that consideration is being given by EHC to pursue enforcement of the Plot12A Moor Place Park planning conditions through the courts.

Finally, in relation to the nature reserve, Cllr D McDonald understood that this site has had offers from local residents at over the asking price, beyond what the Parish Council would be prepared to offer.

The Clerk highlighted that there is an EHC engagement event coming up which may give the opportunity to raise these concerns with the Leader of EHC and its Chief Executive.

Note – for the next meeting, the first three outstanding matters would be combined as these all relate to actions with EHC.

#### 21/85. JOLLY WAGGONERS

The Chair introduced this item as an opportunity to discuss what, if anything, the Parish Council could do in respect of the Jolly Waggoners site. Predominantly detailed in the paper circulated with the agenda, the options were:

- to do nothing;
- encourage restrained development;
- support development of an eco friendly working space;
- request enforcement action (s215 notice) through East Herts Council (EHC); or
- wait and see if EHC can maintain a 5 year land supply. If ever there were a shortfall, then the owner could seek to force through more development.

It was clarified that the building itself is a brownfield site, the former carpark had reverted to nature and the field behind could not be developed. In addition, it was highlighted that McMullens had a restrictive covenant on this site. Following a detailed discussion of the options proposed, it was agreed that the Chair and 2 other Cllrs would engage with the owner on the future on this site.

21/86. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

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

(ii) Permissions refused:

None

(iii) Applications withdrawn

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

21/87. PLANNING ENFORCEMENT

Covered as part of outstanding matters (Minute ref: 21/84).

21/88. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

None.

21/89. PLANNING APPEALS

The Chair highlighted that the only appeal currently being considered related to Old Park Farm, Perry Green and that there had been no new cases or decisions this month.

21/90. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following application:

3/21/1833/FUL - Construction of a concrete hardstanding at Pretoria Villa Green Tye Much Hadham

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

3/21/1865/LBC - New ground floor window opening in rear (western) elevation at Barwick Barn Kettle Green Lane Much Hadham

Support given subject to approval of the Conservation Unit.

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

3/21/1928/FUL - Siting of mobile home within garden for elderly relative at Warren House Green Tye

Support given subject to suitable natural mature screening to hide the view from the bridleway being conditioned and only for as long as mobile home needed for this purpose.

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

3/21/2058/HH - Demolition of conservatory and lean to, erection of a single storey side extension at The Bell House Widford Road 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.

(ii) Objections raised on the following application:

3/21/1987/FUL - Construction of detached storage building at The Forge Museum High Street Much Hadham

Objection on the basis that no heritage statement has been provided to assess the impact on the setting of the listed building and no design statement to assess the impact on the appearance of the Conservation Area.

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

3/21/2018/HH - Single storey rear extension with roof lantern; conversion of garage, replacement of garage door with window and repositioning of the first floor rear window at Rose Cottage Ducketts Lane Green Tye Much Hadham

Objection on the basis that the proposed provision of parking for 2 vehicles by paving over the front garden does not enhance or preserve the Conservation Area and therefore contrary to policy HA4. In addition, the proposed parking provision looks impractical.

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

(iii) Neutral view on the following application:

3/21/1849/HH - Two storey side and two storey rear extensions; loft conversion with front and rear dormer windows; first floor side juliet balcony, ground floor front bay window, first floor side window and alterations to fenestration; alterations to the external facade at 1 Danebridge Lane Much Hadham

Neutral but would comment that the proposed extension is not subservient to the existing dwelling, contrary to policy HOU11.

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

3/21/2074/ARPN - Change of use of agricultural building to Class C3 for 1 dwelling at Uffords Farm Green Tye Much Hadham

Neutral but would encourage the case Planning Officer to consider the objections raised by local residents on this application.

<b>Vote:</b>	For	2
	Against	2
	Abstain	1

Following the Chair's casting vote, the Planning Committee would be neutral on this application.

21/91. DATE OF NEXT MEETING

Tuesday, 5<sup>th</sup> October 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 10:03 pm