

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, 2nd November 2021**, in the **Green Tye Mission 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

28th October 2021

A G E N D A

21/103. Apologies for absence

21/104. Declarations of interest and requests for dispensations

21/105. Chair's announcements

21/106. Minutes of the last meeting held on 5th October 2021

21/107. Reports on outstanding matters

21/108. Decisions issued by East Herts Council

(i) Permissions granted:

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

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

(ii) Permissions refused:

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

3/21/2018/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

3/21/2235/HH - Erection of two storey detached outbuilding at The Horseshoe Widford Road Much Hadham

(iii) Applications withdrawn:

None

21/109. Planning enforcement

21/110. Residents' comments on current planning applications and appeals

21/111. Planning appeals

No planning appeals to consider nor any planning appeal decisions to note.

21/112. Ratify decision made by email in respect of:

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

21/113. Current Planning Application for Committee to consider:

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

3/21/2640/FUL - Erection of six three-bedroom bungalows to the rear of the Bull Inn public house with associated landscaping and parking, and reconfiguration of the public house car park and beer garden at The Bull Inn High Street Much Hadham

Deferred to 7th December 2021 meeting

21/114. Date of next meeting – Tuesday 7th December 2021 – Much Hadham Village Hall

MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 2nd November 2021, in the Green Tye Mission Hall, at 9:05 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 4 members of the public.

21/103. APOLOGIES FOR ABSENCE

None.

21/104. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

None.

21/105. CHAIR'S ANNOUNCEMENTS

The Chair reminded those present that the planning application for 6 houses behind The Bull had been deferred to the next meeting.

21/106. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 5th October 2021 be accepted as a correct record of the proceedings and be signed by the Chair.

21/107. REPORTS ON OUTSTANDING MATTERS

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

Cllr D McDonald highlighted the following salient points:

- East Herts Council (EHC) have not progressed establishing a consultation forum with Parish Councils. However, the notes from EHC's Planning Seminar held on 30th September have been circulated together with the date of the next seminar – 24th March 2022;
- EHC's Locum who had been dealing with enforcement action on Plot 12A, Moor Place Park had resigned with no named successor. Consequently, there is no update in relation to the enforcement action that will now be taken given that the implementation date in the recent enforcement notice has passed;

- offer has been accepted on nature reserve land at Moor Place Park. It is hoped that the buyer is local and consider the best interests of the parish; and
- there has been no further meaningful contact from the owner of Jolly Waggoners following the recent meeting.

21/108. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

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

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

(ii) Permissions refused:

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

3/21/2018/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

3/21/2235/HH - Erection of two storey detached outbuilding at The Horseshoe
Widford Road Much Hadham

(iii) Applications withdrawn

None.

21/109. PLANNING ENFORCEMENT

Covered as part of outstanding matters (Minute ref: 21/107).

21/110. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

St Elizabeth's planning application [Ref: 3/21/0733/FUL]

A resident queried whether there had been a decision in relation to the St Elizabeth's planning application. The Chair commented that the first planning application had been refused and the second planning application, which moved the properties further back from the highway, had not yet been decided.

East Herts Council (EHC) decisions

In response to a question, the Chair highlighted that most planning applications are determined by Planning Officers with larger projects being determined at EHC's Development Management Committee (DMC). He also confirmed that Cllrs had attended DMC meetings in the past.

21/111. PLANNING APPEALS

There were no new appeals to consider nor any planning appeal decisions to note.

21/112. RATIFY DECISION MADE BY EMAIL

The decision made by email to submit additional comments in relation to the following planning application was ratified:

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

The additional wording is detailed in Appendix A.

The Chair expressed his thanks to a resident for his expertise and support in helping draft the further submission, which Cllrs had individually approved by email.

21/113. CURRENT PLANNING APPLICATIONS CONSIDERED

The Chair highlighted that the following planning application had been deferred to the December Planning Committee meeting:

3/21/2640/FUL - Erection of six three-bedroom bungalows to the rear of the Bull Inn public house with associated landscaping and parking, and reconfiguration of the public house car park and beer garden at The Bull Inn High Street Much Hadham

(i) Support given to the following application:

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

Support given subject to approval of the Conservation Unit.

Vote: all Cllrs present voted to support this application.

(ii) Objections raised on the following application:

None.

(iii) Neutral view on the following application:

None.

21/114. DATE OF NEXT MEETING

Tuesday, 7th December 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 9:26 pm

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. | Land To The Rear Of Hopleys High Street Much Hadham

In the Parish Council's two responses to planning application 3/20/2375/FUL, the Parish Council's support has been conditional on, inter alia:

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;

The Parish Council has, therefore, read with interest the recent submission by the applicant's agents in response to the concerns raised by the Lead Local Flood Authority and wish to expand on our comments in relation to this issue.

With regards to surface water drainage, it remains the applicant's position that the existing connection to the drain at the north-east corner of the site continue to be used. It seems that the ownership of the drain beyond the connection is unknown and that there is no express permission to use it, the applicant perhaps relying on a prescriptive right through long usage. This is unsatisfactory as it means there is no mechanism for dealing with any issues in Hop Lane arising from the surface water drainage of the development, such as blockages.

Secondly, there appears to be no provision for improving the surface water drainage down the drive to the High St, with simple reliance on the existing surface said to be permeable. However, such a surface is much less effective when on a relatively steep slope, causing water to cascade on to the High St. The opportunity should be taken to install as a minimum at least one and preferably two full width channels to prevent run off on to the highway.

Finally, there are no detailed plans for foul water management. Existing drains appear to link into the main sewer under the highway to the south west of the site. Whether the development uses the existing sewerage (which seems unlikely as the capacity is unlikely to be sufficient) or new sewerage is installed, perhaps down the drive to the High Street, it seems odd that the surface water drainage will be running in the opposite direction. One would naturally expect for ease of trench digging, economy, etc that they would flow in the same direction to follow the natural contours of the site, with the surface water also exiting the site via the drive and not via Hop Lane.

Decision to approve this submission made by email and will be ratified at the Much Hadham Parish Council Planning Committee meeting 2nd November 2021.