

MUCH HADHAM PARISH COUNCIL

Fiona Forth
Clerk of the Council
Tel: 01279 861869
e-mail: fionaforthmhpc@gmail.com

40 Calverley Close
Bishop's Stortford
Herts
CM23 4JJ

Notice is hereby given that the meeting of the Much Hadham Parish Council **Planning Committee** will be held on **Tuesday, 7th December 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

2nd December 2021

A G E N D A

21/115. Apologies for absence

21/116. Declarations of interest and requests for dispensations

21/117. Chair's announcements

21/118. Minutes of the last meeting held on 2nd November 2021

21/119. Reports on outstanding matters

21/120. Decisions issued by East Herts Council

(i) Permissions granted:

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

3/21/2181/HH - Proposed extension and alterations to roof, new rear and side dormers at
Clovers Perry Green

(ii) Permissions refused:

None

(iii) Applications withdrawn:

3/21/2007/LBC - Removal of dilapidated driveway, front gates and paving adjacent to house; reconstruction and widening of driveway; replacement of front gates, side access gate and construction of walls with trellis to each side; install dog proof post and rail fence to front; construction of retaining walls between driveway and lawn area, with steps up to lawn; construction of retaining walls to allow terraces and steps; creation of raised planting beds; construction of terrace/patio areas on split levels with step access; install two softwood pergolas; construction of stepped gravel pathway; install SUDS compliant drainage; soft landscaping at Laylock Cottage High Street Much Hadham

21/121. Planning enforcement

21/122. Residents' comments on current planning applications and appeals

21/123. Planning appeals

To note the following planning appeal:

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

Note – using ‘Householder Appeals Service’ so no further comments can be submitted by the Parish Council

To note the outcome of the following planning appeals: None

21/124. Current Planning Application for Committee to consider:

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

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

3/21/2752/HH & 3/21/2753/LBC - Demolition of garage and outbuildings; erection of a single storey rear extension and garage; alterations to landscaping; internal alterations to include, creation of W.C. at ground floor; creation of bathrooms on first floor, erection of internal wall and door and creation of internal stairs and creation of bathroom in attic at The White House High Street Much Hadham

3/21/2785/HH - Demolition of conservatory replaced with a single storey extension incorporating 3 roof lights; second storey extension incorporating Juliet balcony; repositioning of chimney at The Coach House High Street Much Hadham

3/21/2961/HH - Planning application for single storey rear and side extension and first floor rear extension at Stonelands Widford Road Much Hadham

21/125. Date of next meeting – Tuesday 11th January 2022 – Much Hadham Village Hall

MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 7th December 2021, in the Much Hadham Village Hall, at 8:27 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 12 members of the public.

21/115. APOLOGIES FOR ABSENCE

None.

21/116. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

None.

21/117. CHAIR'S ANNOUNCEMENTS

The Chair welcomed Jeremy Heppell, Planning Agent for The Bull Inn planning application to the meeting.

21/118. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 2nd November 2021 be accepted as a correct record of the proceedings and be signed by the Chair.

21/119. REPORTS ON OUTSTANDING MATTERS

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

Cllr D McDonald highlighted the following points:

- Plot 12A Moor Place Park – an update had been promised prior to the meeting from East Herts Council's Planning Enforcement Officer but none received;
- Nature reserve at Moor Place Park – an update on this had been noted at the earlier Parish Council meeting; and
- Jolly Waggoners – still waiting on a response from the owner in terms of his intentions for the site.

21/120. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

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

3/21/2181/HH - Proposed extension and alterations to roof, new rear and side dormers at Clovers Perry Green

(ii) Permissions refused:

None.

(iii) Applications withdrawn

3/21/2007/LBC - Removal of dilapidated driveway, front gates and paving adjacent to house; reconstruction and widening of driveway; replacement of front gates, side access gate and construction of walls with trellis to each side; install dog proof post and rail fence to front; construction of retaining walls between driveway and lawn area, with steps up to lawn; construction of retaining walls to allow terraces and steps; creation of raised planting beds; construction of terrace/patio areas on split levels with step access; install two softwood pergolas; construction of stepped gravel pathway; install SUDS compliant drainage; soft landscaping at Laylock Cottage High Street Much Hadham

21/121. PLANNING ENFORCEMENT

Covered as part of outstanding matters (Minute ref: 21/119).

21/122. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

3/21/2640/FUL The Bull Inn

The Planning Agent for this application was present and an opportunity was given for residents and Cllrs to ask questions regarding it.

A number of concerns were raised by residents:

- impact on the viability of the pub particularly given the perceived lack of investment by Punch Taverns in it;
- access road through the pub car park;
- insufficient car park places which would have a detrimental impact on the parking in the High Street as well as a claimed reduction in car park spaces from 13 to 10;
- design of the dwellings is not in keeping with the area despite this being referenced in the Neighbourhood Plan;

- neighbours concerned about the impact of light pollution from the development and the access road on their properties;
- nature surveys had not been properly undertaken;
- view that the target demographic would not be able to access the amenities on the High Street; and
- lack of knowledge regarding traffic flows on the High Street and how this would impact on the traffic management plan.

In response, the Planning Agent made the following points:

- Punch Taverns consider the pub to be viable and want to see it continue running, highlighting that there would be no objection to it being listed as an Asset of Community Value;
- the planned development is on land which is surplus to that needed to operate the pub and had been included as a development site in the Neighbourhood Plan;
- it is not considered unusual to have an access road through the pub car park and the intention is to retain the existing boundary trees;
- the number of car park spaces will be clarified as there is no intention to reduce the amount of existing spaces;
- the development proposes only 2 spaces per dwelling as these are for downsizers and not family units therefore reduced need;
- intention would be that the site would be self-contained during the construction phase and the construction management plan would take into account local factors;
- believed that the design and materials matched the requirements detailed in the Neighbourhood Plan but would feedback comments raised to the architect;
- it is recognised that further nature surveys are required and these would be undertaken at the right survey time; and
- the only lighting impact would be from the new houses as no additional street lights are proposed.

Cllrs also supported concerns regarding the viability of the pub and encouraged investment to be made in it. The Planning Agent considered questions about the value of the project, indicative house prices and so forth to be beyond his remit.

The Chair highlighted that the intention was to seek to list The Bull Inn as an Asset of Community Value once the examination of the Neighbourhood Plan had been completed.

21/123. PLANNING APPEALS

The Chair highlighted from the appeals log, circulated with the agenda, that the following appeal for Rose Cottage had been submitted. However, as the 'Householder Appeals Service' was being used, no further comments can be submitted by the Parish Council.

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

There were no decisions from planning appeals to note.

21/124. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following applications:

3/21/1928/FUL – Re-consultation: 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 adjoining property being conditioned and only for as long as mobile home needed for this purpose.

Vote: all Cllrs present voted to support this application.

3/21/2752/HH & 3/21/2753/LBC - Demolition of garage and outbuildings; erection of a single storey rear extension and garage; alterations to landscaping; internal alterations to include, creation of W.C. at ground floor; creation of bathrooms on first floor, erection of internal wall and door and creation of internal stairs and creation of bathroom in attic at The White House High Street Much Hadham

Vote: all Cllrs present voted to support this application.

3/21/2785/HH - Demolition of conservatory replaced with a single storey extension incorporating 3 roof lights; second storey extension incorporating Juliet balcony; repositioning of chimney at The Coach House High Street Much Hadham

Vote: all Cllrs present voted to support this application.

(ii) Objections raised on the following applications:

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

Objection on the basis that the site is outside the village boundary and not one of the permitted types of development under district policy GBR2 Rural Area Beyond the Green Belt.

Objection, too, as the Neighbourhood Plan (NP), which allocates housing development to this site, has not yet been examined and therefore the application is premature. The Examiner may reject the extension of the village boundary to incorporate the site (NP policy MH H2 Village Development Boundary) or may require additional or amended site policies to those in NP policy MH H6 The Bull Inn, which would be avoided by an early approval of the application.

The NP's Strategic Environmental Assessment Table 5.6 picked out as particular areas of concern for any development of the site the landscape impact and the historic environment. Very sensitive design, materials, massing, layout and landscaping are called for. So a further objection is a failure to adequately reflect the heritage of the site and the surrounding, locally distinctive, streetscape in the design of the dwellings, contrary to district policy DES4 Design of Development, paragraph 1. (a) and NP policy MH D2 Design Guide for New Development.

In particular, the proposed design is characterised by uniformity of the houses in footprint, elevations, ridge heights, materials, appearance and detailing, quite contrary to the village streetscape and roofscape wherein neighbouring houses rarely if ever have matching characteristics (other than as terraces). As such, the application fails to preserve or enhance the special interest, character and appearance of the area, contrary to district policy HA4 Conservation Areas and NP policy MH H6 The Bull Inn paragraphs II. a), c) and i).

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

3/21/2961/HH - Planning application for single storey rear and side extension and first floor rear extension at Stonelands Widford Road Much Hadham

Objection on the basis that size and scale of the proposed extension which is not subservient to the existing dwelling, contrary to policy HOU11.

Vote:	For	4
	Against	0
	Abstain	1

(iii) Neutral view on the following application:

None.

21/125. DATE OF NEXT MEETING

Tuesday, 11th January 2022 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 9:54 pm