

## **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, 1<sup>st</sup> February 2022**, 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

27<sup>th</sup> January 2022

### **A G E N D A**

- 22/12. Apologies for absence
- 22/13. Declarations of interest and requests for dispensations
- 22/14. Chair's announcements
- 22/15. Minutes of the last meeting held on 11<sup>th</sup> January 2022
- 22/16. Reports on outstanding matters
- 22/17. Decisions issued by East Herts Council
  - (i) Permissions granted:
    - 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
    - 3/21/2785/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
  - (ii) Permissions refused:
    - 3/21/2237/FUL - Erection of four dwellings (to include one affordable unit) with associated access road and landscaping at Old Station Yard Millers View Much Hadham
  - (iii) Applications withdrawn:
    - None
- 22/18. Planning enforcement
- 22/19. Residents' comments on current planning applications and appeals

22/20. Planning appeals

No planning appeals to consider

To note the outcome of the following planning appeals:

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:

Appeal allowed with conditions

22/21. Current Planning Application for Committee to consider:

3/21/3197/HH - Two storey rear and side extensions with a side juliet balcony; ground floor front bay window; loft conversion with 2 front dormers, 1 rear dormer and 1 first floor side window; external alterations to fenestration and to the facade at 1 Danebridge Lane Much Hadham

3/22/0133/FUL - Erection of one 5 bedroom detached dwelling with car port, outbuilding, swimming pool and shed at Plot 2 - Land South Of Culver Lodge Widford Road Much Hadham

3/22/0134/FUL - Erection of one 5 bedroom detached dwelling with car port/outbuilding and swimming pool at Plot 3 - Land South Of Culver Lodge Widford Road Much Hadham

3/22/0136/HH - Removal of conservatory; single storey rear extension and new porch canopy to front door; alterations to fenestration at 7 Oudle Lane Much Hadham

22/22. Date of next meeting – Tuesday 1<sup>st</sup> March 2022 – Green Tye Mission Hall

## **MUCH HADHAM PARISH COUNCIL**

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 1<sup>st</sup> February 2022, in the Much Hadham Village Hall, at 8:43 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.

### 22/12. APOLOGIES FOR ABSENCE

None.

### 22/13. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

None.

### 22/14. CHAIR'S ANNOUNCEMENTS

None.

### 22/15. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 11<sup>th</sup> January 2022 be accepted as a correct record of the proceedings and be signed by the Chair.

### 22/16. REPORTS ON OUTSTANDING MATTERS

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

An update in relation to the nature reserve at Moor Place Park and the enforcement action for Plot 12A Moor Place Park had been given as part of the preceding Parish Council meeting. [Parish Council Minute ref: 22/23(vii)]

Cllr D McDonald commented that there had been no further progress in relation to the remaining two outstanding items: working with East Herts Planning and the Jolly Waggoners.

## 22/17. DECISIONS ISSUED BY EAST HERTS COUNCIL

### (i) Permissions granted:

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

3/21/2785/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

### (ii) Permissions refused:

3/21/2237/FUL - Erection of four dwellings (to include one affordable unit) with associated access road and landscaping at Old Station Yard Millers View Much Hadham

### (iii) Applications withdrawn

None.

## 22/18. PLANNING ENFORCEMENT

Covered as part of outstanding matters (Minute ref: 22/16).

## 22/19. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

None.

## 22/20. PLANNING APPEALS

There were no new appeals to consider and the outcome of the following appeal was noted:

3/22/2018/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:

Appeal allowed with conditions

The Chair stated that the Planning Committee had objected to this application on the grounds that paving the front garden for car parking would not enhance or preserve the Conservation Area and that the proposed parking arrangements – in tandem across the front of the property - were impractical. The inspector took the view that the loss of parking space was already a reality, as the garage is too small to accommodate modern cars. Even if

a small car were to be parked in it, the maximum number of cars that could be fitted into the curtilage was two, with or without the garage being available.

The Chair also highlighted that the reality was that the cars were parked on the drive that crosses the common land owned by the Parish Council. The Parish Council, therefore, needs to consider whether this can be allowed to continue, as there is a risk of a prescriptive easement being acquired, giving the permanent right to park on the Parish Council's land. As this was not a planning matter, the Clerk was asked to consider, in conjunction with the Parish Council Chair, taking the following actions:

- to write to the owners of Rose Cottage asking them to cease parking on the access drive as the common land is owned by the Parish Council and remind them they have no permission to park there; and
- to erect suitable signage at appropriate places on the common stating that the land is owned by the Parish Council and parking on it is forbidden.

## 22/21. CURRENT PLANNING APPLICATIONS CONSIDERED

### (i) Support given to the following application:

3/22/0136/HH - Removal of conservatory; single storey rear extension and new porch canopy to front door; alterations to fenestration at 7 Oudle Lane Much Hadham

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

### (ii) Objections raised on the following applications:

3/21/3197/HH - Two storey rear and side extensions with a side Juliet balcony; ground floor front bay window; loft conversion with 2 front dormers, 1 rear dormer and 1 first floor side window; external alterations to fenestration and to the facade at 1 Danebridge Lane Much Hadham

Objection on the basis that:

- the Juliet balcony with double glazed doors on the first floor would be highly visible from the public realm and out of keeping; and
- the ridge of the rear extension fails to be set down from the existing ridge and whilst the length of the extension has been reduced, its mass is still substantial by comparison to the size of the existing small dwelling. The proposals continue to dominate the existing dwelling contrary to DES4, which requires a high standard of design and layout to reflect and promote local distinctiveness, and HOU11 which requires subservience and appropriate scale and massing.

In addition, the new proposal also includes an arboricultural assessment to address the previous concerns about adverse impacts on trees and the Parish Council

requests that East Herts Council obtains professional advice as to whether the proposed measures are sufficient.

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

3/22/0133/FUL - Erection of one 5 bedroom detached dwelling with car port, outbuilding, swimming pool and shed at Plot 2 - Land South Of Culver Lodge Widford Road Much Hadham

The basis of the objection is detailed in Appendix A.

<b>Vote:</b>	For	4
	Against	0
	Abstain	1

3/22/0134/FUL - Erection of one 5 bedroom detached dwelling with car port/outbuilding and swimming pool at Plot 3 - Land South Of Culver Lodge Widford Road Much Hadham

The basis of the objection is detailed in Appendix B.

<b>Vote:</b>	For	4
	Against	0
	Abstain	1

(iii) Neutral view on the following application:

None.

22/22. DATE OF NEXT MEETING

Tuesday, 1<sup>st</sup> March 2022 following the close of the Much Hadham Parish Council meeting at the Green Tye Mission Hall.

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There being no further business the meeting closed at 9:08 pm

**3/22/0133/FUL | Erection of one 5 bedroom detached dwelling with car port, outbuilding, swimming pool and shed at Plot 2 - Land South Of Culver Lodge Widford Road Much Hadham**

**Much Hadham Parish Council objects to this planning application. The basis of the objection is set out below:**

The outbuilding design is completely at odds with the neo-Georgian appearance of the main building, with no evident preservation or enhancement of the Conservation Area, contrary to policies HA4 and HOU11.

Overall, due to the design of the outbuilding, there is harm to the setting of Culver, a Listed Building, and to View 11 (V11) as designated in the draft Much Hadham Neighbourhood Plan, contrary to Policies DES4 and HA7 of East Herts District Plan 2018 and Policy MH PV1 of the Much Hadham Neighbourhood Plan.

The addition of a 3rd bay to the car port brings the building closer to the public realm. Together with the additional driveway work required, this virtually eliminates the garden landscaping within the boundary to the front of the property and increases the suburbanisation of this frontage, again with no evident enhancement of the Conservation Area. This is exacerbated by the additional paving to the rear of the property to accommodate the pool.

It is a condition of the extant permission that a Landscape and Ecological Management Plan should be submitted. Any approval of this latest application should require the plan to incorporate mitigations for its additional adverse impacts on net biodiversity.

No information is provided on how the pool is to be heated. Taken together with the loss of soft landscaping, the proposals appear to pay no heed to the district's climate change policy such as minimising energy demand and water usage. Solar panels or a green roof would appear suited to the outbuilding, for example.

Whilst at first glance these would appear to be modest improvements to the residential amenity of the property, the reality is that they represent creeping suburbanisation with no offsets to the identified harm done to the setting of Culver, the public view from Sidehill Wood, the deterioration in the street scene and the absence of any consideration for climate change. The design of the outbuilding is without merit.

**Decision made at the Much Hadham Parish Council Planning Committee held on 1<sup>st</sup> February 2022.**

**3/22/0134/FUL | Erection of one 5 bedroom detached dwelling with car port/outbuilding and swimming pool at Plot 3 - Land South Of Culver Lodge Widford Road Much Hadham**

**Much Hadham Parish Council objects to this planning application. The basis of the objection is set out below:**

The outbuilding design is completely at odds with the neo-Georgian appearance of the main building, with no evident preservation or enhancement of the Conservation Area, contrary to policies HA4 and HOU11.

Overall, due to the design of the outbuilding, there is harm to the setting of Culver, a Listed Building, and to View 11 (V11) as designated in the draft Much Hadham Neighbourhood Plan, contrary to Policies DES4 and HA7 of East Herts District Plan 2018 and Policy MH PV1 of the Much Hadham Neighbourhood Plan.

No information is provided on how the pool is to be heated and the proposals appear to pay no heed to the district's climate change policy such as minimising energy demand and water usage. Solar panels or a green roof would appear suited to the outbuilding, for example.

Whilst at first glance these would appear to be modest improvements to the residential amenity of the property, the reality is that they represent creeping suburbanisation with no offsets to the identified harm done to the setting of Culver, the public view from Sidehill Wood, and the absence of any consideration for climate change. The design of the outbuilding is without merit.

**Decision made at the Much Hadham Parish Council Planning Committee held on 1<sup>st</sup> February 2022.**