

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, 1st March 2022**, 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

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Clerk of the Council

24th February 2022

A G E N D A

- 22/23. Apologies for absence
- 22/24. Declarations of interest and requests for dispensations
- 22/25. Chair's announcements
- 22/26. Minutes of the last meeting held on 1st February 2022
- 22/27. Reports on outstanding matters
- 22/28. Decisions issued by East Herts Council

(i) Permissions granted:

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

3/21/2006/HH - 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

3/21/2961/HH - Single storey rear and side extension and first floor rear extension at Stonelands Widford Road Much Hadham

3/21/3117/HH - Single storey side extension at The Sycamores Walnut Close Much Hadham

(ii) Permissions refused:

3/21/2170/FUL - Erection of eight dwellings (four to be affordable homes): two, three bedroom houses; two, four bedroom houses; and four, two bedroom bungalows; creation of new vehicular access way, landscaping and 21 carparking spaces at Old Station Yard Millers View Much Hadham.

(iii) Applications withdrawn:

3/21/3173/FUL - Replacement of stolen roof covering on the South porch with a dark grey PVC membrane roof at St Andrews Church Church Lane Much Hadham

- 22/29. Planning enforcement
- 22/30. Residents' comments on current planning applications and appeals
- 22/31. Planning appeals

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

- 22/32. Current Planning Application for Committee to consider:

3/20/2375/FUL - Re-consultation: 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

3/21/2530/HH & 3/21/2531/LBC - Construction of detached cartlodge; remove all roof tiles and re-tile on new breathable underfelt and battens, re-using existing tiles and matching handmade reclaimed clay tiles; brick up timber window formed in chimney breast; alter and enlarge window to west elevation and fit metal framed window; replace external front wooden fence with metal railings; remove garage doors and provide a render finish, cladding the attached annexe building with black feather board; replace doors on either side of the link (between the main house and annexe) with double glass doors and replace flat roof with a tiled ridge roof; internal alterations to remove internal walls, cupboards and elevator, infill door openings install new internal walls and create new internal openings at Hill House Tower Hill Much Hadham

3/22/0229/AGPN - Erection of a new building for agricultural or forestry use (retain an existing container; new polytunnel): Length 4.6 metres, Eaves height 2.4 metres, Breadth 2.4 metres, Ridge height 2.4 metres at Plots 4 And 7 Kettle Green Lane Much Hadham

3/22/0304/LBC - Regularisation for the erection of conservatory at The Bank House High Street Much Hadham

3/22/0328/HH & 3/22/0329/LBC - Replacement conservatory at The Old Nurseries Widford Road Much Hadham

3/22/0342/LBC - Regularisation for secondary glazing windows at The Bank House High Street Much Hadham

3/22/0371/FUL - Replacement of stolen roof covering on the South porch at St Andrews Church Church Lane Much Hadham

- 22/33. Date of next meeting – Tuesday 5th April 2022 – Much Hadham Village Hall

MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 1st March 2022, in the Green Tye Mission Hall, at 8:40 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.

22/23. APOLOGIES FOR ABSENCE

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

22/24. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

None.

22/25. CHAIR'S ANNOUNCEMENTS

None.

22/26. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 1st March 2022 be accepted as a correct record of the proceedings and be signed by the Chair.

22/27. 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 had been given as part of the preceding Parish Council meeting. [Parish Council Minute ref: 22/38(viii)]

Cllr D McDonald stated that there had been no progress in relation to the Jolly Waggoners or the enforcement action at Plot 12A Moor Place Park.

The Chair reported that 13 parish councils had responded when seeking views regarding East Herts Council's (EHC) overall performance in relation to planning enforcement. The next step will be to make a complaint to a higher national level.

The Clerk reminded those present that the next EHC Planning Forum was due to take place on 24th March.

22/28. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

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

3/21/2006/HH - 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

3/21/2961/HH - Single storey rear and side extension and first floor rear extension at Stonelands Widford Road Much Hadham

3/21/3117/HH - Single storey side extension at The Sycamores Walnut Close Much Hadham

(ii) Permission refused:

3/21/2170/FUL - Erection of eight dwellings (four to be affordable homes): two, three bedroom houses; two, four bedroom houses; and four, two bedroom bungalows; creation of new vehicular access way, landscaping and 21 carparking spaces at Old Station Yard Millers View Much Hadham

(iii) Application withdrawn

3/21/3173/FUL - Replacement of stolen roof covering on the South porch with a dark grey PVC membrane roof at St Andrews Church Church Lane Much Hadham

22/29. PLANNING ENFORCEMENT

Covered as part of outstanding matters (Minute ref: 22/27).

22/30. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

3/21/2530/HH & 3/21/2531/LBC – Hill House

The applicant outlined the intentions behind the applications, essentially to restore the property back to a home.

22/31. PLANNING APPEALS

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

22/32. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following applications:

3/20/2375/FUL - Re-consultation: 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

Previous submission reaffirmed, namely:

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.

3/22/0328/HH & 3/22/0329/LBC - Replacement conservatory at The Old Nurseries Widford Road Much Hadham

Vote: all Cllrs present voted to support this application.

3/22/0342/LBC - Regularisation for secondary glazing windows at The Bank House High Street Much Hadham

Vote: all Cllrs present voted to support this application.

3/22/0371/FUL - Replacement of stolen roof covering on the South porch at St Andrews Church Church Lane Much Hadham

Support given subject to being supported by Historic England.

Vote: all Cllrs present voted to support this application.

(ii) Objections raised on the following applications:

3/21/2530/HH & 3/21/2531/LBC - Construction of detached cartlodge; remove all roof tiles and re-tile on new breathable underfelt and battens, re-using existing tiles and matching handmade reclaimed clay tiles; brick up timber window formed in chimney breast; alter and enlarge window to west elevation and fit metal framed window; replace external front wooden fence with metal railings; remove garage doors and provide a render finish, cladding the attached annexe building with black feather board; replace doors on either side of the link (between the main house and annexe) with double glass doors and replace flat roof with a tiled ridge roof; internal alterations to remove internal walls, cupboards and elevator, infill door openings install new internal walls and create new internal openings at Hill House Tower Hill Much Hadham

The basis of the objection is detailed in Appendix A.

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

3/22/0229/AGPN - Erection of a new building for agricultural or forestry use (retain an existing container; new polytunnel): Length 4.6 metres, Eaves height 2.4 metres, Breadth 2.4 metres, Ridge height 2.4 metres at Plots 4 And 7 Kettle Green Lane Much Hadham

Objection on the basis that the site appears too small to benefit from permitted development rights. Moreover, the proposal by virtue of its siting, scale, form and design would result in a discordant and unsustainable form of development that would have a significant adverse visual impact on the landscape character of the area and views of the site from all directions. The current enforcement action needs to be vigorously followed up by East Herts Council and the container removed.

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

(iii) Neutral view on the following application:

None.

22/33. DATE OF NEXT MEETING

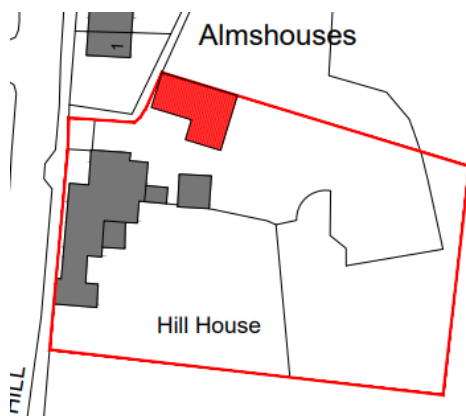
Tuesday, 5th April 2022 following the close of the Much Hadham Parish Council meeting at the Much Hadham Village Hall.

There being no further business the meeting closed at 9:19 pm

3/21/2530/HH & 3/21/2531/LBC - Construction of detached cartlodge; remove all roof tiles and re-tile on new breathable underfelt and battens, re-using existing tiles and matching handmade reclaimed clay tiles; brick up timber window formed in chimney breast; alter and enlarge window to west elevation and fit metal framed window; replace external front wooden fence with metal railings; remove garage doors and provide a render finish, cladding the attached annexe building with black feather board; replace doors on either side of the link (between the main house and annexe) with double glass doors and replace flat roof with a tiled ridge roof; internal alterations to remove internal walls, cupboards and elevator, infill door openings install new internal walls and create new internal openings at Hill House Tower Hill Much Hadham

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

The proposed construction of a cartlodge is directly adjacent to the public footpath that runs behind the almshouses. The Strategic Environmental Assessment prepared for the Neighbourhood Plan highlighted that, in relation to any proposed development of the land at the former Barn School, "The site provides an open and rural backdrop to the listed buildings, making a substantial contribution to the significance of their respective settings." The listed buildings referred to were "3 x Grade II-listed buildings (St Andrew's Church of England JMI School; Almshouses; The Barn School)". [The Barn School is now renamed as Hill House.]



The proposed siting of the cartlodge could be detrimental to the setting of the Almshouses, being only ~6m from their nearest elevation at its closest. Its positioning next to the public footpath FP22 presents to users the unremarkable side elevation of the cartlodge to a height of ~4.1m, twice the height of the present fence. No mention is made of what will happen to the trees that appear to be growing where the cartlodge is to be sited. It is disappointing that the supplied heritage

statement makes no mention of this proposal, which is within the curtilage of the Grade II-listed Hill House, and that the elevation drawings provide no measurements.

Moreover, the design and access statement (D&A) accompanying the application is extremely perfunctory. There is no explanation of how the proposed cartlodge is suitable for the site and its setting nor does it explain the design principles and concepts that have been applied to the development or demonstrate how the site's context has influenced the design. There is no discussion of how relevant District Plan policies have been considered – these would include inter alia GBR2, HOU11, DES4 and HA4.

Indeed, the Highways authority have refused to support the application because it is not shown that the cartlodge can be safely accessed and there is no consideration of the impact on the PROW, matters which a D&A should have addressed.

It is not demonstrated that the cartlodge preserves or enhances the Conservation Area, or that its siting is appropriate and complementary to the character, appearance and setting of the surrounding area. Given there already appears to be garaging facilities within the annexe, it is not explained why the cartlodge is required. Policy DES4 requires proposals to make the best possible use of the available land by respecting or improving upon the character of the site and the surrounding area, in terms of its scale, height, massing (volume, shape), orientation, siting, layout, density, building materials (colour, texture), landscaping, environmental assets, and design features, having due regard to the design opportunities and constraints of a site. The application is silent on all these factors.

Decision to approve this submission made at the Much Hadham Parish Council Planning Committee meeting on 1st March 2022