

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 June 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

31st May 2022

A G E N D A

- 22/56. Apologies for absence
- 22/57. Declarations of interest and requests for dispensations
- 22/58. Chair's announcements
- 22/59. Minutes of the last meeting held on 26th April 2022
- 22/60. Reports on outstanding matters
- 22/61. Decisions issued by East Herts Council
 - (i) Permissions granted:
 - 3/21/1987/FUL - Construction of detached storage building at The Forge Museum High Street 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 and alterations to fenestration at 7 Oudle Lane Much Hadham
 - 3/22/0328/HH & 3/22/0329/LBC - Replacement conservatory at The Old Nurseries Widford Road Much Hadham
 - (ii) Permissions refused:
 - None
 - (iii) Applications withdrawn:
 - 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
- 22/62. Planning enforcement
- 22/63. Residents' comments on current planning applications and appeals

22/64. Planning appeals

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

22/65. Current Planning Application for Committee to consider:

3/22/0618/HH – Re-consultation: Change of use of land from agricultural to residential garden, together with hard and soft landscaping at Uffords Barn Green Tye

3/22/0736/HH - Single storey front extension at 8 Ducketts Lane Green Tye Much Hadham

3/22/0834/HH & 3/22/0835/LBC - Replacement fencing; conversion of ground floor of annexe to two bay garage and cladding the annexe building with black feather board; alterations to fenestration and openings on annexe and either side of the link (between the main house and annexe) with double glass doors and replacement 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

3/22/0899/FUL - Change of use of land to D2 (Assembly and leisure); erection of cricket school and creation of 17 parking spaces at Jobbers Wood Sports Pavilion Great Hadham Road Much Hadham

3/22/0909/FUL - Change of use of Barns 2 and 3, and Courtyard Unit 3 from Sui Generis Use to Class E (b, c, e, and g) including the provision of 20 additional car parking spaces at Warren Park Heritage And Craft Centre Green Tye

3/22/0927/HH - Two storey rear extension; new porch; alterations to fenestration; and replacement of flat roof with pitched roof to garage at Brands Farm Cottage Much Hadham

3/22/0949/HH - Partial demolition of roof to rear elevation; erection of two storey rear extension and part single storey rear extension at 2 Chapel Cottages Tower Hill Much Hadham

22/66. Date of next meeting – Tuesday 5th July 2022 – Green Tye Mission Hall

MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 7th June 2022, in the Much Hadham Village Hall, at 8:57 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.

22/56. APOLOGIES FOR ABSENCE

Apologies for absence were received and approved from Cllr I Hunt and Cllr S Smith. In Cllr I Hunt's absence, Cllr D McDonald chaired the meeting.

22/57. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

None.

22/58. CHAIR'S ANNOUNCEMENTS

None.

22/59. MINUTES OF THE LAST MEETING

Approval of the minutes of the last meeting held on 26th April 2022 deferred to the next meeting as insufficient Cllrs from the last meeting were present to confirm accuracy.

22/60. REPORTS ON OUTSTANDING MATTERS

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

The Chair provided the following updates:

- lack of effective monitoring and enforcement: during May, Cllr I Hunt has had more contact with the other Parish Councils with similar issues and action to be taken is being considered;
- Plot 12 A Moor Place Park enforcement: the latest update from East Herts Council's (EHC) Head of Planning indicates that EHC's Legal team are reviewing the non-compliance with the issued notices. This could lead to prosecution;
- nature reserve – The Ley - at Moor Park Place: issue has now been resolved. The land has been sold to a local resident who intends to protect it from development and willing to be approached by other local residents if they wish to plant trees. In

addition, it is believed that the strip of land at the bottom of The Ley has also been sold to friendly interests; and

- Jolly Waggoners: Cllrs I Hunt, D McDonald and K Twort held informal discussions with the owner and their architect on the 29th April regarding their plans.

Cllr K Twort highlighted that the Jolly Waggoners site had since been cleared.

22/61. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

3/21/1987/FUL - Construction of detached storage building at The Forge Museum High Street 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 and alterations to fenestration at 7 Oudle Lane Much Hadham

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

(ii) Permissions refused:

None

(iii) Applications withdrawn

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

22/62. PLANNING ENFORCEMENT

Covered as part of outstanding matters (Minute ref: 22/60).

22/63. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

3/22/0909/FUL - Change of use at Warren Park Heritage And Craft Centre

A resident outlined their concern that the planning application was proposing a change of use from craft to flexible use, detracting from the original intentions of the site, as stated in the original planning permission which restricted the site to craft use. For example, the proposal for a café/restaurant on site to reduce vehicle movements will not support the local community.

The resident also highlighted that the request for additional car parking spaces seemed at odds with the current minimal use of the car park – as evidence by a photo provided to the Committee.

Finally, the resident reported that planning conditions had not been met in terms of the landscaping requirements. The car park was supposed to be shrouded by hedgerows and have a grasscrete surface. The reality is that there is no hedging and the car park surface is shingle.

22/64. PLANNING APPEALS

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

22/65. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following application:

3/22/0736/HH - Single storey front extension at 8 Ducketts Lane Green Tye Much Hadham

Support given subject to compliance with conservation area requirements as per Policy HA4, preserving the special interest of the character and appearance of the area.

Vote: all Cllrs present voted to support this application.

3/22/0834/HH & 3/22/0835/LBC - Replacement fencing; conversion of ground floor of annexe to two bay garage and cladding the annexe building with black feather board; alterations to fenestration and openings on annexe and either side of the link (between the main house and annexe) with double glass doors and replacement 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

Vote: all Cllrs present voted to support this application.

3/22/0909/FUL - Change of use of Barns 2 and 3, and Courtyard Unit 3 from Sui Generis Use to Class E (b, c, e, and g) including the provision of 20 additional car parking spaces at Warren Park Heritage And Craft Centre Green Tye

Support given. However, it is understood that the original planning conditions have not been complied with in relation to the car park landscaping requirement and Planning Enforcement should review this.

Vote: all Cllrs present voted to support this application.

3/22/0927/HH - Two storey rear extension; new porch; alterations to fenestration; and replacement of flat roof with pitched roof to garage at Brands Farm Cottage Much Hadham

Vote: all Cllrs present voted to support this application.

(ii) Objections raised on the following application:

3/22/0618/HH – Re-consultation: Change of use of land from agricultural to residential garden, together with hard and soft landscaping at Uffords Barn Green Tye

Objection on the basis that the change of use does not comply with policy HOU12.

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

3/22/0899/FUL - Change of use of land to D2 (Assembly and leisure); erection of cricket school and creation of 17 parking spaces at Jobbers Wood Sports Pavilion Great Hadham Road Much Hadham

Objection on the basis that the incursion into the green belt for this indoor sport proposal does not accord with the exceptions detailed within the National Planning Policy Framework. Reference to the appeal decision relating to planning application 3/20/2355 for padel courts at Bishop's Stortford Tennis Club, an urban environment, is considered not to be apposite.

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

3/22/0949/HH - Partial demolition of roof to rear elevation; erection of two storey rear extension and part single storey rear extension at 2 Chapel Cottages Tower Hill Much Hadham

Objection on the basis that this extension fails to comply with policy HA4.

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

(iii) Neutral view on the following application:

None.

22/66. DATE OF NEXT MEETING

Tuesday, 5th July 2022 following the close of the Much Hadham Parish Council meeting at the Green Tye Mission Hall.

There being no further business the meeting closed at 10:14 pm