

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, 5th July 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.

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Clerk of the Council

30th June 2022

A G E N D A

- 22/67. Apologies for absence
- 22/68. Declarations of interest and requests for dispensations
- 22/69. Chair's announcements
- 22/70. Minutes of the last meetings held on 26th April and 7th June 2022
- 22/71. Reports on outstanding matters
- 22/72. Decisions issued by East Herts Council
 - (i) Permissions granted:
 - 3/22/0366/HH - Erection of a two storey and first floor front extension; alterations to roof, alteration and insertion of doors and windows; conversion of Garage to annexe with alterations to fenestration at Plunge Widford Road Much Hadham
 - 3/22/0371/FUL - Replacement of stolen roof covering on the South porch at St Andrews Church Church Lane Much Hadham
 - 3/22/0683/LBC - Remove all roof tiles and re-tile on new breathable underfelt and battens, re-using existing tiles and matching handmade reclaimed clay tiles at Hill House Tower Hill Much Hadham
 - 3/22/0789/HH – Single storey rear and side extension and insertion of two roof lights to rear elevation at 3 Poplar Cottages Station Road Much Hadham
 - (ii) Permissions refused:
 - 3/22/0618/FUL - Change of use of land from agricultural to residential garden, together with hard and soft landscaping at Uffords Barn Green Tye
 - (iii) Applications withdrawn:
 - 3/22/0553/FUL - Demolition of public house and construction of 4 detached dwellings with garages, new access and associated landscaping at The Jolly Waggoners Widford Road Much Hadham
- 22/73. Planning enforcement
- 22/74. Residents' comments on current planning applications and appeals

22/75. Planning appeals

To note the existence of the following planning appeal:

3/21/2237/FUL - Erection of four dwellings (to include one affordable unit) with associated access road and landscaping:

Appeal not yet recorded by Planning Inspectorate

No planning appeal decisions to note

22/76. Current Planning Application for Committee to consider:

3/22/0934/HH - Replacement of double glazed windows and external doors with new double glazed windows and doors at Grey Mill Widford Road Much Hadham

3/22/1115/LBC - Replacement of roof, to include replacement of felt, fit battens, replace tiles and apply flashing to chimney and rear wall; insertion of rooflight to rear elevation at 7 The Square Much Hadham

3/22/1143/FUL - Continued use of first floor as an independent dwelling; change of use and conversion of ground floor garages to create additional living accommodation with the creation of bay windows to front; insertion of doors to flank elevation, insertion of windows to rear and extension of existing driveway - Part retrospective at Annex At Hadham Heights Black Bridge Lane Much Hadham

3/22/1145/FUL - Erection of a detached dwelling and associated works, parking, outbuildings and swimming pool at Plot 1 Land South of Culver Lodge Widford Road Much Hadham

3/22/1187/HH - Single storey side extension; removal of window and insertion of new door at Foxglove Barn Moor Place Park Much Hadham

22/77. Date of next meeting – Tuesday 2nd August 2022 – Much Hadham Village Hall

MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 5th July 2022, in the Green Tye Mission Hall, at 8:58 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 no members of the public.

22/67. APOLOGIES FOR ABSENCE

Apologies for absence were received and approved from Cllr K Twort.

22/68. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

None.

22/69. CHAIR'S ANNOUNCEMENTS

The Chair made the following announcements:

- the Department for Levelling Up, Housing and Communities (DLUHC) had published a table of the proportion of planning applications that were approved in each authority area for 2021/22. Contrary to the perception that East Herts Council sanction anything and everything, the Council had the 28th lowest score meaning that the Council reject more applications than around 300 other councils; and
- as reported to the preceding Parish Council meeting (Minute ref: 22/116), the Neighbourhood Plan now has full weight in the consideration of planning applications.

22/70. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the meeting held on 26th April 2022 be accepted as a correct record of the proceedings and be signed by the Chair.

RESOLVED that the minutes of the last meeting held on 7th June 2022 be accepted as a correct record of the proceedings and be signed by the Chair.

22/71. REPORTS ON OUTSTANDING MATTERS

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

Cllr D McDonald provided the following updates:

- lack of effective monitoring and enforcement: consideration is being given to the next steps;
- Plot 12A Moor Place Park enforcement: Cllr D McDonald, another resident and East Herts Council's (EHC) Planning case officer held a site visit on 9th June 2022. EHC intend to issue a Section 215 Notice requiring the site be tidied and, if not done, EHC will undertake the work and seek reimbursement from the landowner. In addition, subject to approval from EHC's legal team, legal proceeding will be instituted to seek implementation of the original planning conditions; and
- Jolly Waggoners: an update was provided at the preceding Parish Council meeting (Minute ref: 22/115 (i))

22/72. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

3/22/0366/HH - Erection of a two storey and first floor front extension; alterations to roof, alteration and insertion of doors and windows; conversion of Garage to annexe with alterations to fenestration at Plunge Widford Road Much Hadham

3/22/0683/LBC - Remove all roof tiles and re-tile on new breathable underfelt and battens, re-using existing tiles and matching handmade reclaimed clay tiles at Hill House Tower Hill Much Hadham

3/22/0789/HH – Single storey rear and side extension and insertion of two roof lights to rear elevation at 3 Poplar Cottages Station Road Much Hadham

(ii) Permissions refused:

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

(iii) Applications withdrawn

3/22/0553/FUL - Demolition of public house and construction of 4 detached dwellings with garages, new access and associated landscaping at The Jolly Waggoners Widford Road Much Hadham

22/73. PLANNING ENFORCEMENT

Covered as part of outstanding matters (Minute ref: 22/71).

22/74. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

3/2/1115/LBC - 7 The Square (3/2/1115/LBC)

The Clerk read out a statement on behalf of the applicants which highlighted that the works proposed are planned to both enhance and maintain the building. The bathroom rooflight will improve both ventilation and light into the room. The repair work to the roof of the single-storey extension will ensure that it is once again made watertight and in good condition for many years to come.

22/75. PLANNING APPEALS

The Chair highlighted from the appeals log, circulated with the agenda, that the following appeal for Old Station Yard had been submitted. However, as the appeal had not yet been recorded by the Planning Inspectorate, no further comments can be submitted by the Parish Council. It was noted that previous appeals on this site had been 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:

Appeal not yet recorded by Planning Inspectorate

There were no decisions from planning appeals to note.

22/76. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following application:

3/22/0934/HH - Replacement of double glazed windows and external doors with new double glazed windows and doors at Grey Mill Widford Road Much Hadham

Vote: all Cllrs present voted to support this application.

3/22/1115/LBC - Replacement of roof, to include replacement of felt, fit battens, replace tiles and apply flashing to chimney and rear wall; insertion of rooflight to rear elevation at 7 The Square Much Hadham

Support given. However, ideally the roof light would be located a little further up the roof to avoid the appearance of it sitting on the gutter, though the extent to which this is possible is governed by the internal ceiling height.

Vote: all Cllrs present voted to support this application.

3/22/1187/HH - Single storey side extension; removal of window and insertion of new door at Foxglove Barn Moor Place Park Much Hadham

Vote: all Cllrs present voted to support this application.

(ii) Objections raised on the following application:

3/22/1143/FUL - Continued use of first floor as an independent dwelling; change of use and conversion of ground floor garages to create additional living accommodation with the creation of bay windows to front; insertion of doors to flank elevation, insertion of windows to rear and extension of existing driveway - Part retrospective at Annex At Hadham Heights Black Bridge Lane Much Hadham

Objection on the basis of the points outlined below:

Permission to convert part of the garage/store to enable use as a residential annexe above the garage for purposes ancillary to the main residential use of the house was given in 2016.

It seems that the ancillary usage was superseded at some point and it is now being used as independent accommodation, without permission (required as that is a material change of use). It also seems that a new driveway has been partially laid down with a new access on to Widford Road (to which Highways have no objection).

The proposal now is to complete the conversion of the garage so that an independent 4-bedroom detached house with its own access is created in the rural area. No change is proposed to the footprint of the unit, other than the creation of bay windows to replace garage doors. Materials to be used match existing.

The District Plan discussion leading to Policy HOU13 Residential Annexes says that following approval for a residential annexe within the Green Belt and Rural Area Beyond the Green Belt, "permission would be unlikely to be granted for later sub-division to two separate residential units, unless the proposal meets the planning criteria which would be applied to new proposals for a separate dwelling."

Policy GBR2 allows development for: (d) the replacement, extension or alteration of a building, provided the size, scale, mass, form, siting, design and materials of construction are appropriate to the character, appearance and setting of the site and/or surrounding areas.

It is unclear whether this policy's intention is for the building to remain in its current use but under Policy DPS2, rural housing is not included in the hierarchy of sustainable development.

This is a classic example of development creep: a supportable proposal for a residential annexe has morphed, firstly, into unapproved independent

accommodation and now into a substantial house with a substantial driveway across greenfield land. There is no policy reason for it: there is no unmet housing need for this type of accommodation, and it is in an unsustainable location – there is no pedestrian access to village facilities, so car use is required for any trips.

Once the ancillary usage of the residential annexe was no longer required, the property should have been left as is or converted back to its previous state.

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

3/22/1145/FUL - Erection of a detached dwelling and associated works, parking, outbuildings and swimming pool at Plot 1 Land South of Culver Lodge Widford Road Much Hadham

Objection on the basis of the points outlined 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 approved 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. In addition, the design does not comply with the design guide outlined in Policy MH D2 of the Much Hadham Neighbourhood Plan. 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 there are 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.

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

(iii) Neutral view on the following application:

None.

22/77. DATE OF NEXT MEETING

Tuesday, 2nd August 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 9:35 pm