

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, 2nd August 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

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Clerk of the Council

28th July 2022

A G E N D A

- 22/78. Apologies for absence
- 22/79. Declarations of interest and requests for dispensations
- 22/80. Chair's announcements
- 22/81. Minutes of the last meeting held on 5th July 2022
- 22/82. Reports on outstanding matters
- 22/83. Decisions issued by East Herts Council
 - (i) Permissions granted:
 - 3/22/0393/HH - Demolition of conservatory; replacement of timber frame of bungalow of non-standard construction with brick built cavities; single storey side and rear extensions; and alterations to fenestration at Beausite Widford Road Much Hadham
 - 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
 - 3/22/0934/HH - Replacement of double glazed windows and external doors with new double glazed windows and doors at Grey Mill Widford Road Much Hadham
 - (ii) Permissions refused:
 - 3/22/0304/LBC - Regularisation for the erection of conservatory at The Bank House High Street Much Hadham
 - 3/22/0342/LBC - Regularisation for secondary glazing windows at The Bank House High Street 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
 - (iii) Applications withdrawn:
 - None
- 22/84. Planning enforcement
- 22/85. Residents' comments on current planning applications and appeals

22/86. Planning appeals

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

22/87. Current Planning Application for Committee to consider:

3/22/1215/FUL - Construction of 1 detached agricultural workers dwelling, with 2 off-street car parking spaces and new vehicle access on to Ducketts Lane at Ducketts Farm Ducketts Lane Green Tye

3/22/1345/FUL - Full planning permission for the erection of a detached dwelling with associated works and parking, car port, as an amendment to approved Plot 1 of 3/21/0848/FUL to include outbuilding, swimming pool, shed and extension to car port at Land South Of Culver Lodge Widford Road Much Hadham

3/22/1377/ARPN - Change of use of agricultural building to use class C3 for 5 residential dwelling houses at Chaldean Farm Bromley Lane Much Hadham

3/22/1450/PNHH - Single storey rear extension: Depth 8.00 metres, Maximum height 3.10 metres, Eaves height 2.47 metres at North View Perry Green

3/22/1454/HH - Raising the roof height to create first floor level; single storey and Two storey front and rear extensions, roof extension, new ground floor and first floor windows, existing brickwork to be finished with render, extension to driveway at Kesten Station Road Much Hadham

3/22/1475/ARPN - Conversion of agricultural barn to five bedroom detached two-storey dwelling, creation of first floor and installation of windows and openings at Uffords Barn Green Tye

22/88. Date of next meeting – Tuesday 6th September 2022 – Much Hadham Village Hall

MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 2nd August 2022, in the Much Hadham Village Hall, at 8:38 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.

22/78. APOLOGIES FOR ABSENCE

None.

22/79. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

None.

22/80. CHAIR'S ANNOUNCEMENTS

None.

22/81. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 5th July 2022 be accepted as a correct record of the proceedings and be signed by the Chair.

22/82. 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: the Chair is working on the next steps;
- Plot 12A Moor Place Park enforcement: the owners had undertaken some tidying of the site which was in advance of a Section 215 notice being served on the 27th July from East Herts Council requiring this. The deadline for compliance with the notice is the 24th August; and
- Jolly Waggoners: no update but it was noted that further tidying up had taken place on the site.

In response to a question, Cllr D McDonald will consider contacting the owners of Plot 12A to determine their intentions for the site.

22/83. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

3/22/0393/HH - Demolition of conservatory; replacement of timber frame of bungalow of non-standard construction with brick built cavities; single storey side and rear extensions; and alterations to fenestration at Beausite Widford Road Much Hadham

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

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

(ii) Permissions refused:

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

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

(iii) Applications withdrawn

None.

22/84. PLANNING ENFORCEMENT

Covered as part of outstanding matters (Minute ref: 22/82).

22/85. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

None.

22/86. PLANNING APPEALS

There were no new appeals to consider nor any planning appeal decisions to note. The Chair commented that the Planning Inspectorate portal had still not been updated with the Millers View appeal.

22/87. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following application:

3/22/1450/PNHH - Single storey rear extension: Depth 8.00 metres, Maximum height 3.10 metres, Eaves height 2.47 metres at North View Perry Green

Vote: all Cllrs present voted to support this application.

(ii) Objections raised on the following application:

3/22/1215/FUL - Construction of 1 detached agricultural workers dwelling, with 2 off-street car parking spaces and new vehicle access on to Ducketts Lane at Ducketts Farm Ducketts Lane Green Tye

Objection on the basis that the application does not comply with Policy HOU5 as it does not include evidence of the farm's future financial viability nor does it include evidence that there is no alternative available suitable accommodation locally. In addition, it is not clear the extent to which the farming activities and ongoing viability will be impacted by the loss of the land to be used for the dwelling, which includes a relatively substantial area earmarked for a landscaped garden.

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

3/22/1345/FUL - Full planning permission for the erection of a detached dwelling with associated works and parking, car port, as an amendment to approved Plot 1 of 3/21/0848/FUL to include outbuilding, swimming pool, shed and extension to car port at Land South Of Culver Lodge Widford Road Much Hadham

Objection on the basis that:

- 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 district policies HA4 and HOU11 and no evidence that the requirements of neighbourhood plan policy MH D2 Design Guide for New Development have been applied e.g. relating to the need to harmonise with surroundings, consistent treatment of walls and elevations etc. 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 and further diminishes the view of the main house, to the detriment of the Conservation Area appearance. 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 not clear that hardstanding is permeable, as required by MH D2;
- 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; and
- 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.

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

3/22/1377/ARPN - Change of use of agricultural building to use class C3 for 5 residential dwelling houses at Chaldean Farm Bromley Lane Much Hadham

Objection on the basis that:

- the application proposes 2no. 2-bed and 3no. 4-bed dwellings. Neighbourhood Plan policy MH H3: Type and Mix of Housing requires schemes containing any plots for homes with more than 3-bedrooms to demonstrate as part of the planning application that there is a local need for larger homes. Furthermore, preference will be given to schemes that demonstrably meet the needs of older people or demonstrably address the affordability challenges facing young people locally. Schemes that do not address the needs of at least one of these demographic groups will be expected to demonstrate no need exists or to make an alternative significant contribution to the social wellbeing of village residents. The planning application is silent on these matters;

- under Policy MH D1: Sustainable Design, developments of 5 or more homes will be expected to show engagement with the local community before detailed design proposals are submitted. This has not happened;
- the application makes provision for 12 car parking spaces by allocating car parking currently believed to be used by employees and visitors of the nearby office building. East Herts Council parking standards require 13 spaces for dwellings of this size. No replacement provision appears to be made to meet the office requirements; and
- Councillors were asked not to make an unaccompanied visit to view the site because of the danger from agricultural machinery at this (harvest) time –this does suggest that it would be unsafe for family housing to be located there, given the planning application makes no mention of any changes to agricultural traffic movements across the site.

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

3/22/1454/HH - Raising the roof height to create first floor level; single storey and Two storey front and rear extensions, roof extension, new ground floor and first floor windows, existing brickwork to be finished with render, extension to driveway at Kesten Station Road Much Hadham

Objection on the basis that the footprint is increased by ~140% and the habitable mass of the property is at least trebled in size. This would be disproportionate, going beyond what would constitute a reasonable and subservient extension to the existing dwelling, contrary to policy HOU11.

In addition, approval would mean depleting the housing resources suited to first time buyers in the village. Neighbourhood Plan policy MH H3 prefers development of 1-3 bed dwellings and requires developments of homes larger than this to demonstrate a local need for them and that there is no need for a smaller scheme. No such analysis has been provided.

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

(iii) Neutral view on the following application:

3/22/1475/ARPN - Conversion of agricultural barn to five bedroom detached two-storey dwelling, creation of first floor and installation of windows and openings at Uffords Barn Green Tye

Vote: all Cllrs present voted to be neutral on this application.

22/88. DATE OF NEXT MEETING

Tuesday, 6th September 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 9:18 pm