

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, 6th September 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.

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Clerk of the Council

1st September 2022

A G E N D A

- 22/89. Apologies for absence
 - 22/90. Declarations of interest and requests for dispensations
 - 22/91. Chair's announcements
 - 22/92. Minutes of the last meeting held on 2nd August 2022
 - 22/93. Reports on outstanding matters
 - 22/94. Decisions issued by East Herts Council
 - (i) Permissions granted:
 - 3/22/1187/HH - Single storey side extension; removal of window and insertion of new door at Foxglove Barn Moor Place Park 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
 - (ii) Permissions refused:
 - 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
 - (iii) Applications withdrawn:
 - 3/20/2375/FUL - 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
 - 22/95. Planning enforcement
 - 22/96. Residents' comments on current planning applications and appeals
 - 22/97. Planning appeals
- No planning appeals to consider nor any planning appeal decisions to note.

22/98. Current Planning Application for Committee to consider:

3/22/1500/VAR - Demolition of outbuilding and erection of replacement ancillary outbuilding, with the inclusion of a basement with fire escape, conversion of existing carport with raised rear eaves, kitchen window widened, to form a doorway, creation of 2 glazed links from main dwelling to carport building and carport building to replacement ancillary outbuilding; variation of condition 2 (approved plans) of planning permission:

3/20/2447/HH - Widen link corridors and adoption of Velux windows to rear elevation at Homestalls Green Tye Much Hadham

3/22/1565/HH - Replace rear conservatory roof and install new conservatory style roof on rear tiled roof at Culver Coach House Widford Road Much Hadham

3/22/1649/HH - Rear orangery with patio including internal alterations, insertion of rooflights and re-roofing, replacement of external cement render with lime based render, refurbishment to barn, replacement of existing gate and construction of a new boundary wall, replacement of existing garage with outbuilding and construction of a walled garden including landscape alterations at Bucklers Hall Bucklers Hall Road Perry Green

22/99. Date of next meeting – Tuesday 4th October 2022 – Much Hadham Village Hall

MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 6th September 2022, in the Much Hadham Village Hall, at 9:04 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.

22/89. APOLOGIES FOR ABSENCE

Apologies for absence were received and approved from Cllr D McDonald.

22/90. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

None.

22/91. CHAIR'S ANNOUNCEMENTS

None.

22/92. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 2nd August 2022 be accepted as a correct record of the proceedings and be signed by the Chair.

22/93. REPORTS ON OUTSTANDING MATTERS

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

The Chair highlighted that the date for the next East Herts Council's (EHC) Planning Forum had been circulated. In addition, he suggested that a specific agenda item was added to the next Planning Committee meeting to consider what questions should be submitted in advance for a response from EHC at that Forum.

Cllr S Smith reported that he had raised a concern with EHC's Planning Enforcement regarding the activity and movement on the field opposite Danebridge Road. Hard core had been placed adjacent to the watercourse, which was assumed to be as a flood prevention measure, and a large rectangle had been carved out of the grass, the purpose of which was unknown. This will be added to the outstanding matters report.

In terms of the items in the outstanding matters report, the Chair provided the following updates:

- lack of effective monitoring and enforcement: the next steps are still being worked on;
- Plot 12A Moor Place Park enforcement: the owner had responded to the Section 215 notice by cutting back the undergrowth which, at the end of the month, has started to grow back. An update of EHC's next steps is awaited; and
- Jolly Waggoners: the site appears to have been turned into a waste transfer station as more waste has been dumped which is more visible. It was agreed that the Chair would report this to EHC's Planning Enforcement.

22/94. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

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

(ii) Permissions refused:

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

(iii) Applications withdrawn

3/20/2375/FUL - 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

It was noted that, unusually, the application had been withdrawn by East Herts Council rather than the applicant.

22/95. PLANNING ENFORCEMENT

Covered as part of outstanding matters (Minute ref: 22/93).

22/96. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

None.

22/97. PLANNING APPEALS

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

22/98. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following application:

3/22/1500/VAR - Demolition of outbuilding and erection of replacement ancillary outbuilding, with the inclusion of a basement with fire escape, conversion of existing carport with raised rear eaves, kitchen window widened, to form a doorway, creation of 2 glazed links from main dwelling to carport building and carport building to replacement ancillary outbuilding; variation of condition 2 (approved plans) of planning permission: 3/20/2447/HH - Widen link corridors and adoption of Velux windows to rear elevation at Homestalls Green Tye Much Hadham

Vote: all Cllrs present voted to support this application.

3/22/1565/HH - Replace rear conservatory roof and install new conservatory style roof on rear tiled roof at Culver Coach House Widford Road Much Hadham

Vote: all Cllrs present voted to support this application.

(ii) Objections raised on the following application:

3/22/1649/HH - Rear orangery with patio including internal alterations, insertion of rooflights and re-roofing, replacement of external cement render with lime based render, refurbishment to barn, replacement of existing gate and construction of a new boundary wall, replacement of existing garage with outbuilding and construction of a walled garden including landscape alterations at Bucklers Hall Bucklers Hall Road Perry Green

Objection on the basis that the proposals have an adverse effect on the historic character of the area, contrary to Policy HA7, the flat roof of the orangery is a departure from the architecture of the surrounding properties, and the continuously high boundary wall is visible from the public domain, reducing the open aspect.

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

(iii) Neutral view on the following application:

None.

22/99. DATE OF NEXT MEETING

Tuesday, 4th October 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 9:27 pm