

## **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, 4<sup>th</sup> October 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

29<sup>th</sup> September 2022

### **A G E N D A**

- 22/100. Apologies for absence
- 22/101. Declarations of interest and requests for dispensations
- 22/102. Chair's announcements
- 22/103. Minutes of the last meeting held on 6<sup>th</sup> September 2022
- 22/104. Reports on outstanding matters
- 22/105. East Herts Council's Planning Forum meeting on 18<sup>th</sup> October 2022
  - To identify the questions to be submitted in advance to the Forum on behalf of the Parish Council
- 22/106. Decisions issued by East Herts Council
  - (i) Permissions granted:
    - 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
    - 3/22/1475/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
    - 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
  - (ii) Permissions refused:
    - None
  - (iii) Applications withdrawn:
    - None
- 22/107. Planning enforcement
- 22/108. Residents' comments on current planning applications and appeals
- 22/109. Planning appeals
  - No planning appeals to consider nor any planning appeal decisions to note.

22/110. Current Planning Application for Committee to consider:

3/22/1676/HH - Two storey rear and side extensions with a side Juliet balcony; ground floor front bay window; loft conversion with 2 front dormers, 1 rear dormer and 1 first floor side window; external alterations to fenestration and to the facade at 1 Danebridge Lane Much Hadham

3/22/1739/LBC - Regularisation for the replacement of windows and rooflight at Bishops Folly Winding Hill Much Hadham

3/22/1844/HH - Replacement Garden Store at Littlestone Widford Road Much Hadham

3/22/1864/PNHH - Single storey rear extension: Depth 8.00 metres, Maximum height 3.10 metres, Eaves height 2.47 metres at North View Perry Green

3/22/1879/HH & 3/22/1880/LBC - Extension to existing annexe with two additional rear windows to existing annex at The Old Nurseries Widford Road Much Hadham

3/22/1994/VAR - Variation of condition of 2 and 3 of planning approval 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; Condition 2 to be varied with amended plan; Condition 3 amendment to the replacement of tiles at Hill House Tower Hill Much Hadham

22/111. Date of next meeting – Tuesday 1<sup>st</sup> November 2022 – Green Tye Mission Hall

## **MUCH HADHAM PARISH COUNCIL**

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 4<sup>th</sup> October 2022, in the Much Hadham Village Hall, at 8:55 pm.

Members:      \*Cllr I Hunt (Committee Chair)      \*Cllr S Smith  
                     \*Cllr D McDonald                              \*Cllr K Twort  
                     \*Cllr B O'Neill

\*Denotes present.

In attendance: no members of the public and apologies were received from F Forth, Clerk who was unwell. In her absence, the Chair would prepare draft minutes.

### 22/100. APOLOGIES FOR ABSENCE

None.

### 22/101. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

None.

### 22/102. CHAIR'S ANNOUNCEMENTS

None.

### 22/103. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 6<sup>th</sup> September 2022 be accepted as a correct record of the proceedings and be signed by the Chair.

### 22/104. REPORTS ON OUTSTANDING MATTERS

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

In terms of the items in the outstanding matters report, the following updates were provided in addition to those noted therein:

- Field opp. Danebridge Cottage: the owner had liaised with Cllr Smith. The purpose of the hardcore laid adjacent to the watercourse was said to be to provide access to the far end of the plot. The purpose of the rectangular clearance remains unknown although the owner had implied he would "sort it out". The report to Planning Enforcement had received only an automated response so far.

## 22/105. EAST HERTS COUNCIL'S PLANNING FORUM MEETING ON 18<sup>th</sup> OCTOBER 2022

The Chair and Cllr B O'Neill had previously circulated suggestions for topics and questions to be submitted to the East Herts Council's (EHC) Planning Forum. These were discussed and additional ideas suggested. It was agreed that the following topics would be submitted by the Chair in advance of the Forum:

- The need under the next review of the Local Plan for planning conditions to make mandatory the inclusion of sustainability measures such as solar panels, heat pumps, electric car charging points.
- The need for planning conditions to be carefully worded, with precision – what measures e.g. officer training are in place to ensure conditions are legally sound, comprehensive and effective?
- What measures are being put in place to create a structure for Parish Councils and EHC to work together on issues such as monitoring of the observance of planning conditions, enforcement case monitoring etc?
- Is a merger of the planning enforcement functions of EHC and North Herts District Council (NHDC) being considered, as announced recently for Watford and St Albans, as a way to deliver a more resilient service?
- EHC withdrew (with no notice) a significant application recently, following its own failure to make a decision and blamed the applicant for not submitting a notice of non-determination. What measures are in place to alert applicants to the upcoming risk of an application being withdrawn by EHC?

## 22/106. DECISIONS ISSUED BY EAST HERTS COUNCIL

### (i) Permissions granted:

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

3/22/1475/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

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

### (ii) Permissions refused:

None

### (iii) Applications withdrawn

None

## 22/107. PLANNING ENFORCEMENT

Covered as part of outstanding matters (Minute ref: 22/104).

## 22/108. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

None.

## 22/109. PLANNING APPEALS

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

## 22/110. CURRENT PLANNING APPLICATIONS CONSIDERED

### (i) Support given to the following application:

3/22/1676/HH - Two storey rear and side extensions with a side Juliet balcony; ground floor front bay window; loft conversion with 2 front dormers, 1 rear dormer and 1 first floor side window; external alterations to fenestration and to the facade at 1 Danebridge Lane Much Hadham.

**Vote:** all Cllrs present voted to support this application.

3/22/1739/LBC - Regularisation for the replacement of windows and rooflight at Bishops Folly Winding Hill Much Hadham

Support given subject to approval being obtained from the Conservation Unit.

**Vote:** all Cllrs present voted to support this application.

3/22/1844/HH - Replacement Garden Store at Littlestone Widford Road Much Hadham

**Vote:** all Cllrs present voted to support this application.

3/22/1994/VAR - Variation of condition of 2 and 3 of planning approval  
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; Condition 2 to be varied with amended plan; Condition 3 amendment to the replacement of tiles at Hill House Tower Hill Much Hadham

**Vote:** all Cllrs present voted to support this application.

(ii) Objections raised on the following application:

3/22/1864/PNHH - Single storey rear extension: Depth 8.00 metres, Maximum height 3.10 metres, Eaves height 2.47 metres at North View Perry Green

Objection on the basis that the submitted application contains inconsistencies, namely the maximum height and eaves height of the proposed extension on the application form 2.47m differs to that indicated on drawings no. 2022-561-011 Rev A, 2.325m

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

3/22/1879/HH & 3/22/1880/LBC - Extension to existing annexe with two additional rear windows to existing annex at The Old Nurseries Widford Road Much Hadham

Objection on the basis that the only justification offered for the extension is that it will effectively act as a screen to reduce overlooking from the new house to the rear, currently under construction. No reference is made to the appropriate planning policies for the Conservation Area, listed buildings and annexes.

If it is accepted that the materials of the extension match the existing, and that the permission for the huge new house effectively negates any potential concerns about an adverse heritage impact of this smaller development on the listed building, the primary policy concerns are whether the extension is justified and its size.

The principle of an annexe was accepted when the original permission was granted in 1979. It is not known if any enduring conditions were attached to that permission. However, it is reasonable to consider whether the extension nullifies the status of the building as an annexe under Policy HOU13 Residential Annexes. No evidence of how the building will be used is offered and, with no evidence of a functional link to the main house, it could clearly be used as independently accessible standalone accommodation. It is not demonstrated that the enlarged building is the minimum necessary to meet the needs of any occupant.

Policy HOU11 Extensions and Alterations to Dwellings, Residential Outbuildings and Works Within Residential Curtilages is also relevant here, in particular the extension must be of a size and scale that are appropriate to the character, appearance and setting of the existing dwelling. The enlarged building would feature 2 bedrooms, bathroom, kitchen and lounge/dining room, in all ~115sqm, more than double the existing. Moreover, the footprint of the enlarged annexe would appear to be approximately the same as that of the main house, which would seem disproportionate.

No comments are provided about the additional windows to the rear elevation. A concern is whether there could be overlooking from the adjacent property to the north and a consequent loss of privacy for occupants of the annexe.

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

(iii) Neutral view on the following application:

None.

22/1110. DATE OF NEXT MEETING

Tuesday, 1<sup>st</sup> November 2022 following the close of the Much Hadham Parish Council meeting at the Green Tye Mission Hall.

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There being no further business the meeting closed at 9:38 pm