

## **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, 7<sup>th</sup> February 2023**, 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

2<sup>nd</sup> February 2023

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

- 23/12. Apologies for absence
- 23/13. Declarations of interest and requests for dispensations
- 23/14. Chair's announcements
- 23/15. Minutes of the last meeting held on 10<sup>th</sup> January 2023
- 23/16. Reports on outstanding matters
- 23/17. Decisions issued by East Herts Council
  - (i) Permissions granted:
    - 3/21/1928/FUL - Siting of mobile home within garden for elderly relative at Warren House Green Tye  
(By default – permission/consent unnecessary)
    - 3/22/2396/LBC - Regularisation for the replacement of kitchen and bathroom window to rear; replacement of rear door at 3 Whiprow Cottages Much Hadham
    - 3/22/2470/HH - Ground mounted solar panel array at Waltons Winding Hill Much Hadham
  - (ii) Permissions refused:
    - 3/22/2197/HH - Proposed Two storey side extension to annex/garage block incorporating a side facing juliet balcony and front facing dormers; partial garage conversion; new covered front porch and alterations to fenestration at Chase House Perry Green Much Hadham
    - 3/22/2276/HH - Raising of roof to garage and pool house; installation of loft conversion, incorporating 2 front and 2 rear dormer windows at Waltons Winding Hill Much Hadham
    - 3/22/2459/VAR - Siting of a mobile home for a temporary period of 3 years for an agricultural worker's dwelling. Variation of condition 2 (use shall cease on or before 3rd April 2023) of planning permission: 3/19/2616/FUL - To allow the mobile to be stationed for 3 more years (Replace '3rd April 2023' with '3rd April 2026') at Paddock Lodge Chaldean Farm Bromley Lane Much Hadham
  - (iii) Applications withdrawn:
    - 3/22/1879/HH - Extension to existing annexe with two additional rear windows to existing annex at The Old Nurseries Widford Road Much Hadham

- 23/18. Report on other planning activity to note
- 23/19. Planning enforcement
- 23/20. Residents' comments on current planning applications and appeals
- 23/21. Planning appeals

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

- 23/22. Current Planning Application for Committee to consider:

3/22/2615/HH - Alteration to the Two storey coach house (located within the property curtilage) to change to a single storey structure with chimney and construction of single storey extension to West elevation; new timber over cladding to the retained parts of the building, installation of a new timber roof structure with cedar shingle, new large glazed opening to the garden space, new windows and alterations to fenestration; new decking with balustrade and gate, new covered veranda decking at Westfield House New Barns Lane Much Hadham

3/22/2710/HH - Single storey extension to North-East elevation; single storey extension to South-West elevation with ground floor link; first floor extension over sitting bay on South-West elevation; new first floor windows to North-West and North-East elevations; enlarged first floor windows to North-West and South-West elevations; new ground floor windows to North-West and South-West elevations; enlarged ground floor window to North-West elevation at Wheatfield Kettle Green Lane Much Hadham

3/23/0056/CLEO - Use of The Lodge as a single storey dwelling of 3 beds and living accommodation as the main dwelling of the applicant in excess 4 years at Bluebell Farm New Barns Lane Much Hadham

- 23/23. Date of next meeting – Tuesday 7<sup>th</sup> March 2023 – Green Tye Mission Hall

## **MUCH HADHAM PARISH COUNCIL**

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 7<sup>th</sup> February 2023, in the Much Hadham Village Hall, at 9:16 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.

### 23/12. APOLOGIES FOR ABSENCE

None.

### 23/13. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

None.

### 23/14 CHAIR'S ANNOUNCEMENTS

None.

### 23/15. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 10<sup>th</sup> January 2023 be accepted as a correct record of the proceedings and be signed by the Chair.

### 23/16. REPORTS ON OUTSTANDING MATTERS

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

Cllr D McDonald provided the following updates:

- lodge at Bluebell Farm – new build on the site has not been fitted out internally and work on the site has stalled. A planning application has been submitted to allow the lodge to remain in situ permanently which was considered at this meeting – see 23/22(ii);
- classification of mobile homes/lodges in terms of the council tax base – East Herts Council (EHC) have requested that Bluebell Lodge is brought into rating;
- field opposite Danebridge Cottage – no further activity in the field and no update received from EHC's Planning Enforcement;
- Plot 12A Moor Place Park enforcement – update from EHC awaited; and

- Jolly Waggoners – no decision as yet for the planning application and no update from EHC's Planning enforcement.

## 23/17. DECISIONS ISSUED BY EAST HERTS COUNCIL

### (i) Permissions granted:

3/21/1928/FUL - Siting of mobile home within garden for elderly relative at Warren House Green Tye  
(By default – permission/consent unnecessary)

3/22/2396/LBC - Regularisation for the replacement of kitchen and bathroom window to rear; replacement of rear door at 3 Whiprow Cottages Much Hadham

3/22/2470/HH - Ground mounted solar panel array at Waltons Winding Hill Much Hadham

### (ii) Permissions refused:

3/22/2197/HH - Proposed Two storey side extension to annex/garage block incorporating a side facing juliet balcony and front facing dormers; partial garage conversion; new covered front porch and alterations to fenestration at Chase House Perry Green Much Hadham

3/22/2276/HH - Raising of roof to garage and pool house; installation of loft conversion, incorporating 2 front and 2 rear dormer windows at Waltons Winding Hill Much Hadham

3/22/2459/VAR - Siting of a mobile home for a temporary period of 3 years for an agricultural worker's dwelling. Variation of condition 2 (use shall cease on or before 3rd April 2023) of planning permission: 3/19/2616/FUL - To allow the mobile to be stationed for 3 more years (Replace '3rd April 2023' with '3rd April 2026') at Paddock Lodge Chaldean Farm Bromley Lane Much Hadham

### (iii) Applications withdrawn

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

## 23/18. OTHER PLANNING ACTIVITY

The report on other planning matters, circulated prior to the meeting, was noted.

The Chair highlighted that this was a new report, and all agreed the report was of value.

#### 23/19. PLANNING ENFORCEMENT

Covered as part of outstanding matters (Minute ref: 23/16).

#### 23/20. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

None.

#### 23/21. PLANNING APPEALS

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

The Clerk reported that she had checked the Planning Inspectorate website prior to the meeting in relation to the Old Station Yard appeal and there was still no date for when the appeal will be dealt with.

#### 23/22. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following application:

3/22/2615/HH - Alteration to the Two storey coach house (located within the property curtilage) to change to a single storey structure with chimney and construction of single storey extension to West elevation; new timber over cladding to the retained parts of the building, installation of a new timber roof structure with cedar shingle, new large glazed opening to the garden space, new windows and alterations to fenestration; new decking with balustrade and gate, new covered veranda decking at Westfield House New Barns Lane Much Hadham

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

(ii) Objections raised on the following application:

3/23/0056/CLEO - Use of The Lodge as a single storey dwelling of 3 beds and living accommodation as the main dwelling of the applicant in excess 4 years at Bluebell Farm New Barns Lane Much Hadham

The basis of the objection is detailed in Appendix A.

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

(iii) Neutral view on the following application:

3/22/2710/HH - Single storey extension to North-East elevation; single storey extension to South-West elevation with ground floor link; first floor extension over sitting bay on South-West elevation; new first floor windows to North-West and North-East elevations; enlarged first floor windows to North-West and South-West elevations; new ground floor windows to North-West and South-West elevations; enlarged ground floor window to North-West elevation at Wheatfield Kettle Green Lane Much Hadham

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

23/23. DATE OF NEXT MEETING

Tuesday, 7<sup>th</sup> March 2023 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 9:43 pm

**3/23/0056/CLEO | Use of The Lodge as a single storey dwelling of 3 beds and living accommodation as the main dwelling of the applicant in excess 4 years at Bluebell Farm New Barns Lane Much Hadham**

**Much Hadham Parish Council objects to this application on the basis of the points outlined below:**

A breach of planning control is defined in the Town and Country Planning Act 1990 as “the carrying out of a development without the required planning permission, or failing to comply with any condition or limitation subject to which planning permission has been granted.” A breach of planning control includes changes in the use of land or buildings that are carried out without the necessary planning permission. The Act provides time limits for immunity from enforcement action as follows:

The **Four year** rule – the *change of use* of any building to use as a dwelling house becomes immune from enforcement action after the expiry of four years from the date of the breach; (*Parish Council emphasis*)

The **Ten year** rule - all other breaches of planning control become immune from enforcement action after the expiry of ten years from the date of the breach.

As the installation of the lodge was not a *change of use* of a building but, instead, was a change or new use of land, the 4-year rule is inapplicable and the application should be refused.

There is a further error in the application: it claims that the site is not visible from a public footpath but it is clearly visible from FP6 to the east of the site as an unnatural incursion into the countryside.

It would be perverse if a failure to build out one approved house led to retrospective approval for another dwelling in a different location, with the potential still to complete the first house. Such a precedent could encourage all kinds of developer antics.

We are not asked to consider what should now happen with the lodge. We do not know what if any conditions were laid down by EHC when it was first installed but as the lodge is in the rural area, where residential development would not normally be permitted, support can be expected for any enforcement action that removes the lodge and restores the site to its natural state.

Some residents are of the view that the original justification for requiring the lodge was spurious and it was always the intention to attempt to create a second home on a greenfield site, contrary to policy GBR2. Given these concerns in relation to the real purpose of the mobile home and the failure to complete the barn conversion whilst seemingly prioritising the less essential stable block and cart lodge, it appears it was always an intention for the

mobile home to be a long term residential unit. It is not considered that the mobile home accords with policy GBR2.

Furthermore, policies DPS2 and TRA1 also outline that new development should be directed towards sustainable locations. Policy DPS2 outlines the strategy of the District Plan to deliver sustainable development in accordance with a hierarchy which includes sustainable brownfield sites, sites within the towns of the district, and limited development within villages. The rural area is excluded from this hierarchy.

Policy TRA1 states that development should be located in places which enable sustainable journeys to be made to key facilities and services. The application site lies approximately 1 mile from the nearest village (Much Hadham High Street), with no public transport options, and as such there would be a heavy reliance on a private vehicle to access facilities and services. The lodge would therefore constitute an unsustainable form of residential development and fails to accord with Policies DPS2 and TRA1.

**Decision to approve this submission made at the Much Hadham Parish Council Planning Committee meeting on 7<sup>th</sup> February 2023**