

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, 7th March 2023**, 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.

Fm Forth

Fiona Forth
Clerk of the Council

2nd March 2023

A G E N D A

- 23/24. Apologies for absence
- 23/25. Declarations of interest and requests for dispensations
- 23/26. Chair's announcements
- 23/27. Minutes of the last meeting held on 7th February 2023
- 23/28. Reports on outstanding matters
- 23/29. Decisions issued by East Herts Council
 - (i) Permissions granted:
None
 - (ii) Permissions refused:
3/22/0909/FUL - Change of use of Barns 2 and 3, and Courtyard Unit 3 from Sui Generis Use to Class E (b, c, e, and g) including the provision of 20 additional car parking spaces at Warren Park Heritage And Craft Centre Green Tye
3/22/2155/FUL - Change of use of land from agriculture to residential; erection of outbuilding to provide garage and ancillary accommodation at Grudds Farm Green Tye Much Hadham
 - (iii) Applications withdrawn:
3/22/2615 - 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
- 23/30. Report on other planning activity to note: no other planning activity this month
- 23/31. Planning enforcement
- 23/32. Residents' comments on current planning applications and appeals

23/33. Planning appeals

To note the existence of the following planning appeal:

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:

Appeal not yet recorded by Planning Inspectorate

No planning appeal decisions to note.

23/34. Current Planning Applications for Committee to consider:

3/23/0030/FUL - Reconfiguration of public house car park and beer garden including the erection of a pergola, and the erection of six bungalows to the rear with associated access, parking and landscaping at The Bull Inn High Street Much Hadham

3/23/0031/LBC - Internal alterations to the ground floor of the public house at The Bull Inn High Street Much Hadham

3/23/0227/HH & 3/23/0228/LBC - Demolition of lean-to; conversion of outbuilding store/workshop to annexe/office with the insertion of 4 no. rooflights; demolition of wall at ground floor and installation of shower room; replacement staircase; creation of new opening and alterations to fenestration at The Larkins Widford Road Much Hadham

3/23/0250/HH & 3/23/0251/LBC - Demolition of rear extension, outbuilding and shed; removal of swimming pool; erection of single storey rear extension and part first floor extension; erection of side building, with glazed link; re cladding; replacement front door; installation of doorways and windows; erection of shed; landscaping of garden to include raised embankment and garden patio steps; replacement of front boundary fence; internal alterations to include, removal of staircase; removal of partican walls; infill of windows and doorways; removal of first floor step; relocation of soil pipe boxing; lowering of ground floor land level; instillation of partican walls on ground and first floors; insertion of internal doorways at Little Maltings Malting Lane Much Hadham

3/23/0266/FUL - Replacement of garage at Bourneside Bourne Lane Much Hadham

3/23/0335/FUL - 300m of 1.8m high deer fencing running west from Chaldean Farm against Bromley Lane to protect new vineyard at Chaldean Farm Bromley Lane Much Hadham

23/35. Date of next meeting – Tuesday 4th April 2023 – Much Hadham Village Hall

MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 7th March 2023, in the Green Tye Mission Hall, at 9:10 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 5 members of the public.

23/24. APOLOGIES FOR ABSENCE

Apologies for absence were received and approved from Cllr I Hunt. In his absence, Cllr D McDonald chaired the meeting.

23/25. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

None.

23/26 CHAIR'S ANNOUNCEMENTS

None.

23/27. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 7th February 2023 be accepted as a correct record of the proceedings and be signed by the Chair.

23/28. REPORTS ON OUTSTANDING MATTERS

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

The Chair provided the following updates:

- lodge at Bluebell Farm – planning application to allow the lodge to remain in situ permanently had been objected to at the last Planning Committee meeting (Minute ref: 23/22(ii)) and a decision by East Herts Council (EHC) is awaited;
- field opposite Danebridge Cottage – Cllr S Smith reported that there are now a couple of horses in the field. In addition, 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.

23/29. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

None

(ii) Permissions refused:

3/22/0909/FUL - Change of use of Barns 2 and 3, and Courtyard Unit 3 from Sui Generis Use to Class E (b, c, e, and g) including the provision of 20 additional car parking spaces at Warren Park Heritage And Craft Centre Green Tye

3/22/2155/FUL - Change of use of land from agriculture to residential; erection of outbuilding to provide garage and ancillary accommodation at Grudds Farm Green Tye Much Hadham

(iii) Applications withdrawn

3/22/2615 - 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

23/30. OTHER PLANNING ACTIVITY

There was no other planning activity to report this month.

23/31. PLANNING ENFORCEMENT

Covered as part of outstanding matters (Minute ref: 23/28).

In addition, the Chair highlighted that a resident had reported a possible unauthorised construction of garage-like structures on land adjacent to Warren Park, Green Tye on land said to be Green Belt. This will be investigated, and should it appear that unauthorised development is taking place, the matter will be reported to Planning Enforcement.

23/32. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

3/23/0030/FUL & 3/23/0031/LBC The Bull Inn

A number of residents raised concerns regarding these planning applications. The salient points were:

- priority should be given to ensuring that the internal refurbishment of the pub is complete: any development approved in connection with application 3/23/0030/FUL only should commence once the internal refurbishment of the pub comprised in application 3/23/0031/LBC has been completed;
- the construction of the bungalows inevitably would adversely affect the operation of the pub; and
- concern regarding the safety and viability of access to the site by construction traffic (particularly heavy vehicles) in light of the limited turning space into the site entrance, exacerbated by the frequent use of the B1004 around the site entrance for the parking of vehicles, and the proximity of the pub entrance to the site entrance.

3/22/0909/FUL Warren Park

In relation to the refused permission, a resident commented that, in their view, this site would no longer be considered as being in a sustainable location based on new legislation.

In addition, the resident highlighted that the Planning Committee had supported this application but had also commented that the original planning conditions had not been complied with in relation to the car park landscaping requirement, highlighting that Planning Enforcement should review this. (Minute ref: 22/65 (i)). In response to querying the next step, the resident was encouraged to report this to East Herts Council's Planning Enforcement. In the meantime, the Chair would revisit the application in relation to this matter.

23/33. PLANNING APPEALS

The existence of the following planning appeal was noted:

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:

Appeal not yet recorded by Planning Inspectorate

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

23/34. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following application:

3/23/0030/FUL - Reconfiguration of public house car park and beer garden including the erection of a pergola, and the erection of six bungalows to the rear with associated access, parking and landscaping at The Bull Inn High Street Much Hadham

Support given subject to:

- completion and sign-off by East Herts Council (EHC) of the work comprised in related application 3/23/0031/LBC before commencement of the work comprised in this application 3/23/0030/FUL or, in default of such a condition being imposed, the imposition of such conditions or binding undertakings as will be effective to ensure that the work comprised in application 2/23/0031/LBC will be completed with reasonable expedition irrespective of whether the applicant were to sell or otherwise dispose of the development (or part of it) before such works have been completed;
- the imposition of such conditions as will be effective to achieve that the sale of the properties and all subsequent sales will be restricted to those who have reached State Pension age for their own use and occupation;
- EHC being satisfied that the development will preserve or enhance the significance of all the neighbouring listed properties;
- EHC being satisfied as to the adequacy of the proposed arrangements for the drainage of surface water to avoid run-off onto the B1004 under all conditions;
- EHC being satisfied as to the adequacy of the arrangements to manage the non-residential parts of the site (including the Ecological Mitigation Zone) and to maintain sufficient drainage of surface water from the site into the future;
- the imposition of such conditions as to boundary planting or otherwise as will result in an overall net gain for biodiversity;
- implementation of the recommendations contained in the Ecological Appraisal;
- implementation of the recommendations contained in the Reptile Survey and Mitigation Strategy Report;
- clarification of where the bins serving The Bull Inn are to be located and EHC being satisfied as to same; and
- clarification of where the bins serving the units are to be located (Design Statement page 46 states that they will be located at the front of each unit but according to the site design they will be at the side or rear) and, if at the rear, how they are to be moved to the front for collection in respect of Plots 1,2 and 5 other than through the units, and EHC being satisfied as to the proposed arrangements.

Vote: all Cllrs present voted to support this application.

3/23/0031/LBC - Internal alterations to the ground floor of the public house at The Bull Inn High Street Much Hadham

Support given subject to approval of the Conservation Unit.

In addition, support given is subject to completion and sign-off on the work comprised in the application being a pre-condition of approval being given for the work comprised in related application 3/23/0030/FUL to commence or, in default of such a condition being imposed, the imposition of such conditions or binding undertakings as will be effective to ensure that the work comprised in this application will be completed with reasonable expedition irrespective of whether the applicant were to sell or otherwise dispose of the development (or part of it) before such work has been completed.

Vote: all Cllrs present voted to support this application.

3/23/0227/HH & 3/23/0228/LBC - Demolition of lean-to; conversion of outbuilding store/workshop to annexe/office with the insertion of 4 no. rooflights; demolition of wall at ground floor and installation of shower room; replacement staircase; creation of new opening and alterations to fenestration at The Larkins Widford Road Much Hadham

Vote: all Cllrs present voted to support this application.

3/23/0250/HH & 3/23/0251/LBC - Demolition of rear extension, outbuilding and shed; removal of swimming pool; erection of single storey rear extension and part first floor extension; erection of side building, with glazed link; re-rendering of the property; replacement front door; installation of doorways and windows; erection of shed; landscaping of garden to include raised embankment and garden patio steps; replacement of front boundary fence; internal alterations to include, removal of staircase; removal of partition walls; infill of windows and doorways; removal of first floor step; relocation of soil pipe boxing; lowering of ground floor land level; instillation of partition walls on ground and first floors; insertion of internal doorways at Little Maltings Malting Lane Much Hadham

Support given subject to approval of the Conservation Unit.

Vote: all Cllrs present voted to support this application.

3/23/0266/FUL - Replacement of garage at Bourneside Bourne Lane Much Hadham

Vote: all Cllrs present voted to support this application.

3/23/0335/FUL - 300m of 1.8m high deer fencing running west from Chaldean Farm against Bromley Lane to protect new vineyard at Chaldean Farm Bromley Lane Much Hadham

Support given subject to East Herts Council being satisfied that fencing will be concealed from view from Bromley Lane all year round, if necessary be appropriate hedge planting.

Vote: all Cllrs present voted to support this application.

(ii) Objections raised on the following application:

None.

(iii) Neutral view on the following application:

None.

23/35. DATE OF NEXT MEETING

Tuesday, 4th April 2023 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 10:20 pm