

MUCH HADHAM PARISH COUNCIL

Fiona Forth
Clerk of the Council
Tel: 01279 861869
e-mail: fionaforthmhpc@gmail.com

40 Calverley Close
Bishop's Stortford
Herts
CM23 4JJ

Notice is hereby given that the meeting of the Much Hadham Parish Council **Planning Committee** will be held on **Tuesday, 6th June 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

1st June 2023

A G E N D A

23/48. Apologies for absence

23/49. Declarations of interest and requests for dispensations

23/50. Chair's announcements

23/51. Minutes of the last meeting held on 4th April 2023

23/52. Reports on outstanding matters

23/53. Decisions issued by East Herts Council

(i) Permissions granted:

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

3/23/0266/FUL – Erection (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

3/23/0380/HH - Raising of roof to home office with insertion of 2 rooflights; raising of roof to garage to create additional floor, insertion of dormer windows and rooflights to front and rear creation of external staircase at Waltons Winding Hill Much Hadham

3/23/0478/HH - Demolition of conservatory; erection of single storey rear extension incorporating 2 rooflight windows at 37 Ash Meadow Much Hadham

(ii) Permissions refused:

3/23/0374/FUL - Change of use of land to D2 (Assembly and leisure) Erection of cricket school and creation of 17 parking spaces at Jobbers Wood Sports Pavilion Great Hadham Road Much Hadham

(iii) Applications withdrawn:

3/23/250/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

23/54. Report on other planning activity to note: no other planning activity this month

23/55. Planning enforcement

23/56. Residents' comments on current planning applications and appeals

23/57. Planning appeals

To note the outcome of the following planning appeals:

3/21/2237/FUL - Erection of four dwellings (to include one affordable unit) with associated access road and landscaping at Old Station Yard Millers View Much Hadham
Appeal dismissed

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 dismissed

To note the existence of the following planning appeals:

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:
Appeal not yet recorded by Planning Inspectorate

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 home to be stationed for 3 more years (Replace '3rd April 2023' with '3rd April 2026') at Paddock Lodge Chaldean Farm Bromley Lane Much Hadham:
Appeal not yet recorded by Planning Inspectorate

23/58. Current Planning Application for Committee to consider:

3/23/0735/FUL - Erection of two storey front and side extension to create a learning, engagement and interpretation space at Sheep Field Barn Henry Moore Studios And Gardens Perry Green

3/23/0746/HH - Erection of part single, part two storey rear extension; construction of front porch; alterations to side and rear fenestrations and insertion of side and rear roof light windows at 8 Hill Head Cottages Stansted Hill Perry Green Much Hadham

3/23/0908/HH & 3/23/0909/LBC - Repair and refurbishment of roof and chimney stacks; replacement sash windows with refurbished sash windows; demolition of outbuilding and construction of single storey extension; removal of one sash window and surrounding section of external wall to connect extension to existing; conversion of garden outbuilding to create office and redecoration of external walls and front door; installation of wood burning stove and associated flue liner within the living room; alterations to the chimney breast and mantelpiece in the kitchen; alteration of existing ground floor wc and alterations to existing surface water drainage system adjacent to house at The Bank House High Street Much Hadham

3/23/0994/HH - Erection of single storey rear extension incorporating 2 rooflight windows; replacement of casement front and rear casement windows at The Old Drapery High Street Much Hadham

23/59. Date of next meeting – Tuesday 4th July 2023 – Green Tye Mission Hall

MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 6th June 2023, in the Much Hadham Village Hall, at 9:00 pm.

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

*Denotes present.

In attendance: F Forth, Clerk and no members of the public.

23/48. APOLOGIES FOR ABSENCE

Apologies for absence were received and approved from Cllrs B Bird and S Smith.

23/49. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

None.

23/50. CHAIR'S ANNOUNCEMENTS

The Chair stated that this was the first Planning Committee meeting following the election of the new Parish Council. In addition, he reported that the Parish Council had, at its May meeting, confirmed the membership of the Committee including who would chair it.

In addition, the Chair also referred to the refreshed guidance he had provided to the Committee members on how the responsibilities that come with being statutory consultees on parish planning applications should be fulfilled, with elements being discussed.

23/51. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 4th April 2023 be accepted as a correct record of the proceedings and be signed by the Chair.

23/52. REPORTS ON OUTSTANDING MATTERS

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

Cllr D McDonald reported that the East Herts Council (EHC) locum Planning Officer, involved in a number of enforcement cases such as Plot 12A Moor Place Park, had sadly recently passed away suddenly. Consequently, it was recognised that there would be some delays in receiving enforcement updates.

The Chair noted that since the report and agenda had been issued, the planning application for the Jolly Waggoners had been refused. Consequently, it was anticipated that further work would be undertaken in relation to the open enforcement case. In due course, this will be followed up with EHC.

23/53. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

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

3/23/0266/FUL – Erection (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

3/23/0380/HH - Raising of roof to home office with insertion of 2 rooflights; raising of roof to garage to create additional floor, insertion of dormer windows and rooflights to front and rear creation of external staircase at Waltons Winding Hill Much Hadham

3/23/0478/HH - Demolition of conservatory; erection of single storey rear extension incorporating 2 rooflight windows at 37 Ash Meadow Much Hadham

(ii) Permissions refused:

3/23/0374/FUL - Change of use of land to D2 (Assembly and leisure) Erection of cricket school and creation of 17 parking spaces at Jobbers Wood Sports Pavilion Great Hadham Road Much Hadham

(iii) Applications withdrawn

3/23/250/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

23/54. OTHER PLANNING ACTIVITY

There was no other planning activity to report since the last meeting.

23/55. PLANNING ENFORCEMENT

Covered as part of outstanding matters (Minute ref: 23/52).

Lodge at Bluebell Farm

In addition, the Chair reminded the Committee that he had written to East Herts Council's (EHC) Head of Planning regarding the highly unsatisfactory outcome of the planning application at Bluebell Lodge, reported at the last meeting (Minute ref: 23/43), which had drawn attention to a significant error of omission in EHC's Planning Enforcement Procedure and Practice Statement. A reply had been received to the effect that the Statement was not to be read as definitive and complete, and that a clarification would be added on EHC's website with the Statement being updated the next time it was revised.

The Chair reported that no apology had been received, highlighting that the response had also stated that had residents made an objection within the 4 year limit, EHC would have opened an enforcement case, implying that the responsibility and fault lay with residents. The Chair had replied stating this was considered unacceptable as a reason why residents had not objected was because they were guided by EHC's planning procedures that the time limit was 10 years.

Kettle Green Lane passing places

Whilst recognising that this was more likely a Parish Council matter, Cllr D McDonald suggested that a complaint to the Ombudsman should be considered given the failure to install the passing places on Kettle Green Lane. The funds for this had been provided to Herts County Council via a section 106 agreement many years previously.

23/56. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

None.

23/57. PLANNING APPEALS

The outcome of the following planning appeals was noted:

3/21/2237/FUL - Erection of four dwellings (to include one affordable unit) with associated access road and landscaping at Old Station Yard Millers View Much Hadham

Appeal dismissed

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 dismissed

The Chair commented that the appeal at Old Station Yard was refused by the Planning Inspector because the proposals conflicted with the Neighbourhood Plan (NP). This was the first time that an appeal dismissal had been justified entirely based on the policies of the NP so it was pleasing to see it carries sufficient weight in its own right to determine decisions such as this.

In addition, the Chair reported that the appeal at Chase House had also been dismissed because the proposal for an annex was simply too large and would have created a separate 3-bed dwelling, in line with the objection made by the Committee.

The existence of the following planning appeals was noted:

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:

Appeal not yet recorded by Planning Inspectorate

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 home to be stationed for 3 more years (Replace '3rd April 2023' with '3rd April 2026') at Paddock Lodge Chaldean Farm Bromley Lane Much Hadham:

Appeal not yet recorded by Planning Inspectorate

23/58. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following application:

3/23/0735/FUL - Erection of two storey front and side extension to create a learning, engagement and interpretation space at Sheep Field Barn Henry Moore Studios And Gardens Perry Green

Support given subject to being satisfied that hard landscaping is required for the sculpture delivery yard and that it will not create an industrial appearance.

Vote: all Cllrs present voted to support this application.

3/23/0746/HH - Erection of part single, part two storey rear extension; construction of front porch; alterations to side and rear fenestrations and insertion of side and rear roof light windows at 8 Hill Head Cottages Stansted Hill Perry Green Much Hadham

Vote: all Cllrs present voted to support this application.

3/23/0908/HH & 3/23/0909/LBC - Repair and refurbishment of roof and chimney stacks; replacement sash windows with refurbished sash windows; demolition of outbuilding and construction of single storey extension; removal of one sash window and surrounding section of external wall to connect extension to existing; conversion of garden outbuilding to create office and redecoration of external walls and front door; installation of wood burning stove and associated flue liner within the living room; alterations to the chimney breast and mantelpiece in the kitchen; alteration of existing ground floor wc and alterations to existing surface water drainage system adjacent to house at The Bank House High Street Much Hadham

Support given subject to Conservation Unit approval.

Vote: all Cllrs present voted to support this application.

3/23/0994/HH - Erection of single storey rear extension incorporating 2 rooflight windows; replacement of casement front and rear casement windows at The Old Drapery High Street Much Hadham

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.

23/59. DATE OF NEXT MEETING

Tuesday, 4th July 2023 following the close of the Much Hadham Parish Council meeting at the Green Tye Mission Hall.

There being no further business the meeting closed at 9:40 pm