

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, 4th July 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.

F M Forth

Fiona Forth
Clerk of the Council

29th June 2023

A G E N D A

- 23/60. Apologies for absence
 - 23/61. Declarations of interest and requests for dispensations
 - 23/62. Chair's announcements
 - 23/63. Minutes of the last meeting held on 6th June 2023
 - 23/64. Reports on outstanding matters
 - 23/65. Decisions issued by East Herts Council
 - (i) Permissions granted:
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
 - (ii) Permissions refused:
3/22/2138/FUL - Proposed demolition of public house and construction of 2 detached dwellings with garages, new access and associated landscaping at The Jolly Waggoners Widford Road Much Hadham
 - (iii) Applications withdrawn:
None
 - 23/66. Report on other planning activity to note: no other planning activity this month
 - 23/67. Planning enforcement
 - 23/68. Residents' comments on current planning applications and appeals
 - 23/69. Planning appeals
- No planning appeals to consider nor any planning appeal decisions to note.

23/70. Current Planning Applications for Committee to consider:

3/22/1649/HH & 3/22/1650/LBC - External and internal alterations to the house including roof lights, changes to the staircase to the eastern end of the main range, remodel kitchen, replacement of windows, enlargement of attic windows, remove cement render and replace with lime render and insulation, and to re-roof the main house; alterations to the elevations of the barn to the north of the house and the conversion to a residential outbuilding; works within the garden to form a walled garden with associated greenhouse and garden store, a hard surfaced and decking area to the south-west of the house, the laying of hardsurfacing to form patios and paths, and a new boundary wall with gate; addition of a tank and screening to the west of the barn at Bucklers Hall Bucklers Hall Road Perry Green

3/23/0735/FUL - Re-consultation: Erection of two storey front and side extension to create a learning, engagement and interpretation space, with associated landscaping and fencing, installation of solar panels and Alpha Cesspool tank at Sheep Field Barn Henry Moore Studios And Gardens Perry Green

3/23/0994/HH - Re-consultation: 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

3/23/1074/PNHH - 2 single storey side extensions with crown roof, constructed to match the existing dwelling; the side extensions will measure 8 metres depth from the rear wall of the original dwelling and are no more than half the width of the original dwelling, Maximum height 3.80, Eaves height 2.66 metres at Danebridge Nursery Great Hadham Road Much Hadham

3/23/1075/PNHH - 3 single storey rear extensions with crown roof, constructed to match the existing dwelling; the rear extensions will measure 8 metres depth, 8 metres depth and 7.185 metres depth (limited by existing building structure), Maximum height 3.80, Eaves height 2.66 metres at Danebridge Nursery Great Hadham Road Much Hadham

3/23/1077/ASDPN - Removal of existing roof and construction of additional storey above existing bungalow to increase the height from 5.18 metres to 7.54 metres at Danebridge Nursery Great Hadham Road Much Hadham

3/23/1118/HH – Proposed single storey side extension to annex/garage block incorporating 2 front facing dormers, partial garage conversion, insert 1 rear rooflight window, 1 ground floor side window and replace 2 garage doors with a front window and a door at Chase House Perry Green Much Hadham

3/23/1135/HH - Replacement of roof on west elevation at Captains Widford Road Much Hadham

23/71. Date of next meeting – Tuesday 5th September 2023 – Much Hadham Village Hall

MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 4th July 2023, in the Green Tye Mission Hall, at 9:15 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 2 members of the public.

23/60. APOLOGIES FOR ABSENCE

None.

23/61. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

The Chair declared an interest in the following planning application:

3/23/1135/HH - Replacement of roof on west elevation at Captains Widford Road
Much Hadham

Cllr D McDonald will chair the meeting when this planning application is considered.

No other declarations were made or applications for dispensations sought.

23/62. CHAIR'S ANNOUNCEMENTS

The Chair provided an update on the following 2 matters:

- The Bull Inn (ref: 3/23/0030/FUL) – the Flood Authority have raised concerns on this planning application; and
- Land to the rear of Hopleys (ref: 3/20/2375/FUL) – a new application for this site is expected soon. Whilst the supporting reports are being updated to enable the new application to be made, the application itself is expected to be largely unchanged.

23/63. MINUTES OF THE LAST MEETING

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

23/64. REPORTS ON OUTSTANDING MATTERS

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

The following points were made:

- field opposite Danebridge Cottage: Cllr S Stewart confirmed that there had been no further activity on the field;
- enforcement Plot 12A – Moor Place Park: Cllr D McDonald reported that a resident had been pursuing East Herts Council (EHC) Planning Enforcement, particularly to identify the new case officer. In addition, the resident has also been in contact with the local MP; and
- Jolly Waggoners: the Chair noted his understanding that the owner had engaged a new planning consultant. In addition, it was not known whether an appeal against the refused planning permission would be made.

23/65. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

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

(ii) Permissions refused:

3/22/2138/FUL - Proposed demolition of public house and construction of 2 detached dwellings with garages, new access and associated landscaping at The Jolly Waggoners Widford Road Much Hadham

(iii) Applications withdrawn

None.

23/66. OTHER PLANNING ACTIVITY

There was no other planning activity to report this month.

23/67. PLANNING ENFORCEMENT

Covered as part of outstanding matters (Minute ref: 23/64).

Junk Shop at Green Tye

Cllr B Bird reported that he had raised concerns with East Herts Council's Planning Enforcement in relation to the Junk Shop at Green Tye. His concerns included the potential risk that additions were being made to the property without planning permission. In addition, it was known that site was previously a petrol station and the underground petrol tanks were presumed to still be in place.

23/68. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

3/23/1118/HH – Proposed extension at Chase House

The applicant had sent an email to the Chair in advance of the meeting that outlined the background and reasoning for the submitted planning application, the content of which was articulated at the meeting.

3/23/1074/PNHH | 3/23/1075/PNHH | 3/23/1077/ASDPN - Danebridge Nursery

A resident highlighted that Danebridge Nurseries was visible from the footpaths (public rights of way) in the area.

23/69. PLANNING APPEALS

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

23/70. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following application:

3/23/0735/FUL - Re-consultation: Erection of two storey front and side extension to create a learning, engagement and interpretation space, with associated landscaping and fencing, installation of solar panels and Alpha Cesspool tank at Sheep Field Barn Henry Moore Studios And Gardens Perry Green

Support given subject to East Herts Council 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.

3/23/0994/HH - Re-consultation: 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.

3/23/1118/HH – Proposed single storey side extension to annex/garage block incorporating 2 front facing dormers, partial garage conversion, insert 1 rear rooflight window, 1 ground floor side window and replace 2 garage doors with a front window and a door at Chase House Perry Green Much Hadham

Vote: all Cllrs present voted to support this application.

Note – prior to considering the following planning application, Cllr I Hunt left the room and Cllr D McDonald took the chair.

3/23/1135/HH - Replacement of roof on west elevation at Captains Widford Road Much Hadham

Vote: excluding Cllr I Hunt who had declared an interest in this planning application and left the meeting, all Cllrs present voted to support this application.

Note – once this application had been considered, Cllr I Hunt returned to the meeting and resumed the chair.

(ii) Objections raised on the following application:

3/22/1649/HH & 3/22/1650/LBC - External and internal alterations to the house including roof lights, changes to the staircase to the eastern end of the main range, remodel kitchen, replacement of windows, enlargement of attic windows, remove cement render and replace with lime render and insulation, and to re-roof the main house; alterations to the elevations of the barn to the north of the house and the conversion to a residential outbuilding; works within the garden to form a walled garden with associated greenhouse and garden store, a hard surfaced and decking area to the south-west of the house, the laying of hardsurfacing to form patios and paths, and a new boundary wall with gate; addition of a tank and screening to the west of the barn at Bucklers Hall Bucklers Hall Road Perry Green

Objection on the basis documented previously for these planning applications at the 4th April 2023 Planning Committee meeting (Minute ref: 23/46 (ii))

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

3/23/1074/PNHH - 2 single storey side extensions with crown roof, constructed to match the existing dwelling; the side extensions will measure 8 metres depth from the rear wall of the original dwelling and are no more than half the width of the original dwelling, Maximum height 3.80, Eaves height 2.66 metres at Danebridge Nursery Great Hadham Road Much Hadham

Objection on the basis that it is not known if the regulations prevent all three applications (3/23/1074/PNHH | 3/23/1075/PNHH | 3/23/1077/ASDPN) being implemented jointly if each is approved, or whether the applicant is limited to following through on only one of the applications. Clearly, if the former, this would represent a major change to the size, scale and mass of the existing dwelling, inappropriate for its character and appearance, contrary to policy HOU11. In addition, the view from Footpaths 36 and 37 would be harmed. It would also reduce the supply of small housing in the parish.

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

3/23/1075/PNHH - 3 single storey rear extensions with crown roof, constructed to match the existing dwelling; the rear extensions will measure 8 metres depth, 8 metres depth and 7.185 metres depth (limited by existing building structure), Maximum height 3.80, Eaves height 2.66 metres at Danebridge Nursery Great Hadham Road Much Hadham

Objection on the basis that it is not known if the regulations prevent all three applications (3/23/1074/PNHH | 3/23/1075/PNHH | 3/23/1077/ASDPN) being implemented jointly if each is approved, or whether the applicant is limited to following through on only one of the applications. Clearly, if the former, this would represent a major change to the size, scale and mass of the existing dwelling, inappropriate for its character and appearance, contrary to policy HOU11. In addition, the view from Footpaths 36 and 37 would be harmed. It would also reduce the supply of small housing in the parish.

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

3/23/1077/ASDPN - Removal of existing roof and construction of additional storey above existing bungalow to increase the height from 5.18 metres to 7.54 metres at Danebridge Nursery Great Hadham Road Much Hadham

Objection on the basis that it is not known if the regulations prevent all three applications (3/23/1074/PNHH | 3/23/1075/PNHH | 3/23/1077/ASDPN) being implemented jointly if each is approved, or whether the applicant is limited to following through on only one of the applications. Clearly, if the former, this would represent a major change to the size, scale and mass of the existing dwelling, inappropriate for its character and appearance, contrary to policy HOU11. In addition, the view from Footpaths 36 and 37 would be harmed. It would also reduce the supply of small housing in the parish.

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

(iii) Neutral view on the following application:

None.

23/71. DATE OF NEXT MEETING

Tuesday, 5th September 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 9:46 pm