

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, 1st August 2023**, in the **Much Hadham Village Hall**, at 7:30 pm, for the purpose of transacting the business set out in the Agenda below, and you are hereby summoned to attend.



Fiona Forth
Clerk of the Council

27th July 2023

A G E N D A

23/72. Apologies for absence

23/73. Declarations of interest and requests for dispensations

23/74. Chair's announcements

23/75. Minutes of the last meeting held on 4th July 2023

23/76. Reports on outstanding matters

23/77. Decisions issued by East Herts Council

(i) Permissions granted:

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

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
(Prior approval required and granted)

(ii) Permissions refused:

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
(Prior approval refused)

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
(Prior approval refused)

(iii) Applications withdrawn:

None

- 23/78. Report on other planning activity to note: no other planning activity this month
- 23/79. Planning enforcement
- 23/80. Residents' comments on current planning applications and appeals
- 23/81. Planning appeals

No planning appeal decisions to note.

To consider the Parish Council's response to the following planning appeal:

3/22/2155 - 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

- 23/82. Current Planning Application for Committee to consider:

3/23/1329/FUL - Demolition of outbuildings, erection of 2, two bedroomed dwellings, 3, three bedroomed dwellings and 2 four bedroomed dwellings, conversion of barn to dwelling; change of use of Long Barn from Cafe/Retail (A1/A3) to ancillary residential use; erection of new use class E building; part demolition and reconstruction of front wall, with associated landscaping, parking and provision of access road (re-submission of 3/20/2375/FUL) at Hopleys High Street Much Hadham

3/23/1368/HH - Installation of electric vehicle charging unit and cable holder at 5 Park Terrace High Street Much Hadham

- 23/83. 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, 1st August 2023, in the Much Hadham Village Hall, at 7:30 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 4 members of the public.

23/72. APOLOGIES FOR ABSENCE

None.

23/73. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

None.

23/74. CHAIR'S ANNOUNCEMENTS

The Chair reported that a preliminary proposal for the Jolly Waggoners site had been received for 9 cottages to be built. Receipt of the proposal had been acknowledged by the Clerk and the Chair will be writing to the developer to highlight that no Parish Council opinion would be given before a planning application is submitted.

On behalf of the Chair, Cllr D McDonald reported that secure fencing was being installed on the Nature Reserve on Kettle Green Lane. This fencing was to protect the landowner's horses and ringfence the pond. A consequence would be no public access along the Kettle Green Lane boundary although the public footpath to the west would remain.

23/75. MINUTES OF THE LAST MEETING

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

23/76. REPORTS ON OUTSTANDING MATTERS

The report on outstanding matters was circulated prior to the meeting and the following updates were made by Cllrs:

- Junk Shop at Green Tye – building work is progressing onsite but no response has been received from East Herts Council's (EHC) Planning Enforcement and this will be chased;

- field opposite Danebridge Cottage – significant activity in the last 2/3 weeks with heavy machinery being used to complete underpinning works. These works are impacting on the surface bordering the river as well as causing significant noise pollution. This will be reported to EHC's Planning Enforcement as potential unauthorised buildings operations. The landowner has stated that the intention is to build a bridge to access Danebridge Road. It was noted that permission from the Environment Agency and Herts County Council Highways would be required although the landowner had indicated he would proceed regardless. In addition, a question mark has arisen regarding the ownership of the strip of land over which access to the field is obtained from the B1004;
- Plot 12A, Moor Place Park – still waiting for response from EHC's Planning Enforcement and the site is not being kept tidy. A resident was commended for pursuing a response from EHC's Head of Planning;
- Jolly Waggoners – still unknown whether an appeal will be submitted for the refused planning permission. Also, as mentioned in Chair's announcements (Minute ref: 23/74), a new proposal for the site has been received. It was noted that no response had been received from Enforcement about the site's apparent use for storing waste material and this will be followed up.

Cllr S Smith also raised concerns that the use of heavy machinery, together with materials storage, for the building work being undertaken at 1 Danebridge Lane was also causing damage to the river bank.

Finally, it was noted that the weight limit of the bridge to Danebridge Lane is potentially being exceeded and Footpath 24 is being used as a carpark by the builders. These matters need to be reported to Herts County Council.

23/77. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

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

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
(Prior approval required and granted)

(ii) Permissions refused:

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
(Prior approval refused)

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
(Prior approval refused)

(iii) Applications withdrawn

None.

23/78. OTHER PLANNING ACTIVITY

There was no other planning activity to report this month.

23/79. PLANNING ENFORCEMENT

Covered as part of outstanding matters (Minute ref: 23/76).

23/80. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

3/23/1329/FUL – Development at Hopleys

Residents made a number of comments in relation to this planning application, including:

- development proposes using Hop Lane's Victorian drainage system. Providing there would be no damage to these drains and evidence of public liability indemnity insurance being in place for the period during and post the development, then that resident stated no objection is likely to be made;
- concerns raised regarding residents accessing their properties whilst drainage work is undertaken on Hop Lane;
- assurance sought that Hop Lane will be reinstated to its current surfacing, gravel, as opposed to tarmac. In addition, that the current width of Hop Lane will be maintained whilst work was underway to avoid the need for vehicles to reverse into the High Street which is dangerous; and
- ongoing maintenance of the historic gardens if the ownership of Plot 3 changes.

In addition, clarification was sought that Use Class E as proposed for the commercial premises means retail/commercial units.

23/81. PLANNING APPEALS

There were no planning appeal decisions to note.

The Parish Council considered the following planning appeal:

3/22/2155 - 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

The Chair reported that the Parish Council supported this application at the 1st November 2022 meeting (Minute ref: 22/121 (i)) but East Herts Council ruled that it represented a clear intrusion into the rural area. Whilst the Parish Council has the opportunity to submit additional comments, there is no knowledge of any new information being presented to the Planning Inspector therefore it was agreed that no further action would be taken.

23/82. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following application:

3/23/1329/FUL - Demolition of outbuildings, erection of 2, two bedroomed dwellings, 3, three bedroomed dwellings and 2 four bedroomed dwellings, conversion of barn to dwelling; change of use of Long Barn from Cafe/Retail (A1/A3) to ancillary residential use; erection of new use class E building; part demolition and reconstruction of front wall, with associated landscaping, parking and provision of access road (re-submission of 3/20/2375/FUL) at Hopleys High Street Much Hadham

Support given subject to:

- public consultation on the design of the development takes place in accordance with the Much Hadham Neighbourhood Plan (MHNP) Policy MH D1;
- binding covenant on Plot 3 for the ongoing maintenance and preservation of the associated historic gardens;
- gates to Plot 3 and the commercial operation are permeable in accordance with MHNP Policy MH D4;
- provision of fibre to the premises (FTTP) in accordance with MHNP Policy ICT2;
- 1 unit of the commercial building to be permanently set aside for exclusive use as a café;
- the commercial building approved is substantially completed prior to first occupation of Plot 3;
- confirming that the surface water drainage management for both the sloping access drive and the link into the drainage system in Hop Lane are sufficient to cope with any foreseeable flood event and would not result in flooding on to the High St, as happens currently;

- evidence of liability insurance to ensure no detriment to Hop Lane and neighbouring properties, and to ensure that any ongoing drainage issues caused by the development would be covered in perpetuity. It is noted that there is to be no Hop Lane access for construction traffic; and
- assurance is sought that Hop Lane will be reinstated to its current surfacing, gravel (as opposed to tarmac) should trench digging or other disturbance work be undertaken. In addition, a requirement of the Construction Management Plan that the current width of Hop Lane will be maintained whilst work was underway to avoid the need for residents' vehicles to reverse into the High Street, which is dangerous.

In addition, the Parish Council would prefer to see solar panels installed on south facing elevations and heat pumps at all residences.

Vote: all Cllrs present voted to support this application.

Note – during the discussion of the above planning application, Standing Orders were suspended and reinstated twice to receive expert advice from residents present.

3/23/1368/HH - Installation of electric vehicle charging unit and cable holder at 5 Park Terrace High Street Much Hadham

Support given subject to:

- the applicant meeting the policy requirements set by Herts County Council; and
- condition that the cable and cable cover is removed to the property when charging is not taking place.

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.

23/83. 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 8:44 pm