

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, 5th September 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

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Clerk of the Council

31st August 2023

A G E N D A

- 23/84. Apologies for absence
- 23/85. Declarations of interest and requests for dispensations
- 23/86. Chair's announcements
- 23/87. Minutes of the last meeting held on 1st August 2023
- 23/88. Reports on outstanding matters
- 23/89. Decisions issued by East Herts Council
 - (i) Permissions granted:
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
 - (ii) Permissions refused:
None
 - (iii) Applications withdrawn:
None
- 23/90. Report on other planning activity to note
- 23/91. Planning enforcement
- 23/92. Residents' comments on current planning applications and appeals
- 23/93. Planning appeals
No planning appeal decisions to note.
To consider the Parish Council's response to the following planning appeal:
3/22/2459 - 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

23/94. Current Planning Application for Committee to consider:

3/23/1332/HH & 3/23/1333/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 detached building, to be connected to main building through glazed link; re-cladding of external walls; replacement front door and refurbishment of existing windows; installation of external doorways and windows; erection of garden shed and re-landscaping of garden to include raised embankment and garden patio steps; replacement of front boundary fence and widening of driveway; internal alterations: removal of internal staircase; removal of internal partition walls; infill of windows and doorways; removal of first-floor landing step; re-location of soil pipe boxing; lowering of internal ground floor level; installation of partition walls on ground and first floors; and new internal doorways at Little Maltings Malting Lane Much Hadham

3/23/1452/LBC - Demolition of lean-to; conversion of outbuilding store/workshop to annexe/office with the insertion of 4 rooflights; demolition of wall at ground floor and installation of shower room; replacement of staircase; creation of opening and alterations to fenestration; removal of roof covering, clay tiles cleaned and re-laid; replacement of battens, felt and insulation; replacement of upvc rainwater goods at The Larkins Widford Road Much Hadham

3/23/1501/FUL - Conversion of building to single dwelling; insertion of skylight windows and solar panels; creation of two recessed balconies at Uffords Barn Green Tye Much Hadham

3/23/1523/HH - Erection of store/workshop/carport incorporating solar panels at Uffords Farm House Green Tye Much Hadham

3/23/1535/ARPN - Change of use of agricultural building to use class C3 for 4 small dwellings including building operations and partial demolition at Agricultural Building At Minges Farm South End Perry Green Much Hadham

3/23/1555/HH - First floor side extension incorporating rear dormer and 2 rooflights to front; garage conversion; insertion of 2 rear dormer windows and 2 rooflights to rear; removal of rear door and alterations to fenestration at 1 Hill Head Cottages Stansted Hill Perry Green Much Hadham

3/23/1652/PNHH - 3no. rear single storey extensions with crown roof, constructed to match the existing dwelling; the rear extensions measure 8m deep, 8m deep and 7.185m deep (limited by existing building structure). Depth: 8.0m, max. height: 3.80m, eaves height: 2.66m at Danebridge Nursery Great Hadham Road Much Hadham

3/23/1653/PNHH - 2no. side single storey extensions with crown roof, constructed to match the existing dwelling; the side extensions measure 8m deep from the rear wall of the original dwelling; the side extensions are no more than half the width of the original dwelling. Depth: 8.00m, max. height: 3.80m, eaves height: 2.66m. at Danebridge Nursery Great Hadham Road Much Hadham

3/23/1662/FUL - Creation of access and hardstanding onto Parsonage Lane at The Vineries Green Tye Much Hadham

23/95. Date of next meeting – Tuesday 3rd October 2023 – Much Hadham Village Hall

MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 5th September 2023, in the Much Hadham Village Hall, at 8:51 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.

23/84. APOLOGIES FOR ABSENCE

Apologies for absence were received and approved from Cllr D McDonald.

23/85. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

None.

23/86. CHAIR'S ANNOUNCEMENTS

None.

23/87. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 1st August 2023 be accepted as a correct record of the proceedings and be signed by the Chair.

23/88. REPORTS ON OUTSTANDING MATTERS

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

The following updates were received at the meeting:

- Junk Shop at Green Tye – despite chasing, no substantive response from East Herts Council (EHC) Planning Enforcement even though they have undertaken site visits. Work is progressing quickly but concern remains that underground petrol tanks have not been dealt with properly, and a new business establishment and additions to the house are being built without planning permission. Cllr B Bird will continue pursuing EHC and consideration to be given to reporting the underground petrol tanks to the Environment Agency;
- field opposite Danebridge Cottage – extensive activity has taken place recently, involving heavy machinery where surface has been levelled (approximately half a

football pitch). A local resident group has been established by Cllr S Smith and further report has been made to EHC Planning Enforcement;

- Plot 12A Moor Place Park – still no response from EHC Planning Enforcement but the resident also pursuing this matter has secured the involvement of Julie Marson MP; and
- Jolly Waggoners – EHC Planning Enforcement has undertaken a site visit in August 2023 and have sought an update from the agent/applicant. The Chair and Cllr D McDonald met with a new developer regarding their proposal for the site – 3 modest houses. As pre-application advice from EHC will take too long, a planning application is being submitted. It was noted that a problem for any development would be clarity on what part of the site was considered brownfield.

23/89. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

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

(ii) Permissions refused:

None.

(iii) Applications withdrawn

None.

23/90. OTHER PLANNING ACTIVITY

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

23/91. PLANNING ENFORCEMENT

Covered as part of outstanding matters (Minute ref: 23/88).

23/92. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

3/23/1535/ARPN - Change of use of agricultural building at Minges Farm

A resident raised concerns regarding the change of use given that the wider site will still be an agricultural operation, and raising the issue that this building still had an agricultural use, which would need to be provided by some other (new?) facility if this development were successful. In addition, the site was not in a sustainable location for residential properties.

23/93. PLANNING APPEALS

There were no planning appeal decisions to note.

The Parish Council considered the following planning appeal:

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

The Chair stated that this planning application had been considered at the 6th December 2022 Planning Committee meeting where the decision was "Support subject to confirmation that there exists an essential agricultural need." East Herts Council found there was no agricultural need for this accommodation (or the case had not been made) – hence this appeal. The appellants have provided more detail on the claimed agricultural need, which now relates to the expanding viniculture business rather than alpaca husbandry, and a general absence of low cost housing for agricultural workers.

Following discussion, it was agreed that no further submission would be made.

23/94. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following application:

3/23/1332/HH & 3/23/1333/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 detached building, to be connected to main building through glazed link; re-cladding of external walls; replacement front door and refurbishment of existing windows; installation of external doorways and windows; erection of garden shed and re-landscaping of garden to include raised embankment and garden patio steps; replacement of front boundary fence and widening of driveway; internal alterations: removal of internal staircase; removal of internal partition walls; infill of windows and doorways; removal of first-floor landing step; re-location of soil pipe boxing; lowering of internal ground floor level; installation of partition walls on ground and first floors; and new internal doorways at Little Maltings Malting Lane Much Hadham

Support subject to support of the Conservation Unit.

Vote: all Cllrs present voted to support this application.

3/23/1452/LBC - Demolition of lean-to; conversion of outbuilding store/workshop to annexe/office with the insertion of 4 rooflights; demolition of wall at ground floor and installation of shower room; replacement of staircase; creation of opening and alterations to fenestration; removal of roof covering, clay tiles cleaned and re-laid; replacement of battens, felt and insulation; replacement of upvc rainwater goods at The Larkins Widford Road Much Hadham

Vote: all Cllrs present voted to support this application.

3/23/1501/FUL - Conversion of building to single dwelling; insertion of skylight windows and solar panels; creation of two recessed balconies at Uffords Barn Green Tye Much Hadham

Vote: all Cllrs present voted to support this application.

3/23/1555/HH - First floor side extension incorporating rear dormer and 2 rooflights to front; garage conversion; insertion of 2 rear dormer windows and 2 rooflights to rear; removal of rear door and alterations to fenestration at 1 Hill Head Cottages Stansted Hill Perry Green Much Hadham

Support given but attention is drawn to the following inconsistencies in the drawings, as they will need to be corrected before permission can be granted – otherwise there would be uncertainty as to what has been approved:

The description above omits to mention a further window to the front of the new extension. The plan elevations appear to show the retention of the garage door, suggesting the garage will be retained but converted and extended upwards, as stated on the application form. However, the footprint of the whole extension is about 1.5m further forward than that of the garage, which could only be achieved by a demolition, in which case, it seems unlikely the garage door would be retained and therefore the front elevation will be not as proposed?

Moreover, the existing and proposed block plans are identical, when they should reflect the repositioning of the extension, if indeed that is what is being proposed.

Vote: all Cllrs present voted to support this application.

(ii) Objections raised on the following application:

3/23/1523/HH - Erection of store/workshop/carport incorporating solar panels at Uffords Farm House Green Tye Much Hadham

Objection on the basis that the footprint of the store/workshop/carport is too large by comparison to the footprint of the main dwelling in its original form and, by virtue of its size and mass, is not subservient to the main dwelling.

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

Post meeting note: planning application withdrawn after the summons had been issued.

3/23/1535/ARPN - Change of use of agricultural building to use class C3 for 4 small dwellings including building operations and partial demolition at Agricultural Building At Minges Farm South End Perry Green Much Hadham

Objection on the basis that it is not a sustainable site, no provision for ongoing agricultural usage and passing of agricultural vehicles.

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

3/23/1652/PNHH - 3no. rear single storey extensions with crown roof, constructed to match the existing dwelling; the rear extensions measure 8m deep, 8m deep and 7.185m deep (limited by existing building structure). Depth: 8.0m, max. height: 3.80m, eaves height: 2.66m at Danebridge Nursery Great Hadham Road Much Hadham

Objection on the basis that it is not known if the regulations prevent both applications (3/23/1652/PNHH | 3/23/1653/PNHH) 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. It would also reduce the supply of small housing in the parish.

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

3/23/1653/PNHH - 2no. side single storey extensions with crown roof, constructed to match the existing dwelling; the side extensions measure 8m deep from the rear wall of the original dwelling; the side extensions are no more than half the width of the original dwelling. Depth: 8.00m, max. height: 3.80m, eaves height: 2.66m. at Danebridge Nursery Great Hadham Road Much Hadham

Objection on the basis that it is not known if the regulations prevent both applications (3/23/1652/PNHH | 3/23/1653/PNHH) 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. It would also reduce the supply of small housing in the parish.

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

3/23/1662/FUL - Creation of access and hardstanding onto Parsonage Lane at The Vineries Green Tye Much Hadham

Objection on the basis that road safety requirements of policy TRA2 have not been met. Location of proposed access is unsuitable as sited on a dangerous corner.

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

(iii) Neutral view on the following application:

None.

23/95. DATE OF NEXT MEETING

Tuesday, 3rd October 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