

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 November 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

2nd November 2023

A G E N D A

23/108. Apologies for absence

23/109. Declarations of interest and requests for dispensations

23/110. Chair's announcements

23/111. Minutes of the last meeting held on 3rd October 2023

23/112. Reports on outstanding matters

23/113. Decisions issued by East Herts Council

(i) Permissions granted:

3/22/2377/FUL - Demolition of buildings and the erection of office/storage/workshop with hard standing at The Vineries Green Tye 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
[By default as prior approval not required]

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
[By default as prior approval not required]

3/23/1678/HH - Demolition of the existing conservatory and replacement with two storey rear extension; increasing the width of two first floor rear facing dormer windows to create one larger rear facing dormer window at Watersdown Station Road Much Hadham

(ii) Permissions refused:

3/20/2352/HH - Proposed drainage works at High Bank Station Road Much Hadham

3/23/1647/HH - Demolition of piggery and erection of a 3 car detached garage with workshop at Danebridge Nursery Great Hadham Road Much Hadham

(iii) Applications withdrawn:

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

23/114. Report on other planning activity to note

23/115. Planning enforcement

23/116. Residents' comments on current planning applications and appeals

23/117. Planning appeals

No planning appeal decisions to note.

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

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

23/118. Current Planning Application for Committee to consider:

3/23/1329/FUL - Re-consultation: 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

3/23/1760/FUL - Erection of store/workshop/carport incorporating solar panels at Uffords Farm House Green Tye Much Hadham

3/23/1766/FUL - Installation of a shallow margin wildlife pond on agricultural land at Uffords Farm House Green Tye Much Hadham

3/23/1835/HH - Demolition of outbuilding and stables; erection of new one bed annexe and stable and office block at Wharenui Danebridge Lane Much Hadham

3/23/1886/HH & 3/23/1887/LBC - Construction of covered rear garden and replacement of rear door; installation of 12 solar PV panels at Crown House High Street Much Hadham

3/23/1895/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

23/119. Date of next meeting – Tuesday 5th December 2023 – Green Tye Mission Hall

MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 7th November 2023, in the Much Hadham Village Hall, at 8:45 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 6 members of the public.

23/108. APOLOGIES FOR ABSENCE

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

23/109. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

The Chair and Cllr B O'Neill declared an interest in the following planning application:
3/23/1886/HH & 3/23/1887/LBC - Construction of covered rear garden and replacement of rear door; installation of 12 solar PV panels at Crown House High Street Much Hadham

As the Planning Committee will be inquorate when these planning applications are considered, no comment will be recorded.

No other declarations were made or applications for dispensations sought.

23/110. CHAIR'S ANNOUNCEMENTS

The Chair highlighted that he had delivered an annual report to the Parish Council in the preceding meeting on the successful implementation of our Neighbourhood Plan since it was adopted as part of the local development plan 12 months ago.
(Parish Council Minute ref: 23/162)

23/111. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 3rd October 2023 be accepted as a correct record of the proceedings and be signed by the Chair.

23/112. REPORTS ON OUTSTANDING MATTERS

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

The following updates were provided:

- Junk Shop – Cllr B Bird reported that he had contacted the estate agents for this property regarding the removal of the underground petrol tanks and they were not aware of this and would be contacting the owner. The Environment Agency are following this matter up but no update has been received from East Herts Council (EHC) Planning enforcement;
- field opposite Danebridge Cottage – Cllr S Smith reported that the Temporary Stop Notice issued by EHC had ended but a Planning Contravention Notice had been served which required information to be provided to EHC. EHC is reviewing the information supplied as well as undertaking site visits to investigate all the issues that had been raised. The landowner has appointed an agent to look into the planning concerns raised and had removed some items from the site. It was noted that drone footage of the site had revealed the extensive nature of the work undertaken. In terms of the entrance, the frontage has been widened but it was still unclear who owned this land;
- Plot 12A, Moor Place Park – update awaited from EHC; and
- Jolly Waggoners – awaiting receipt of a planning application.

23/113. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

3/22/2377/FUL - Demolition of buildings and the erection of office/storage/workshop with hard standing at The Vineries Green Tye 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

[By default as prior approval not required]

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

[By default as prior approval not required]

3/23/1678/HH - Demolition of the existing conservatory and replacement with two storey rear extension; increasing the width of two first floor rear facing dormer windows to create one larger rear facing dormer window at Watersdown Station Road Much Hadham

The Clerk reported that the permission granted for the Henry Moore Foundation's learning, engagement and interpretation space (planning application 3/23/0735/FUL) had been missed from the October meeting and would be formally recorded at the December meeting.

(ii) Permissions refused:

3/20/2352/HH - Proposed drainage works at High Bank Station Road Much Hadham

3/23/1647/HH - Demolition of piggery and erection of a 3 car detached garage with workshop at Danebridge Nursery Great Hadham Road Much Hadham

(iii) Applications withdrawn

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

23/114. OTHER PLANNING ACTIVITY

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

23/115. PLANNING ENFORCEMENT

Covered as part of outstanding matters (Minute ref: 23/112).

1 Danebridge Lane

Cllr S Smith reported that a considerable amount of building activity had been undertaken at 1 Danebridge Lane over the last couple of years and it had been noted that the builders were working beyond the scope of the planning permission received, namely trees removed and protective fencing undersized. In addition, it was noted that weight restrictions on the bridge were being exceeded by large vehicles delivering to the site, the riverbank was being adversely impacted and the builders were parking on Footpath 29.

These matters will be reported to East Herts Council, and the riverbank issue to the Environment Agency.

Cllr B O'Neill added that the builders had been working weekends and late at night which was contrary to the planning conditions.

23/116. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

3/23/1760/FUL - Erection of store/workshop/carport at Uffords Farm House

The applicants outlined the reasoning for the store/workshop/carport proposal, including the purposes for which it would be used.

Two residents expressed opposition to the proposal, highlighting that it was larger than expected and would limit access for other properties on the site to facilities such as fuel tanks and parking outside their carports. In addition, it was considered that other matters had not been addressed such as covenants and rights of access. The need for more carports was questioned as there was already a double garage at the property, it was said.

3/22/0909/FUL – Appeal re change of use and additional car parking spaces at Warren Park Heritage And Craft Centre Green Tye

A resident raised concerns that this application for change of use included a canteen. Given that a facility for preparing food already exists for the site in one of the units, this could lead to alternative uses in future, e.g. being open to the public. In addition, the resident made the following points:

- the site is not a sustainable location e.g. no public transport, and thus contrary to the relevant planning policies;
- the Centre would always need financial support from the owner;
- businesses operating at the Centre are not local nor are local people employed; and
- if planning conditions were imposed, who would monitor and enforce these.

3/23/1766/FUL - Installation of a shallow margin wildlife pond at Uffords Farm House

Two residents stated that the pond was being installed for great crested newts but that it was far larger than it needed to be, particularly the depth of 3.5 metres, and it was felt that there was an ulterior motive for the pond. In addition, residents highlighted that no overflow provision had been made and the perceived risk of flooding to other nearby properties, no fencing was planned nor life saving equipment proposed.

The applicant reported that the application had been re-submitted with the pond depth being 1.5 metres.

3/23/1895/ARPN - Change of use of agricultural building at Minges Farm

Note – this proposal was the same as an application considered at the September 2023 Planning Committee meeting: 3/23/1535/ARPN

A resident reiterated previous concerns regarding the change of use claiming that the proposal is in an unsustainable location, converting the barn into 4 small dwellings was considered unrealistic and agricultural traffic would continue on the site with no specific

plans to demonstrate how this would be controlled. In addition, it was noted that in their view, with the recent approval of additional dwellings at the St Elizabeth's site, these properties were not warranted.

The resident also thanked the Planning Committee for the objection it had submitted in relation to the previous application.

23/117. PLANNING APPEALS

There were no planning appeal decisions to note.

The Parish Council considered the following planning appeal:

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

The Chair reported that the Planning Committee had, at its June 2022 meeting, supported this application but passed comment on the apparent non-observance of a landscaping condition from a previous approval. East Herts Council rejected the application for a failure to provide employment in a sustainable location e.g. by enhancing active travel. No significant new information has been provided as part of the appeal process.

Following discussion, motion proposed that no further submission from the Parish Council be made.

Vote:	For	2
	Against	2
	Abstain	0

In the absence of any other motion, the Chair's casting vote was for no further submission to be made by the Parish Council. The comments made by Cllrs and those in attendance were noted as was the fact that the landowner had managed the site well to date.

23/118. CURRENT PLANNING APPLICATIONS CONSIDERED

The following planning applications were not considered as the Planning Committee was inquorate at the time following the declarations of interest (Minute ref: 23/109) made by two Cllrs:

3/23/1886/HH & 3/23/1887/LBC - Construction of covered rear garden and replacement of rear door; installation of 12 solar PV panels at Crown House High Street Much Hadham

(i) Support given to the following application:

3/23/1329/FUL - Re-consultation: 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

No further comments to be made.

The decision made when this planning application was originally considered at the August 2023 meeting (Minute ref: 23/82/(i)) was:

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 that no further comments were required.

3/23/1766/FUL - Installation of a shallow margin wildlife pond on agricultural land at Uffords Farm House Green Tye Much Hadham

Vote: all Cllrs present voted to support this application.

3/23/1835/HH - Demolition of outbuilding and stables; erection of new one bed annexe and stable and office block at Wharenui Danebridge Lane Much Hadham

Vote: all Cllrs present voted to support this application.

(ii) Objections raised on the following application:

3/23/1760/FUL - 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.

3/23/1895/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

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

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

(iii) Neutral view on the following application:

None.

23/119. DATE OF NEXT MEETING

Tuesday, 5th December 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 9:43 pm