

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, 5th December 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

30th November 2023

A G E N D A

23/120. Apologies for absence

23/121. Declarations of interest and requests for dispensations

23/122. Chair's announcements

23/123. Minutes of the last meeting held on 7th November 2023

23/124. Reports on outstanding matters

23/125. Gilston Garden Town Affordable Housing Provision

To note the decision by East Herts Council (EHC) to reduce the affordable housing provision to 23% from 40%

To ask Cllr I Devonshire (EHC) to raise the matter with EHC's Executive Member for Planning and Growth

23/126. Decisions issued by East Herts Council

(i) Permissions granted:

3/23/0735/FUL – 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

3/23/1700/HH - Erection of an ancillary outbuilding including ground floor garages and storage and first floor office and games room at Bailiffs House Bromley Lane Much Hadham

3/23/1769/HH - Single storey rear extension to existing residential annexe and alterations to fenestration; removal of front access, retaining wall and hard standing, installation of replacement access ramp with associated landscaping at Highlands Green Tye Much Hadham

3/23/1805/HH - Construction of a new porch at South Lodge High Street Much Hadham

3/23/1807/HH & 3/23/1808/LBC - Replacement of windows, with partial increase to 4 windows; insertion of first floor window; replacement of the cement render with lime and natural breathable insulation; alterations to staircase to the eastern end of the main range and re-roofing; conversion of attic storage area to habitable space at Bucklers Hall Bucklers Hall Road Perry Green

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

(ii) Permissions refused:

None

(iii) Applications withdrawn:

None

23/127. Report on other planning activity to note: no other planning activity this month

23/128. Planning enforcement

23/129. Residents' comments on current planning applications and appeals

23/130. Planning appeals

To note the outcome 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 granted

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:

Appeal dismissed

No new planning appeals to consider.

23/131. Current Planning Application for Committee to consider:

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

3/23/2116/HH - Alteration to coach house to change to a single storey structure with chimney and construction of single storey extension to West elevation; erection of timber over cladding; installation of timber roof structure with cedar shingle, glazed opening to the garden space, replacement of windows and alterations to fenestration; creation of decking with balustrade and gate and creation of covered veranda decking at Westfield House New Barns Lane Much Hadham

23/132. Date of next meeting – Tuesday 9th January 2024 – Much Hadham Village Hall

MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 5th December 2023, in the Green Tye Mission Hall, at 8:33 pm.

<u>Members:</u>	Cllr B Bird	Cllr B O'Neill
	*Cllr I Hunt (Committee Chair)	*Cllr S Smith
	Cllr D McDonald	*Cllr K Twort (Substitute member)

*Denotes present.

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

23/120. APOLOGIES FOR ABSENCE

Apologies for absence were received and approved from Cllr B Bird, Cllr B O'Neill and Cllr D McDonald.

Cllr K Twort attended as a substitute member for Cllr B Bird, in accordance with Standing Order 4 d v and the Parish Council resolution in June 2023. (Minute ref: 23/101)

23/121. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

None.

23/122. CHAIR'S ANNOUNCEMENTS

None.

23/123. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 7th November 2023 be accepted as a correct record of the proceedings and be signed by the Chair.

23/124. REPORTS ON OUTSTANDING MATTERS

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

The following updates were provided:

- 1 Danebridge Lane – of the matters reported, East Herts Council's (EHC) Planning Enforcement will investigate the lack of obscure glazing. In addition, Cllr S Smith highlighted that EHC are following up the concern that works outlined in two mutually exclusive planning applications have both been undertaken. The issues with the river banks have been reported to the Environment Agency;

- Junk Shop – it is claimed that the petrol tanks were removed many years ago and the Environment Agency have been updated accordingly. In addition, it was noted that the building of the shop next door, apparently without planning permission, should be included in future reports;
- field opposite Danebridge Cottage – earthmoving works recently recommenced, the evidence of which has been reported to EHC. In addition, materials and a sizeable lodge have been moved on to the site which will be reported to EHC;
- Plot12A, Moor Place Park – EHC intend to take no further action and what, if any, further action the Planning Committee will take will be considered at the next meeting; and
- Jolly Waggoners – planning application has just been submitted for 3 houses.

23/125. GILSTON GARDEN TOWN AFFORDABLE HOUSING PROVISION

The Chair explained the background to this item, namely the decision by East Herts Council (EHC) to reduce the affordable housing provision to 23% from 40%, and the encouragement from the Council for the Protection of Rural England (CPRE) to raise concerns with this reduction to EHC.

Following discussion, it was RESOLVED to ask Cllr I Devonshire (EHC) to raise the matter with EHC's Executive Member for Planning and Growth, specifically the following three points:

- 1) whether Development Management Committee (DMC) members at the time of the decision to reduce affordable housing were aware of the viability assessment prepared by EHC's own consultants, HDH, in May 2022 showing that the viability of the project had improved rather than diminished due to house values increasing since 2019 at a faster pace than costs;
- 2) whether there was an explanation provided to the meeting of the differences between the HDH report and the developers' later financial viability report; and
- 3) whether the viability analysis in the recent report by Continuum is substantially correct and that a reduction in the affordable housing provision is not, in fact, justified.

The text of the email sent to Cllr I Devonshire (EHC) is detailed in Appendix A.

23/126. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

3/23/0735/FUL – 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

3/23/1700/HH - Erection of an ancillary outbuilding including ground floor garages and storage and first floor office and games room at Bailiffs House Bromley Lane Much Hadham

3/23/1769/HH - Single storey rear extension to existing residential annexe and alterations to fenestration; removal of front access, retaining wall and hard standing, installation of replacement access ramp with associated landscaping at Highlands Green Tye Much Hadham

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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

(ii) Permissions refused:

None.

(iii) Applications withdrawn

None.

23/127. OTHER PLANNING ACTIVITY

There was no other planning activity to report this month.

23/128. PLANNING ENFORCEMENT

Covered as part of outstanding matters (Minute ref: 23/124).

On behalf of Cllr B Bird, the Chair stated that the following item had been reported to East Herts Council's Planning Enforcement:

Large timber structure appears to be without planning permission at 8 Warren Place (Grandey's Place), Green Tye, reported on 6th November.

This item will be added to the report on outstanding matters.

23/129. RESIDENTS' COMMENTS ON CURRENT PLANNING APPLICATIONS AND APPEALS

None.

23/130. PLANNING APPEALS

The outcome 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 granted

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:
Appeal dismissed

There were no new planning appeals to consider.

23/118. CURRENT PLANNING APPLICATIONS CONSIDERED

(i) Support given to the following application:

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

No further comments to be made.

The decision made when this planning application was originally considered at the November 2023 meeting (Minute ref: 23/118(i)) was: support.

Vote: all Cllrs present voted that no further comments were required.

3/23/2116/HH - Alteration to coach house to change to a single storey structure with chimney and construction of single storey extension to West elevation; erection of timber over cladding; installation of timber roof structure with cedar shingle, glazed opening to the garden space, replacement of windows and alterations to fenestration; creation of decking with balustrade and gate and creation of covered veranda decking at Westfield House New Barns Lane 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.

23/132. DATE OF NEXT MEETING

Tuesday, 9th January 2024 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 9:07 pm

TEXT OF EMAIL TO CLLR I DEVONSHIRE (EHC) RE AFFORDABLE HOUSING REDUCTION AT GILSTON GARDEN TOWN

Much Hadham Parish Council's Planning Committee meeting, held on the 5th December, noted the decision by East Herts Council (EHC) to reduce the affordable housing provision to 23% from 40% at the proposed development called Gilston Garden Town.

You had earlier reported to the Parish Council the reply provided by Sara Saunders, Head of Planning, to your enquiries on this matter. However, the Planning Committee has concerns with this reduction and would be grateful if you could raise the following points with EHC's Executive Member for Planning and Growth:

- 1) whether Development Management Committee (DMC) members at the time of the decision to reduce affordable housing were aware of the viability assessment prepared by EHC's own consultants, HDH, in May 2022 showing that the viability of the project had improved rather than diminished due to house values increasing since 2019 at a faster pace than costs;
- 2) whether there was an explanation provided to the meeting of the differences between the HDH report and the developers' later financial viability report; and
- 3) whether the viability analysis in the recent report by Continuum is substantially correct and that a reduction in the affordable housing provision is not, in fact, justified.

The Planning Committee would be grateful for a response before its next meeting on the 9th January.

Email sent by the Clerk on 8th December 2023