

## MUCH HADHAM PARISH COUNCIL

Notice is hereby given that the meeting of the Much Hadham Parish Council **Planning Committee** will be held on **Tuesday, 4<sup>th</sup> November 2025**, in the **Village Hall, Much Hadham**, 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.

*Victoria Mazza*

Victoria Mazza, Clerk of the Council

Email: [clerk@muchhadhamparishcouncil.co.uk](mailto:clerk@muchhadhamparishcouncil.co.uk)

2025

30<sup>th</sup> October

### AGENDA

25/109. Apologies for absence

25/110. Declarations of interest and requests for dispensations

25/111. Chair's announcements

25/112. Minutes of the last meeting held on 7<sup>th</sup> October 2025

25/113. Decisions issued by East Herts Council

(i) Permissions granted:

3/25/1448/HH and 3/25/1449/LBC Refurbishment of window frames and casement windows and replacement of sashes. Park House, High Street, Much Hadham

3/25/1398/HH Demolition of rear extension and erection of single storey rear and side extension and front porch. 2 Blacksmiths Cottages, Green Tye, Much Hadham

3/25/0985/LBC Proposed timber frame repairs and installation of French drain. Kettle Green Farm, Kettle Green Lane, Much Hadham

(ii) Permissions refused:

3/25/1150/FUL Erection of a detached five-bedroom self-build dwelling with associated access, parking and landscaping. Plot 12B, Moor Place, Much Hadham

(iii) Applications withdrawn: none

25/114. Report on other planning activity to note: none

25/115. Report on outstanding matters and planning enforcement issues

25/116. Planning appeals:

To note a new planning appeal: 3/25/0426/FUL - Erection of 1 eco self-build and custom dwelling with associated landscaping works, installation of solar panels and air source heat pump. Land To The South Of Oakhill, Danebridge Lane, Much Hadham

25/117. Residents' Comments

25/118. Current Planning Applications for Committee to consider:

3/25/1111/FUL Installation of a ground-mounted solar photovoltaic (PV) array on 6.28 hectares of agricultural land at Great Notley Field, Much Hadham, including associated infrastructure comprising underground cabling, substation cabin, temporary construction access measures, biodiversity enhancements through wildflower meadows, new hedgerow and tree planting, and provision of open wildlife corridors. Great Notley Field, Bromley Lane, Much Hadham

3/25/1580/HH Replacement of timber garden shed. Manor House, High Street, Much Hadham

3/25/1587/FUL Demolition of existing house and outbuildings and erection of a detached dwelling with an air source heat pump and two electric vehicle charging ports. White Gates, Danebridge Lane, Much Hadham

3/25/1604/HH Alterations to garage including single storey side extension and conversion to home office. Cavenlow, Tower Hill, Much Hadham

3/25/1627/HH Proposed garden store & swimming pool. Foxglove Barn, Moor Place Park, Much Hadham

3/25/1637/VAR Variation of Conditions 2 (Approved Plans) and 3 (Materials to match) pursuant to planning permission (ref: 3/22/0366/HH Dated 07/06/2022 for Erection of a two storey and first floor front extension. Alterations to roof, alteration and insertion of doors and windows. Conversion of Garage to annexe with alterations to fenestration) and Removal of some further Conditions as per additional submissions. Plunge, Widford Road, Much Hadham

25/119. Date of next meeting – Tuesday 2<sup>nd</sup> December 2025 – Green Tye Mission Hall

## MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 4<sup>th</sup> November 2025 in the Village Hall at 8.30pm.

Members: Cllr B Bird \*Cllr B O'Neill  
\*Cllr I Hunt (Committee Chair) \*Cllr S Smith  
Cllr D McDonald

\*Denotes present.

In attendance: V Mazza (Clerk) HCC Cllr Mark Pope and 3 members of the public

### 25/109. APOLOGIES FOR ABSENCE

Apologies were received from Cllr B Bird and Cllr D McDonald

### 25/110. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

None

### 25/111. CHAIR'S ANNOUNCEMENTS

None

### 25/112. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 7<sup>th</sup> October 2025 be accepted as a correct record of the proceedings and be signed by the Chair.

### 25/113. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

3/25/1448/HH and 3/25/1449/LBC Refurbishment of window frames and casement windows and replacement of sashes. Park House, High Street, Much Hadham

3/25/1398/HH Demolition of rear extension and erection of single storey rear and side extension and front porch. 2 Blacksmiths Cottages, Green Tye, Much Hadham

3/25/0985/LBC Proposed timber frame repairs and installation of French drain. Kettle Green Farm, Kettle Green Lane, Much Hadham

(ii) Permissions refused:

3/25/1150/FUL Erection of a detached five-bedroom self-build dwelling with associated access, parking and landscaping. Plot 12B, Moor Place, Much Hadham

(iii) Applications withdrawn:

None

25/114. REPORT ON OTHER PLANNING ACTIVITY TO NOTE

None

25/115. REPORT OF OUTSTANDING MATTERS AND PLANNING ENFORCEMENT ISSUES

The report on outstanding matters was circulated prior to the meeting. There were no reported changes from the previous month.

25/116. PLANNING APPEALS

The planning appeals log had been circulated prior to the meeting. The following new appeal was noted:

3/25/0426/FUL - Erection of 1 eco self-build and custom dwelling with associated landscaping works, installation of solar panels and air source heat pump. Land To The South Of Oakhill, Danebridge Lane, Much Hadham

25/117: RESIDENTS' COMMENTS

With regard to application 3/25/1111 for a Solar Array, a resident spoke on behalf of the applicant:

- Referring to a comment on the planning portal about loss of farmland, it was explained that the proposed site represents only 0.5% of total farm area.
- Stated that the agricultural business has been unprofitable for two years.
- 20% of their farmland is already in environmental schemes, not used for food production.
- Does not believe the project will significantly reduce farmland availability.
- Added that the site will be grazed by sheep, maintaining agricultural use.

25/118. CURRENT PLANNING APPLICATIONS FOR COMMITTEE TO CONSIDER

(i) Support given to the following applications:

**3/25/1580/HH** Replacement of timber garden shed. Manor House, High Street, Much Hadham

**Vote:** all Cllrs present voted to support this application subject to the approval of the Conservation Unit

**3/25/1627/HH** Proposed garden store & swimming pool. Foxglove Barn, Moor Place Park, Much Hadham

**Vote:** all Cllrs present voted to support this application subject to the approval of the Conservation Unit

**3/25/1637/VAR** Variation of Conditions 2 (Approved Plans) and 3 (Materials to match) pursuant to planning permission (ref: 3/22/0366/HH Dated 07/06/2022 for Erection of a two storey and first floor front extension. Alterations to roof, alteration and insertion of doors and windows. Conversion of Garage to annexe with alterations to fenestration) and Removal of some further Conditions as per additional submissions. Plunge, Widford Road, Much Hadham

**Vote:** all Cllrs present voted to support this application subject to the approval of the Conservation Unit

(ii) Objection raised on the following applications:

**3/25/1111/FUL:** Installation of a ground-mounted solar photovoltaic (PV) array on 6.28 hectares of agricultural land at Great Notley Field, Much Hadham, including associated infrastructure comprising underground cabling, substation cabin, temporary construction access measures, biodiversity enhancements through wildflower meadows, new hedgerow and tree planting, and provision of open wildlife corridors. Great Notley Field, Bromley Lane, Much Hadham

**VOTE:** All Cllrs present voted to object on the following grounds: Regarding the principle of development, the site is in the rural area beyond the green belt, for which policy GBR2 supports development only in a limited set of circumstances, none of which apply here.

In the absence of an appropriate planting scheme the site's entire length would be visible closeup from footpath FP4, which runs along the eastern/northeastern boundary for ~220m. From this perspective, the installation will have an industrial character, with rows of solar panel tables ranging up to 3m high surrounded by 2.5m tall post and wire security fencing, white security cameras on 2.5m poles and detection sensors on 1.2m poles.

This part of the footpath links the eastern edges of two designated local wildlife sites, Rector's Spring North and Rector's Spring South. The designation is due to their being ancient woodlands with a semi-natural canopy. Whilst the development does not enter these sites, and it is noted that Herts and Essex Wildlife Trust have no objection to the development, any planning conditions ought to ensure they are safeguarded. This is particularly necessary during the construction phase, which is likely to be the most disruptive period, and to minimise the impact of the erection of ancillary buildings for the site compound and electrical switchgear housing adjacent to the South site.

The objection of Highways is noted, due to the concern that Bromley Lane won't be able to handle the large vehicles required to deliver the panels and other kit without considerable disruption to other road users.

About 34% of the site is designated as "best and most versatile" agricultural land. The NPPF recognises the economic value and other benefits of such land such as its intrinsic character and beauty. It expects planning decisions to contribute to and enhance the natural environment. To the extent that the development would not do this for the Grade 3a land, this should be given weight in the planning decision.

The argument is made that there is no lasting damage to the agricultural status of the land as it will be restored once the economic life of the installation is over (~40 years), but the expectation would surely be that a replacement installation would be developed. There is, too, a risk that it could be re-designated as a brownfield site once established, opening up the possibility of development for purposes other than renewable energy. To prevent this the planning conditions should include a restriction that the land must only be used for agricultural purposes or approved renewable energy schemes. There should be an enforceable planning obligation to de-commission the site

at the end of its economic life or in the event of it ceasing to be fully operational, perhaps due to technical obsolescence or the venture ceasing to be profitable for the owner and restore it to open field.

As there are no benefits to the parish at all from this proposal (the electricity generated is not feeding into a village grid, for example) and only detriment (the loss of visual amenity for the users of the public right of way due to the industrialisation of views and adverse effects on landscape character), the PC objects.

There appears to be no scope for s106 contributions to the parish but if it is to be approved then there should be conditions including:

- Safeguard the designated wildlife sites bounding the development
- A Construction Traffic and Management Plan
- Limit the development to the Grade 3b land
- Confirmation that the site will not to be designated as brownfield as a consequence of approval
- An obligation to de-commission the site and restore it to agricultural use once it is no longer operational as a solar array.

**3/25/1587/FUL:** Demolition of existing house and outbuildings and erection of a detached dwelling with an air source heat pump and two electric vehicle charging ports. White Gates, Danebridge Lane, Much Hadham

**VOTE:** Cllrs voted by a majority to object on the grounds that the increase in footprint and mass is inappropriate for the character, appearance and setting of the area, contrary to GBR2. Housing development along Danebridge Lane was originally eclectic but recently has trended towards an homogenised palette of larger houses, no longer offering smaller scale dwellings to maintain the previous characterful mix.

**3/25/1604/HH:** Alterations to garage including single storey side extension and conversion to home office. Cavenlow, Tower Hill, Much Hadham

**VOTE:** All Cllrs present voted to object to this application on the grounds that the car parking provision will be reduced below the minimum standard for a 3-bed property, leading to increased highway congestion.

(iii) Neutral view on the following applications:

None

#### 25/119. DATE OF NEXT MEETING

Tuesday, 2<sup>nd</sup> December 2025 following the close of the Much Hadham Parish Council meeting in at Green Tye Mission Hall.

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There being no further business the meeting closed at 9.17pm