

MUCH HADHAM PARISH COUNCIL

Notice is hereby given that the meeting of the Much Hadham Parish Council **Planning Committee** will be held on **Tuesday, 6th January 2026 at 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.

Victoria Mazza

Victoria Mazza, Clerk of the Council

Email: clerk@muchhadhamparishcouncil.co.uk

31st December 2025

AGENDA

- 26/1. Apologies for absence
- 26/2. Declarations of interest and requests for dispensations
- 26/3. Chair's announcements
- 26/4. Minutes of the last meeting held on 2nd December 2025
- 26/5. Decisions issued by East Herts Council

(i) Permissions granted:

3/25/1580/HH: Replacement of timber garden shed. Manor House High Street Much Hadham Hertfordshire SG10 6DA

3/25/1604/HH: Alterations to garage including single storey side extension and conversion to home office. Cavenlow Tower Hill Much Hadham Hertfordshire SG10 6DF

3/25/1627/HH Proposed garden store & swimming pool. Foxglove Barn, Moor Place Park, Much Hadham, SG10 6BF

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). Amendments include change of material on extensions from cladding to fascia bricks, roof tiles replacement, alterations to roof and size of dormer windows; omission of a dormer window and a bay window; additional rooflights, alteration to rooflights, alteration to windows and doors. Plunge Widford Road Much Hadham Hertfordshire SG10 6AL

(ii) Permissions refused:

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 Hertfordshire SG10 6HX

3/25/1680/HH Retrospective application for a single storey rear extension Yew Tree Cottage Kettle Green Lane Much Hadham Hertfordshire SG10 6AJ

(iii) Applications withdrawn: None

26/6. Report on other planning activity to note: No other Planning activity this month

26/7. Report on outstanding matters and planning enforcement issues

26/8. Planning appeals

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

3/25/0847/FUL Erection of stables, creation of new access track and associated landscaping. Retrospective hardstanding. Land At Windmill Way Much Hadham

26/9. Residents' Comments

26/10. Current Planning Applications for Committee to consider:

3/25/1097/FUL:RECONSULTATION Erection of 31 residential dwellings including affordable housing (Use Class C3), new vehicular access off Tower Hill, new outdoor educational classroom, landscaping, public open space and play space, cycle and car parking, and associated infrastructure. Land To The Rear Of Hill House Tower Hill Much Hadham

3/25/1622/HH Ground floor infill side extension and first floor rear extension with a mansard roof. Meadow Bank Oudle Lane Much Hadham Hertfordshire SG10 6DQ

3/25/1793/HH Partial conversion of existing attached garage to habitable accommodation including art studio and storage with rooflight over and window to rear. Culver Coach House Widford Road Much Hadham Hertfordshire SG10 6AP

3/25/1819/VAR Variation of conditions 2 (Approved plans) and 14 (Soft Landscaping) pursuant to planning permission (ref: 3/25/0337/VAR/Dated 11/09/2025) for (Variation of condition 2 (approved plans) pursuant to planning permission: 3/23/0030/FUL dated 11.04.2024 (For: Reconfiguration of public house car park and beer garden including the erection of a pergola, and the erection of six bungalows to the rear with associated access, parking and landscaping). Amendments to the design of six bungalows, porches added, redesigned parking area, less hard surfacing, larger green spaces, new ecological mitigation zones, redesigned turning points and increased gaps between dwellings), the amendments include changes to the dwelling's internal layout, alterations to the proposed access drive and the addition of 4 detached single garages. The Bull Inn High Street Much Hadham Hertfordshire SG10 6BU

3/25/1826/LBC Replacement windows, internal repointing of brickwork chimney, repair/reinstatement of existing finishes and insulation and minor internal alterations. Kettle Green Farm Kettle Green Lane Much Hadham Hertfordshire SG10 6AF

3/25/1893/LBC Form opening in interior brick wall. Huntleigh Hadham Cross Much Hadham Hertfordshire SG10 6AL

3/25/1929/ARPN Change of use of agricultural building into a single dwelling and associated works. Danebridge Nursery Great Hadham Road Much Hadham Hertfordshire SG10 6JG

26/11. Date of next meeting – Tuesday 3rd February 2026 – Much Hadham Village Hall

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). Amendments include change of material on extensions from cladding to fascia bricks, roof tiles replacement, alterations to roof and size of dormer windows; omission of a dormer window and a bay window; additional rooflights, alteration to rooflights, alteration to windows and doors. Plunge Widford Road Much Hadham Hertfordshire SG10 6AL

(ii) Permissions refused:

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 Hertfordshire SG10 6HX

3/25/1680/HH Retrospective application for a single storey rear extension Yew Tree Cottage Kettle Green Lane Much Hadham Hertfordshire SG10 6AJ

(iii) Applications withdrawn: none

26/6. REPORT ON OTHER PLANNING ACTIVITY TO NOTE

None

26/7. REPORT OF OUTSTANDING MATTERS AND PLANNING ENFORCEMENT ISSUES

The report on outstanding matters was circulated prior to the meeting. No updates. Cllr S. Smith reported seeing donkeys on the land at Danebridge Road; however, it was unclear whether adequate shelter was available for the animals.

26/8. PLANNING APPEALS

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

3/25/0847/FUL Erection of stables, creation of new access track and associated landscaping. Retrospective hard standing. Land at Windwill Way Much Hadham.

This appeal has been submitted notwithstanding a more recent application that was considered last month 3/25/1633/FUL. As there is no new information in the appeal submission the PC will not be making any further submissions to the inspector.

26/9: RESIDENTS' COMMENTS

None

26/10. CURRENT PLANNING APPLICATIONS FOR COMMITTEE TO CONSIDER

(i) Support with conditions:

3/25/1622/HH Ground floor infill side extension and first floor rear extension with a mansard roof. Meadow Bank Oudle Lane Much Hadham Hertfordshire SG10 6DQ

VOTE: All Councillors voted to support this application subject to approval of The Conservation Unit

3/25/1793/HH Partial conversion of existing attached garage to habitable accommodation including art studio and storage with rooflight over and window to rear. Culver Coach House Widford Road Much Hadham Hertfordshire SG10 6AP

VOTE: Cllr I Hunt did not take part in the discussion or vote. All remaining Cllrs voted to support this application subject to the following conditions:

Shall not be developed, occupied, or used as a residential dwelling, nor as accommodation ancillary to the main residence.

Shall remain in use solely for purposes incidental to the primary approved use and shall not be sold or leased separately from the main residence at any time.

3/25/1826/LBC Replacement windows, internal repointing of brickwork chimney, repair/reinstatement of existing finishes and insulation and minor internal alterations. Kettle Green Farm Kettle Green Lane Much Hadham Hertfordshire SG10 6AF

VOTE: All Cllrs voted to support this application subject to approval of the Conservation Unit

3/25/1893/LBC Form opening in interior brick wall. Huntleigh Hadham Cross Much Hadham Hertfordshire SG10 6AL

VOTE: All Cllrs voted to support this application subject to approval of the Conservation Unit

3/25/1929/ARPN Change of use of agricultural building into a single dwelling and associated works. Danebridge Nursery Great Hadham Road Much Hadham Hertfordshire SG10 6JG

VOTE: All Cllrs voted to object to the application due to a lack of adequate supporting documentation and evidence on the Planning Portal.

(ii) Objection raised on the following applications:

3/25/1097/FUL:RECONSULTATION Erection of 31 residential dwellings including affordable housing (Use Class C3), new vehicular access off Tower Hill, new outdoor educational classroom, landscaping, public open space and play space, cycle and car parking, and associated infrastructure. Land To The Rear Of Hill House Tower Hill Much Hadham

Vote: All councillors present voted to object to this application – See Appendix A

3/25/1819/VAR Variation of conditions 2 (Approved plans) and 14 (Soft Landscaping) pursuant to planning permission (ref: 3/25/0337/VAR/Dated 11/09/2025) for (Variation of condition 2 (approved plans) pursuant to planning permission: 3/23/0030/FUL dated

11.04.2024 (For: Reconfiguration of public house car park and beer garden including the erection of a pergola, and the erection of six bungalows to the rear with associated access, parking and landscaping). Amendments to the design of six bungalows, porches added, redesigned parking area, less hard surfacing, larger green spaces, new ecological mitigation zones, redesigned turning points and increased gaps between dwellings), the amendments include changes to the dwelling's internal layout, alterations to the proposed access drive and the addition of 4 detached single garages. The Bull Inn, High Street, Much Hadham

Vote: All councillors present voted to object to this application – See Appendix B

(iii) Neutral view on the following applications:

None.

26/11. DATE OF NEXT MEETING

Tuesday, 3rd February 2026 following the close of the Much Hadham Parish Council meeting in Much Hadham Village Hall.

There being no further business the meeting closed at 9.00pm

3/25/1097/FUL RECONSULTATION: Erection of 31 residential dwellings including affordable housing (Use Class C3), new vehicular access off Tower Hill, new outdoor educational classroom, landscaping, public open space and play space, cycle and car parking, and associated infrastructure. Land To The Rear Of Hill House, Tower Hill, Much Hadham

[Note that this submission is in addition to that of 8 October 2025 and should be read in conjunction with it.]

Objection for the following reasons:

The application has been revised in its landscaping primarily, and some minor additional issues are claimed to have been addressed e.g. in relation to ASHP noise assessments, great crested newts etc. None of these affect our earlier consultation response, all of which remains valid.

The main new point of interest for the parish council is the inclusion of counsel's opinion on behalf of the developers [on the portal as "Legal Opinion – Hill House"] on whether the application is compliant with neighbourhood plan policy MH H10. This is the parish council's rebuttal of that opinion.

1. The applicants have submitted Counsel's opinion prepared on their behalf and dated 4 November 2025 in the matter of this site and neighbourhood plan policy MH H10. Counsel appears to be seeking to nullify the parish council's position in our earlier consultation response in respect of MH H10 on two grounds:

MH H10, if applied strictly in terms of the application process to be followed and the specific means of evidencing housing need, would constrain housing development and as such is an out of date policy given the lack of a 5 year housing supply and the NPPF's presumption in favour of development in such circumstances

In any event, the application satisfies the MH H10 criteria as the policy is not absolutely prescriptive in requiring a Neighbourhood Development Order and the requirement for evidence of housing need is met by the affordable housing needs survey and the district's lack of housing land supply.

2. Counsel, in being limited in their instructions to a consideration of MH H10, appears not to have considered NPPF para 29-31:

29. Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. *This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.*

30. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by

influencing local planning decisions as part of the statutory development plan. *Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.*

31. Once a neighbourhood plan has been brought into force, *the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.*

(emphasis added)

3. Policy MH H1 allocates sites to meet the minimum housing target for the village. It does not include this site, and section 4.9 of the neighbourhood plan specifically states that land to the rear of Hill House “is not an allocated site.....”

4. As MH H10 is a non-strategic policy, and was approved by the planning inspector at examination, its requirements should be considered binding. The application has not been accompanied by a parish wide housing needs survey demonstrating an unmet need for market housing beyond that already being delivered or deliverable. The survey that was undertaken showed a need for affordable housing only. It did not show a need for a market-led development. Other developments in the village have provided and will continue to provide market housing – it has not been evidenced that further market housing is required in Much Hadham beyond that planned for in the neighbourhood plan. It does not, in fact, “naturally follow” from the district’s shortfall in housing land supply that there is unmet local need for market housing, given the site allocations in the neighbourhood plan, the record of delivery of housing and the developments already under construction.

5. So, in addition to the protections under NPPF para 14 referenced in our previous submission, the neighbourhood plan policies are protected under the NPPF paras 29-31.

6. Counsel seeks to make a point in their Para 14 that *process* should not be included in planning policy but this position is undermined by the publication of the proposed NPPF currently out for consultation¹. In policy S5: Principle of Development Outside Settlements, it does allow for development to be approved outside of a settlement boundary inter alia if it comes forward via a neighbourhood development order, community right to build order or is an identified exception site. In other words, the framework specifies in certain limited circumstances the *processes* to achieving planning permission. This is what we were aiming for in this part of the neighbourhood plan – it isn’t simply a question of submitting a planning application of the type most favoured by the developer.

7. Counsel has also not considered MH H2: Village Development Boundary, part II:

Development outside the village development boundary.....is considered inappropriate. Exceptions to this are limited to development:

a) conforming with one or more of District Policies GBR1 Green Belt, GBR2 Rural Area Beyond the Green Belt, HOU4 Rural Exception Affordable Housing Sites or HOU5 Dwellings for Rural Workers, or

b) brought forward through a Neighbourhood Development Order or a Community Right to Build Order.

In other words, the neighbourhood plan policies taken together do not limit the application process to a Neighbourhood Development Order. A Community Right to Build Order and rural exception housing are also routes to obtaining approval.

¹ [National Planning Policy Framework: proposed reforms and other changes to the planning system - GOV.UK](https://www.gov.uk/government/consultations/national-planning-policy-framework-proposed-reforms-and-other-changes-to-the-planning-system)

8. Counsel also refers in their Para 15 to the target of 54 houses being a minimum but overlooks that this target is for the village. This site is outside the village boundary and therefore any development is classed as windfall, in the rural area. That a policy permits development of more than 54 houses inside the village boundary is not a justification for supporting development outside the village boundary.

9. In summary, the NPPF supports the binding nature of MH H10 as a non-strategic policy. The application has not met the neighbourhood plan requirements in that it fails to follow one of the policy

MH H2 exceptions that allow development outside the village development boundary and fails to provide evidence of unmet market housing need, contrary to MH H10.

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APPENDIX B

3/25/1819/VAR Variation of conditions 2 (Approved plans) and 14 (Soft Landscaping) pursuant to planning permission (ref: 3/25/0337/VAR/Dated 11/09/2025) for (Variation of condition 2 (approved plans) pursuant to planning permission: 3/23/0030/FUL dated 11.04.2024 (For: Reconfiguration of public house car park and beer garden including the erection of a pergola, and the erection of six bungalows to the rear with associated access, parking and landscaping). Amendments to the design of six bungalows, porches added, redesigned parking area, less hard surfacing, larger green spaces, new ecological mitigation zones, redesigned turning points and increased gaps between dwellings), the amendments include changes to the dwelling's internal layout, alterations to the proposed access drive and the addition of 4 detached single garages. The Bull Inn, High Street, Much Hadham

Objection for the following reasons:

We are asked to approve the addition of 4 single garages to the site layout. These will be pitch roofed and long enough to include storage for 4 bikes. Single garages are seen reasonably frequently in the village, although not in association with the alms-houses, which were the primary design reference for the bungalows originally (albeit the terrace design was superseded by a semi-detached layout).

The garages would be sited on spaces previously planned for car parking but would eliminate the openness of views from the front of the dwellings to the rear gardens and beyond that incorporate trees and vegetation. The garages will introduce additional built form and increase the density of development, contrary to the established pattern of development in this part of the Conservation Area.

Other variations include improvements to the access drive to make it clearer that it is for private use and not for pub customers. However, iron gates are proposed for this purpose but NP policy MH D2 prohibits gated estates. Whilst we appreciate the need to deter pub customers from encroaching into the development, the developers will need to find a more subtle approach to achieving this aim.

Finally, it is not clear that space has been provided at each property for the 4+ bins now required for waste collection, so this needs to be included in the site plans.