

Hatfield Heath Parish Council

Chairman: Cllr Mark Bissell

Parish Clerk: Richard Bowran BSc (Hons) PSLCC

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To: Members of Hatfield Heath Parish Council Planning Committee
Cllrs Bissell, Champion, Saban, Robley

PLANNING COMMITTEE MEETING

You are hereby invited to attend a Meeting of the Planning Committee to be held in the URC Hall, Hatfield Heath at **3.00pm** on **Monday 03 July 2023** to transact the business set out in the agenda below.

Parish Clerk
29 June 2023

AGENDA

P23/12	APOLOGIES FOR ABSENCE To receive any apologies for absence
P23/13	DECLARATIONS OF PECUNIARY INTEREST To receive any Declarations of Pecuniary Interest by Members
P23/14	PUBLIC PARTICIPATION To receive and respond to questions from members of the public on matters within the remit of the Planning Committee.
P23/15  	MINUTES To approve the minutes of the Planning Committee meeting held on 25 May 2023 (P01)
P23/16	PLANNING MATTERS APPLICATIONS RECEIVED FROM THE LPA FOR CONSIDERATION <u>Construction of garden building</u> The Willows Stortford Road Hatfield Heath Essex CM22 7DL Ref. No: UTT/23/1586/HHF Status: Awaiting decision <u>Single storey side and rear two storey extensions.</u> Laurels The Heath Hatfield Heath Essex CM22 7AB

	Ref. No: UTT/23/1553/CLP Status: Awaiting decision
	• <u>Proposed single storey rear extension – extending 8m from rear wall, maximum height 3.80m and height to eaves 3.45m</u>
	Mandal Chelmsford Road Hatfield Heath Bishops Stortford Hertfordshire CM22 7BG Ref. No: UTT/23/1436/PDE Status: Awaiting decision
	• <u>Installation of a new condenser unit in the rear yard area.</u>
	Co-op Supermarket The Village Shop The Heath Hatfield Heath Bishops Stortford CM22 7EB Ref. No: UTT/23/1423/FUL Status: Awaiting decision
	• <u>Removal of the existing pitched roof. Erection of first floor with new pitched roof. Single storey rear extension, two storey front extension and single storey front extension. Erection of square bay windows at ground floor to front elevation. Insertion of new door to right flank elevation. Alterations to ground floor fenestration, erection of new portico entrance.</u>
	The Willows Stortford Road Hatfield Heath Essex CM22 7DL Ref. No: UTT/23/1285/HHF Status: Awaiting decision
	• <u>Proposed garage conversion to residential annexe</u>
	Mill House The Heath Hatfield Heath Essex CM22 7AB Ref. No: UTT/23/1274/HHF Status: Awaiting decision
	DECISIONS MADE BY THE LPA FOR NOTING PLANNING APPEALS
	• <u>Non material amendment to UTT/21/1788/FUL- 300mm x 600mm Spanish slate roof tiles</u>
	Plots 1 & 2 Park Drive Hatfield Heath Bishops Stortford Hertfordshire CM22 7BJ Ref. No: UTT/23/1179/NMA Status: Withdrawn

- [Single storey external store to rear of new dwelling at High Pastures](#)

New Dwelling At High Pastures Stortford Road Hatfield Heath Essex CM22 7DL

Ref. No: UTT/23/1132/FUL | Status: Approved

- [Formation of side single storey and rear two storey extensions.](#)

Laurels The Heath Hatfield Heath Essex CM22 7AB

Ref. No: UTT/23/1017/CLP | Status: Refused

The rear two storey extension as shown on Plan Nos: 232776 PASP, 232776 SK01 and 232776 SK02 A fails to comply with the limitations set out in Schedule 2, Part 1, Class A, A.1 (ja) with respect to (h) (i) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). An application for planning permission would therefore be required.

- [Proposed change of use of land from agricultural field to dog walking field, including the erection of gate/fence, provision of car parking.](#)

Friars Farm Friars Lane Hatfield Heath Essex CM22 7AP

Ref. No: UTT/22/2835/FUL | Status: Refused

The site lies within the Metropolitan Green Belt where there is a presumption against inappropriate development. The proposal represents inappropriate development, very special circumstances have not been advanced to demonstrate that the proposal outweighs the harm to the Green Belt. The provision of carparking within an agricultural field is not considered to be in keeping with the setting in which it would be located thus causing additional harm to the Green Belt. The proposal would cause demonstrable harm to the Green Belt and the provision of a car parking facilities is not in keeping to the agricultural setting, it is contrary to policies S6, GEN2, ENV5 of the Uttlesford Local Plan (adopted 2005) and Government Guidance contained within the National Planning Policy Framework (2021).

ENFORCEMENT ISSUES

[Land to the rear of High Pastures.](#)

INV/23/0075/C

1. Construction of a spur road on site to storage area
2. Use of land for storage of heavy construction equipment
3. Increased area of site for use without consent
– at the above location.

s106 AGREEMENT

To note the s106 agreement between UDC and Heather Holdings/Brookview relating to the Hastoe development on land north of Cox Ley

P23/17	MAJOR APPLICATIONS Pelham Structures planning application UTT/22/1261/FUL for the site in Mill Lane. A date for the consideration of this application has not yet been published, but was understood from UDC the earliest likely date will be in July . Greenways planning application UTT'22/1947/FUL for the other site in Mill Lane. This was due to be considered by UDC on 08 March, but the application was withdrawn on 03 March. A new date for the consideration of this application has not yet been published, it is not yet sure if this will be considered at the same meeting as the above application.
P23/18	NEIGHBOURHOOD PLAN To consider any matters relating to the proposed Neighbourhood Plan. Next meeting of the steering group will be on 29 June.
P23/19	THREE PARISHES LOCAL PLANNING GROUP / TPLPG There have been no further meetings of the Group.
P23/20	AGENDA ITEMS FOR NEXT MEETING To note items for the agenda of the next meeting.
P23/21	DATE OF NEXT MEETING The next scheduled meeting is on Monday 24 July 2023.

Symbols:  : paper attached  : vote required

Members of the Public and Press are welcome to attend and observe meetings of the Council but may only speak during the item for public participation