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Chairman and Members of the
Development Management
Committee.

Your contact: Peter Mannings
Extn: 2174
Date: 12 October 2015

cc. All other recipients of the
Development Management
Committee agenda.

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE – 14 OCTOBER 2015

Please find attached the following reports which were marked “to follow” on the agenda for the above meeting:

6. Items for Reporting and Noting (Pages 3 – 4).

(D) Planning Statistics.

7. Urgent Business

To consider such other business as, in the opinion of the Chairman of the meeting, is of sufficient urgency to warrant consideration and is not likely to involve the disclosure of exempt information.

(A) Bishop's Stortford College – Temporary Boarding Accommodation
(Pages 5 – 12).

Please bring these papers with you to the meeting on Wednesday.

Yours faithfully,

Peter Mannings
Democratic Services Officer
East Herts Council
peter.mannings@eastherts.gov.uk

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 14 OCTOBER 2015
TIME : 7.00 PM

DEVELOPMENT CONTROL

Major, Minor and Other Planning Applications

**Cumulative Performance for
August 2015**
(calculated from April 2015)

	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16			
<i>Total Applications Received</i>		448	687	894	1066	1247									
<i>Percentage achieved against Local and National Targets</i>	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Targets for Local Performance (set by East Herts)	National Targets (set by Government)	
Major %	0%	0%	50%	57%	57%	73%							Major %	60%	60%
Minor %	81%	80%	87%	87%	88%	89%							Minor %	80%	65%
Other %	93%	91%	91%	91%	90%	90%							Other %	90%	80%
Appeals	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16			
Total number of appeal decisions (Monthly)	3	6	5	11	4	7									
Number Allowed against our refusal (Monthly)	0	3	2	3	2	2									
Total number of appeal decisions (Cumulative)	3	8	13	24	28	35									
Number Allowed against our refusal (Cumulative)	0	3	5	8	10	12									

AGENDA ITEM NO. 6D

Agenda Item 6

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EAST HERTS COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE – 14 OCTOBER 2015

REPORT BY HEAD OF PLANNING AND BUILDING CONTROL

BISHOP'S STORTFORD COLLEGE – TEMPORARY BOARDING ACCOMMODATION

WARD(S) AFFECTED: Bishop's Stortford Silverleys.

Purpose/Summary of Report

- To enable the Committee to consider whether it wishes to enable delegated authority to determine proposals for temporary replacement boarding facilities at the Bishop's Stortford College site following the recent loss of existing facilities as a result of fire.

<u>RECOMMENDATION FOR DECISION:</u> That:	
(A)	Authority be delegated to the Head of Planning and Building Control, in consultation with the Chairman of the Committee and the Members of the Council representing the Bishop's Stortford Silverleys ward, to determine any proposals submitted by the Bishop's Stortford College which comprise the provision of temporary boarding accommodation following the recent fire at the College site.

1.0 Background

1.1 Members will probably be aware that the College suffered a fire overnight on Monday 28/ Tuesday 29 September 2015. This resulted in the complete destruction of the top two storeys and roof of Robert Pierce House (RPH).

1.2 RPH is one of the College's two Senior School boys' boarding houses and was capable of accommodating 61 boys, aged 13 – 18 years, 3 resident staff and their 2 children.

1.3 In order to deal with accommodation needs in the very short term, the College has cancelled all flexi-boarding arrangements for Senior School boys. This requires that these boys, and any

others who are able to, travel to the College from their homes each day. This, coupled with other emergency measures, has enabled boys and staff who are unable to travel in each day to remain accommodated at the College site.

- 1.4 The College has set out that this position is only tenable for the very short term. In order to meet the expectations of parents and the College itself, replacement accommodation is urgently needed. The College has not determined how this matter should be dealt with in the longer term, but, in order to meet its shorter term needs a temporary boarding accommodation building is to be proposed.

2.0 Temporary Accommodation Proposal

- 2.1 The proposal is for a building which is likely to be located adjacent to the sports hall – the location shown approximately on the plan attached. It would be of a modular design, over 1000sqm in size, with an unknown storey height at this stage. In the longer term, it is proposed that permanent replacement buildings of a conventional construction type will come forward. The immediate replacement proposal will be for a temporary building therefore, albeit, to enable the full design, consent and build programme of the permanent replacement, it will be necessary for the temporary building to be in place for a number of years.

3.0 Decision Making

- 3.1 Members are not being asked to make a decision on any proposals at this stage. They are being asked to consider however the decision making process. As the proposed temporary building is to be over 1000sqm in size, the application for it will comprise a 'major' planning application. The Councils scheme of delegation is such that major planning applications are always reported to the DM Committee for determination.
- 3.2 In this case, the College has stressed the need for a speedy determination of any application so that it can quickly move ahead to implement the interim accommodation solution it has in mind.
- 3.3 Given that, the committee is requested to consider delegating the decision making process in this case to Officers.
- 3.4 The full and relevant range of planning issues would be considered in the normal way in relation to any such application.

Consultation with the community and statutory undertakers on the proposals would also be undertaken in the normal way. Prior to reaching any decision, Officers would prepare a report which would recommend a decision on any such application and which, it is proposed, would be circulated to the Chairman of the Committee and Members representing the Silverleys Ward. After consideration of the report, and subject to the agreement of those members, Officers would proceed to release the decision.

- 3.4 The Members consulted could require the matter be referred back to the committee if they did not agree with the proposed decision or in relation to any of the conditions to be attached to it. The matter would be referred back to the next available committee, as an urgent item if necessary.

3.0 Implications/Consultations

- 3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

None.

Contact Member: Councillor Suzanne Rutland-Barsby – Deputy Leader and Executive Member for Development Management and Councillor Support.

Contact Officers: Kevin Steptoe – Head of Planning and Building Control, Extn: 1407.
kevin.steptoe@eastherts.gov.uk

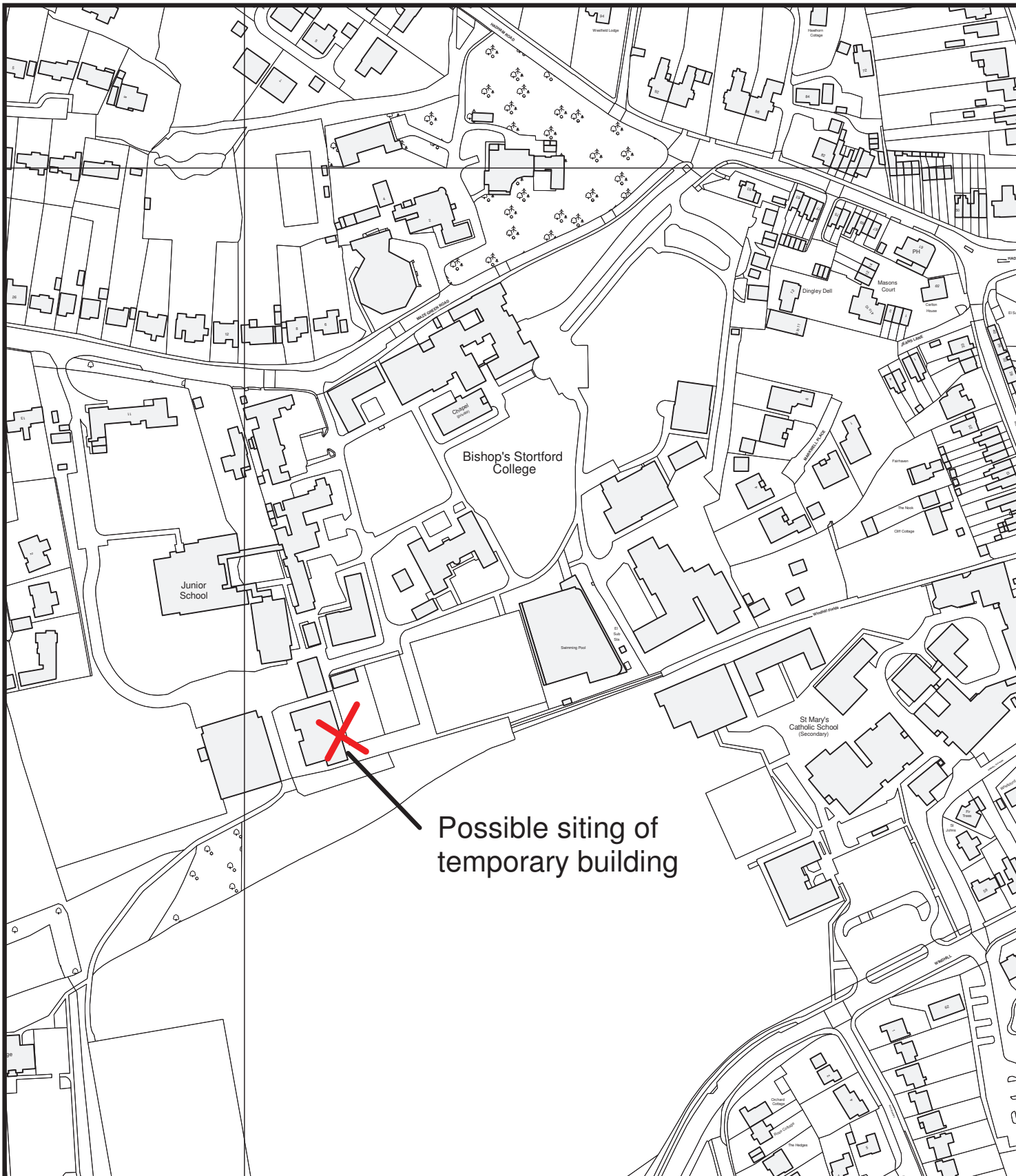
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ESSENTIAL REFERENCE PAPER 'A'

IMPLICATIONS/CONSULTATIONS:

Contribution to the Council's Corporate Priorities/ Objectives	<p>Place – Safe and Clean</p> <p>This priority focuses on sustainability, the built environment and ensuring our towns and villages are safe and clean.</p> <p>Prosperity – Improving the economic and social opportunities available to our communities</p> <p>This priority focuses on safeguarding and enhancing our unique mix of rural and urban communities, promoting sustainable, economic opportunities and delivering cost effective services.</p>
Consultation:	<i>None at this stage – but any planning application will be subject to consultation in the normal way.</i>
Legal:	<i>None.</i>
Financial:	<i>None.</i>
Human Resource:	<i>None.</i>
Risk Management:	<i>None.</i>
Health and wellbeing – issues and impacts:	<i>Assists in enabling implementation of replacement facilities at the College site.</i>

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Possible siting of temporary building

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