

MINUTES OF A MEETING OF THE
DEVELOPMENT MANAGEMENT
COMMITTEE HELD IN THE COUNCIL
CHAMBER, WALLFIELDS, HERTFORD ON
WEDNESDAY 6 JANUARY 2016, AT 7.00
PM

PRESENT: Councillor D Andrews (Chairman).
Councillors M Allen, R Brunton, K Brush,
M Casey, M Freeman, J Goodeve, J Jones,
J Kaye, D Oldridge, P Ruffles and K Warnell.

ALSO PRESENT:

Councillors S Bull, J Cartwright, L Haysey,
P Moore and S Rutland-Barsby.

OFFICERS IN ATTENDANCE:

Paul Dean	- Principal Planning Enforcement Officer
Simon Drinkwater	- Director of Neighbourhood Services
Peter Mannings	- Democratic Services Officer
Kevin Steptoe	- Head of Planning and Building Control Services
Alison Young	- Development Manager

496 APOLOGY

An apology for absence was submitted on behalf of Councillor T Page. It was noted that Councillor J Goodeve was substituting for Councillor T Page.

497 CHAIRMAN'S ANNOUNCEMENTS

Members joined the Chairman and the Executive Member for Development Management and Council Support in thanking Simon Drinkwater for his many years of local government service and for his particular support to the Development Management Committee. Members wished him well in his retirement. Simon Drinkwater thanked Members for their support and wished everyone well for the future.

498 DECLARATIONS OF INTEREST

Councillor K Brush declared a disclosable pecuniary interest in application 3/15/2235/VAR, in that his partner lived in the other block of the development. He left the room whilst this matter was considered.

499 MINUTES – 9 DECEMBER 2015

RESOLVED – that the Minutes of the meeting held on 9 December 2015 be confirmed as a correct record and signed by the Chairman.

500 3/15/2235/VAR – REMOVAL OF CONDITION 14 (PROVISION OF ON-SITE CHILDREN'S PLAY AREA) OF PLANNING PERMISSION REF: 3/10/1147/FN (DEMOLITION OF EXISTING LIGHT INDUSTRIAL BUILDINGS AND CONSTRUCTION OF 182 NEW RESIDENTIAL UNITS) AND VARIATION OF SECTION 106 FOR FUNDING OF OFF-SITE PLAY PROVISION AT HARTHAM COMMON LAND AT MARSHGATE TRADING ESTATE, MARSHGATE DRIVE, HERTFORD, SG13 7AQ FOR WESTON HOMES PLC

The Director of Neighbourhood Services recommended that in respect of application 3/15/2235/VAR, subject to the variation of the Section 106 legal agreement, planning permission be granted subject to the conditions detailed in the report now submitted.

The Director summarised the application and detailed the

relevant planning history. Members were advised that the accepted separation distances between play space and residential development were not met in this case. The constrained nature of the site placed a limitation on the range of play facilities that could be provided.

The Director emphasised that the variation was for the necessary arrangements to facilitate the off-site provision of play facilities as part of a more formalised arrangement at Hartham Common. He stated that the sum of £8,935 referred to in the report was in addition to a similar amount included as part of the original application.

In response to a number of comments from the Committee, the Director stressed that there was never an expectation that one development would provide a full range of facilities that would serve a wider area. Members were reminded that in an appeal scenario, the planning inspectorate might not apply the same standards as the Local Planning Authority.

The Director concluded that the balance of the considerations centred on the proximity of play facilities and the longer term quality of such provision. He stated that should the application be approved there would be a landscaped green space. He also stated that there would be a scheme for maintenance of the green space in accordance with the previous application.

After being put to the meeting and a vote taken, the Committee accepted the recommendations of the Director of Neighbourhood Services as now submitted.

RESOLVED – that in respect of application 3/15/2235/VAR, subject to the variation of the Section 106 legal agreement, planning permission be granted subject to the conditions detailed in the report now submitted.

501 3/15/1690/FUL – EXTENSION TO WAREHOUSE AT FISHPOOLS WAREHOUSE, FOXHOLES BUSINESS PARK, JOHN TATE ROAD, HERTFORD, SG1 7DT FOR FISHPOOLS LTD

The Director of Neighbourhood Services recommended that in respect of application 3/15/1690/FUL, planning permission be granted subject to the conditions detailed in the report now submitted. Members were advised that there was no objection, in principle, to the application, as this was for an extension to an existing warehouse in a designated employment area.

The Director stated that the reduction in parking spaces to 70 complied with the adopted parking standards and Hertfordshire Highways had not objected to the proposed development. Officers considered that, on balance, the scheme was acceptable.

In response to a question from Councillor M Allen regarding the height of commercial buildings, the Director confirmed that there were no specific guidelines and the planning merits were individual to each application.

After being put to the meeting and a vote taken, the Committee accepted the recommendation of the Director of Neighbourhood Services as now submitted.

RESOLVED – that in respect of application 3/15/1690/FUL, planning permission be granted subject to the conditions detailed in the report now submitted.

502 3/15/1909/FUL – EXTENSION TO CAR PORT TO PROVIDE SINGLE STOREY RESIDENTIAL ANNEX AT 24 DRURY LANE, HUNSDON FOR MR A HILL AND MISS C PEACOCK

The Director of Neighbourhood Services recommended that in respect of application 3/15/1909/FUL, planning permission be granted subject to the conditions detailed in the report now submitted.

The Director summarised the details of the application and advised that Hunsdon was a Category 1 village where limited infilling was considered to be acceptable. Members were advised there would be no harm to heritage assets and Officers considered the scheme to be acceptable due to the low key and simple design of the proposed development.

After being put to the meeting and a vote taken, the Committee accepted the recommendation of the Director of Neighbourhood Services as now submitted.

RESOLVED – that in respect of application 3/15/1909/FUL, planning permission be granted subject to the conditions detailed in the report now submitted.

503 E/13/0293/A – UNAUTHORISED INSTALLATION OF EXTRACTOR FLUE ON A GRADE II LISTED BUILDING AT THE STRAW HAT, HARLOW ROAD, SAWBRIDGEWORTH

The Director of Neighbourhood Services recommended that in respect of the site relating to E/13/0293/A, enforcement action be authorised on the basis now detailed.

The Director responded to a number of questions from Members. After being put to the meeting and a vote taken, the Committee accepted the Director's recommendation for enforcement action to be authorised in respect of the site relating to E/13/0293/A on the basis now detailed.

RESOLVED – that in respect of E/13/0293/A, the Director of Neighbourhood Services, in conjunction with the Director of Finance and Support Services, be authorised to take enforcement action on the basis now detailed.

504 E/14/0229/B – UNAUTHORISED SEPARATE RESIDENTIAL USE OF ANNEX AT WATERBRIDGE, FROGMORE HILL, WATTON AT STONE, HERTS, SG14 3RR

The Director of Neighbourhood Services recommended that in respect of the site relating to E/14/0229/B, enforcement action be authorised on the basis now detailed. The Director set out the reasons why Officers were seeking authority for enforcement action.

After being put to the meeting and a vote taken, the Committee accepted the Director’s recommendation for enforcement action to be authorised in respect of the site relating to E/14/0229/B on the basis now detailed.

RESOLVED – that in respect of E/14/0229/B, the Director of Neighbourhood Services, in conjunction with the Director of Finance and Support Services, be authorised to take enforcement action on the basis now detailed.

505 ITEMS FOR REPORTING AND NOTING

RESOLVED – that the following reports be noted:

- (A) Appeals against refusal of planning permission / non-determination;
- (B) Planning Appeals lodged; and
- (C) Planning Statistics.

The meeting closed at 7.45 pm

Chairman
Date