

MINUTES OF A MEETING OF THE  
DEVELOPMENT MANAGEMENT  
COMMITTEE HELD IN THE COUNCIL  
CHAMBER, WALLFIELDS, HERTFORD ON  
WEDNESDAY 20 JUNE 2018, AT 7.00 PM

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PRESENT: Councillor T Page (Chairman)  
Councillors M Allen, D Andrews, P Boylan,  
R Brunton, S Bull, M Casey, B Deering,  
J Jones, D Oldridge, P Ruffles and T Stowe

ALSO PRESENT:

Councillors D Abbott, E Buckmaster,  
G Cutting, J Goodeve, G Jones, P Moore,  
S Rutland-Barsby, M Stevenson,  
N Symonds and J Wyllie

OFFICERS IN ATTENDANCE:

Simon Aley	- Interim Legal Services Manager
Tracy Clarke	- Chartered Arboriculturist
Fiona Dunning	- Planning Officer
Peter Mannings	- Democratic Services Officer
David Snell	- Senior Planning Officer
Kevin Steptoe	- Head of Planning and Building Control Services

60 APOLOGY

An apology for absence was submitted on behalf of Councillor K Warnell. It was noted that Councillor D Oldridge was substituting for Councillor K Warnell.

61 DECLARATIONS OF INTEREST

Councillor T Page declared a non-pecuniary interest in application 3/18/0432/FUL, on the grounds that he was a Member of Bishop's Stortford Town Council. He stated that he had been advised he could remain in the room in his usual role as Chairman.

Councillor B Deering declared a non-pecuniary interest in application 3/18/0432/FUL, on the grounds that he was a Member of Hertfordshire County Council for the Hertford Saint Andrews division.

62 MINUTES - 23 MAY 2018

Councillor J Jones proposed and Councillor S Bull seconded, a motion that the Minutes of the meeting held on 23 May 2018 be confirmed as a correct record and signed by the Chairman. After being put to the meeting and a vote taken, this motion was declared CARRIED.

RESOLVED – that the Minutes of the meeting held on 23 May 2018, be confirmed as a correct record and signed by the Chairman.

- 63 3/18/0432/FUL - ERECTION OF MULTI STOREY CAR PARK (MSCP) OVER SIX LEVELS PROVIDING 546 SPACES, OPEN AIR SURFACE CAR PARKING FOR 35 SPACES TO THE NORTH OF THE CAR PARK. ERECTION OF A 4 STOREY BUILDING WITH COMMERCIAL USE AT GROUND FLOOR AND 15 RESIDENTIAL FLATS ARRANGED OVER THE UPPER 3 LEVELS, A MULTI-USE GAMES AREA (MUGA) AND ASSOCIATED HIGHWAY AND PUBLIC REALM WORKS. REMOVAL OF FENCE AND RETAINING WALL AT EHDC CAR PARK, NORTHGATE END, BISHOP'S STORTFORD CM23 2ET FOR EAST HERTS COUNCIL
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The Head of Planning and Building Control recommended that in respect of application 3/18/0432/FUL, subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), planning permission be granted subject to the conditions detailed in the report now submitted.

The Head referred to the additional representations summary and detailed the relevant additional commentary. The Head summarised the findings in respect of readings that been taken regarding background noise levels. Members were also advised that a 543 signature objecting petition had been submitted.

The Head detailed the background to the application and summarised the main objections. The Head referred Members to pages 53 – 79 of the report submitted for the main issues. The Head confirmed that Officers considered that the harmful impacts of the development were outweighed by the benefits.

Mr Kratz and Mr Evans addressed the Committee in objection to the application. Mr Fannon spoke for the application. Councillor J Wyllie addressed the Committee on behalf of Bishop's Stortford Town Council. Councillor D Abbott addressed the Committee as a local ward Member.

Councillor D Oldridge commented on the lack of lighting for the Multi-Use Games Area (MUGA) and the opening hours of the car park. He queried the status of the land in terms of whether this was green belt or a brownfield site.

Councillor M Casey commented on the sequence of events in respect of development of Old River Lane should this application be approved. Councillor B Deering also referred to the enabling role of this application in the context of wider development proposals. He queried the enabling role of this application when the details of the application for Old River Lane were not known. Councillor J Jones posed a number of questions in respect of the proposed MUGA in terms of management, acoustic fencing and hours of use.

Councillors R Brunton and P Boylan commented that the proposed affordable housing provision should be more in keeping with the Council's policies, given that the Authority was the applicant. Councillor P Boylan queried whether the amendments referred to by the Landscape Advisor in paragraph 8.54 of the report had been made. He failed to see how the application would protect or enhance the conservation area and

he felt that the proposed electric charging facilities were insufficient.

The Head referred to the Bishop's Stortford Town Centre Planning Framework in respect of the vitality and viability of the Town. Members were advised that this document could be given weight in decision making and this included the aspiration for the future comprehensive redevelopment of the site known as Old River Lane.

The Head confirmed that the parking currently in place at The Causeway would need to be relocated if the site at Old River Lane was to be available for a mixed use redevelopment including an Arts Centre type venue. Members could give the aspiration of the applicant, in this case the Council, to achieve redevelopment of the Old River Lane site weight in decision making even though full details of those proposals were not currently available.

The Head confirmed that it was completely acceptable for the Authority to act as both the applicant and the decision maker on a planning application. He stated that Officers separate to those in the planning service, had formulated the proposals and Planning Officers had provided advice through its normal working relationship with applicants.

Members were advised that condition 40 in the report now submitted restricted the hours of use of the car park to 7 am to 11 pm to minimise the impact on nearby residents. The Head also referred to the conditions intended to mitigate the impact of the

MUGA.

Members were advised that the only aspect of the development that would encroach into the green belt was the turn left lane exiting from the car park. The Head referred to the social housing and the likelihood that the application would be unviable with a provision of 40% affordable housing, or indeed, a level lower than 20%.

The Head confirmed that the applicant had explored ways to minimise the impact of the proposed development by proposing high quality materials that fitted into the landscape and surrounding area. The proposed car park would not be open sided and it was intended that 20 electric charging points would be made available.

Councillor D Andrews commented on the proposed MUGA in the context that there was already an adequate games area in the form of a well utilised field. He believed that more electric charging stations should be included and he sought clarity in respect of the affordable housing.

Members were advised that up to 40% affordable housing was sought wherever possible and an independent viability assessment had been carried out on behalf of the Council as Local Planning Authority. This had indicated however, that this discrete scheme was unviable with anything more than 0% provision. Members were advised however, that the applicant had acknowledged the Council's aspirations and had offered 20% affordable housing provision.

The Head confirmed that it would not be unreasonable to ask for more information to be submitted and agreed in respect of infrastructure for more charging points for electric vehicles and this could be covered by conditions.

The Head commented on the policy positions in respect of sustainable transport and the accessibility of pedestrian controlled crossings. He also referred to the noise assessments carried out in respect of this application. The Interim Legal Services Manager commented on a number of matters, currently proposed to be included in a Section 106 agreement, that, could be converted to conditions based on recent advice from the planning inspectorate.

Councillor B Deering proposed and Councillor M Allen seconded, a motion that in respect of application 3/18/0432/FUL, planning permission be deferred to enable Officers to seek further information from the applicant in relation to the following matters:

- the provision of Affordable Housing;
- noise assessment matters;
- the specification of the proposed MUGA;
- the extent of provision of electric vehicle charging points to be installed;
- the proposed hours of use of the car park;
- the scale of pedestrian movements to and from the proposed car park and how they will be accommodated in relation to crossing Link Road; and
- the relationship of the proposals to wider

development proposals of land to the south of Link Road (Old River Lane).

After being put to the meeting and a vote taken, there being an equality of votes, this motion was declared CARRIED on the Chairman's casting vote. The Committee rejected the recommendation of the Head of Planning and Building Control as now submitted.

RESOLVED – that in respect of application 3/18/0432/FUL, planning permission be deferred to enable Officers to seek further information from the applicant in relation to the following matters:

- the provision of Affordable Housing;
- noise assessment matters;
- the specification of the proposed MUGA;
- the extent of provision of electric vehicle charging points to be installed;
- the proposed hours of use of the car park;
- the scale of pedestrian movements to and from the proposed car park and how they will be accommodated in relation to crossing Link Road; and
- the relationship of the proposals to wider development proposals of land to the south of Link Road (Old River Lane).



- 64 3/17/0645/FUL - DEMOLITION OF EXISTING BUILDINGS AND CREATION OF 51 DWELLINGS, COMPRISING 2NO. THREE BEDROOM HOUSES AND 49 NO. 2 BEDROOM APARTMENTS, ASSOCIATED ROADS, CAR PARKING AND LANDSCAPING, PLUS VEHICLE ACCESS FROM WARE ROAD AND A NEW AREA OF PUBLIC OPEN SPACE OFF HAMELS DRIVE AT 306-310 WARE ROAD, HERTFORD, SG13 7ER

The Head of Planning and Building Control recommended that in respect of application 3/17/0645/FUL, subject to a legal agreement, planning permission be granted subject to the conditions detailed in the report now submitted.

The Head detailed the additional representations and advised that the condition 20 should be deleted as a landscaping scheme had now been submitted. Condition 18 should also be deleted and replaced with 3 new conditions as requested by Hertfordshire Ecology.

The Head confirmed that the application had been significantly amended to reduce the number of units from 64 to 51 whilst increasing the proposed parking provision. Members were referred in particular to paragraphs 8.12 to 8.17 of the report submitted. The Head also referred to the highways impact, parking provision as well as cycle and pedestrian route improvements.

Mr Stevenson addressed the Committee in objection to the application. Mr Smith spoke for the application. Councillors J Goodeve and M Stevenson both addressed the Committee as local ward Members.

Councillor D Oldridge stated that he appreciated that there had been a lot of potential concerns regarding traffic on Ware Road. He commented however, that he had also heard a number of positive things in respect of the proposed development. He referred to the 52 cycle storage spaces and 39.2% affordable housing and emphasised that Hertfordshire Highways appeared to be satisfied with the traffic situation.

Councillor D Andrews bemoaned the loss of an employment site. He commented however, that residential development seemed to be perfectly sensible seeing as the location seemed to have run its course as an employment use. The site also seemed to be very sustainable due to the 20 minute walkable proximity of Ware train station which was not too onerous weather permitting.

Councillor D Andrews emphasised that Councillor D Oldridge had made the point about double lines but these had the side effect of displacing car parking problems elsewhere. He expressed concerns that the NHS had no apparent interest in securing any funding for healthcare provision in respect of the proposed development.

Councillor P Ruffles proposed and Councillor P Boylan seconded, a motion that in respect of application 3/17/0645/FUL, the Committee support the recommendation for approval subject to the amended conditions now detailed.

After being put to the meeting and a vote taken, this

motion was declared CARRIED. The Committee accepted the recommendation of the Head of Planning and Building Control as now submitted, subject to the amended conditions now detailed.

RESOLVED – that in respect of application 3/17/0645/FUL, planning permission be granted subject to a legal agreement and the following amended conditions:

- 1 Three year time limit (1T12)
- 2 Approved plans (2E10)
- 3 Levels (2E05)
- 4 Boundary walls and fences (2E10)
- 5 Samples of materials (2E12)
- 6 Lighting details (2E27)
- 7 Communal TV facilities (2E28)
- 8 Cycle parking facilities (2E29)
- 9 Contaminated land survey and remediation (2E33)
- 10 Hard surfacing (3V21)
- 11 The development shall not be occupied until details of a Travel Plan for the development as a whole has been submitted to and

agreed in writing by the Local Planning Authority. The plan shall make provision for relevant surveys, review and monitoring mechanisms, targets, further mitigation, timescales, phasing programme and on-site management responsibilities. It shall be implemented and subject to regular review in accordance with the above approved details.

Reason: To ensure that the development traffic is within the predicted levels in TA, to promote sustainable transport measures and maintain the free and safe flow of traffic.

- 12 Before the commencement of development hereby approved, all access and junction arrangements shall be completed in accordance with the approved plans, and constructed to the specification of the Highway Authority and to the satisfaction of the Local Planning Authority. Concurrent with the construction of the access, visibility splays of a minimum of 2.4m x 45m (left) and 2.4m x 49m (right) shall be provided and permanently maintained within which there shall be no obstruction to visibility between 600mm and 2m above carriageway level.

Reason: To ensure that the access is constructed to the specification of the Highway Authority and to provide adequate

visibility splays in the interests of highway safety.

- 13 Prior to first occupation of the development hereby approved, the access roads and parking areas shown on the approved plans shall be provided and permanently maintained.

Reason: To ensure adequate provision of parking in accordance with Policy TR7 of the East Herts Local Plan April 2007.

- 14 Access gradient 1 in 20 (3V12)
- 15 Existing access closure (3V05)
- 16 Prior to the commencement of development hereby approved, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall identify details of:
  - Phasing of the development;
  - Methods of accessing the site;
  - Construction vehicle routing and numbers;
  - Location and details of wheel washing facilities;
  - Details of parking and storage areas clear of the highway;
  - Environmental management details including hours of working, the

mitigation of noise and dust and any other matters covered under BS5228.

The development shall thereafter be implemented in accordance with the approved details.

Reason: To minimise the impact of construction on the highway network, neighbouring occupiers and the environment.

- 17 No development shall take place until a detailed drainage strategy has been submitted to and approved in writing by the local planning authority. The scheme shall include:
- Resilient final drainage strategy shown on a drawing overlaid to the final layout and supported by the detailed drainage calculations carried out for all rainfall events up to and including the 1 in 100 year event + climate change.
  - The location, extent and depth of any informal flooding of the site above 1 in 30 year rainfall event shown on a layout plan to confirm they are safely contained within the site. In addition any exceedance routes proposed for flood management on the site should be also shown on the final plan.
  - Full detailed engineering drawings of all the proposed SuDS measures in line

with the latest edition of the SuDS Manual by CIRIA

- A management and maintenance plan for the all the SuDS features and structure must be submitted and shall include arrangements to secure the operation of the scheme throughout its lifetime. It shall be supported by a full set of as-built drawings, a post-construction location plan of the SuDS components cross-referenced with a maintenance diagram.

The development shall thereafter be implemented in accordance with the approved details before the development is completed.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water.

- 18 No above ground development shall take place until a scheme for protecting the proposed dwellings from noise from road traffic has been submitted to and approved in writing by the Local Planning Authority. The scheme shall follow the recommendations of the Grant Acoustics report ref: GA-2016-0013-R1-RevB dated 24<sup>th</sup> May 2017. The development shall thereafter be implemented in accordance with the approved details.

Reason: To safeguard the amenity of future occupiers in accordance with Policy ENV25 of the East Herts Local Plan April 2007.

- 19 Landscape works implementation (4P13)
- 20 Piling works (2E39)
- 21 Prior to the commencement of above ground development, a Biodiversity Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall detail measures to incorporate biodiversity enhancements as part of the development such as bat, bird and other habitat boxes or integrated units. The approved details shall thereafter be implemented and maintained.

Reason: To secure biodiversity enhancements in accordance with Policy ENV17 of the East Herts Local Plan April 2007.

- 22 Prior to the commencement of development (including further site clearance), a badger walk-over survey of the site and any accessible area within 30 metres of the site shall be carried out by a suitably qualified ecologist, and details including an assessment of the impact of the development and any appropriate mitigation measures to alleviate such impacts shall be submitted to and approved



in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To safeguard protected species during construction in accordance with Policy ENV16 of the East Herts Local Plan Second Review April 2007 and national legislation.

- 23 Prior to the clearance of any suitable reptile habitat on the site (grassland and scrub), a presence/likely absence reptile survey shall be carried out between late March and September (inclusive) by a suitably qualified ecologist. A report of the findings, including a suitable mitigation strategy and named receptor site if required should reptiles be found, shall be submitted to and approved by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To safeguard species during construction in accordance with Policies ENV16 and ENV17 of the East Herts Local Plan Second Review April 2007 and national legislation.

### Informatives

1. Other legislation (OL01)

2. Street naming and numbering (19SN)
3. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended, it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning permission does not provide a defence against prosecution under this Act.
4. The applicant is advised that in order to comply with this permission it will be necessary to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements.

#### Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan (Minerals Local Plan, Waste Core Strategy and Development Management Policies DPD 2012 and the 'saved' policies of the East Herts Local Plan Second Review April 2007); the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The balance of the considerations having regard to those policies is that permission should be granted.

65 3/17/1861/FUL - CONSTRUCTION OF SEVENTEEN  
B1(BUSINESS) USE CLASS UNITS WITH ASSOCIATED  
PARKING AND ACCESS ROADS AT WATERMILL INDUSTRIAL  
ESTATE, ASPENDEN ROAD, BUNTINGFORD

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The Head of Planning and Building Control recommended that in respect of application 3/17/1861/FUL, planning permission be granted subject to the conditions detailed in the report now submitted.

The Head referred to a petition objecting to the application where no grounds of objection had been detailed. Councillor P Boylan referred to damage to the access road to the recycling site in the form of potholes. He felt that there should be a resolution to this issue as the road would get progressively worse and worse. He also commented on the outcome of the receipt of a revised drainage strategy.

Councillor S Bull welcomed the application for B1 business use class units and he hoped that they would be taken up. He expressed concerns about the potholes near the amenity tip. He also referred to the significant 15 foot drop in ground level to the river and the pavement was narrow and dangerous for pedestrians.

Councillor J Jones commented on the planning history on the widening of Aspenden Road and upgrading of internal roads and a contribution towards a community bus. He felt that whilst the applicant here could not be asked to fund improvements to Aspenden

Road, the applicant should be responsible for the upkeep of the wider road network within the Watermill Industrial Estate.

Councillor D Andrews referred to the access road as unsafe. He felt that supporting this application with the access road in its current state was untenable. He referred to the potential for 120 vehicle movements per day.

The Head referred to condition 10 and the requirements of the Lead Local Flood Authority (LLFA). Members were advised that a condition to secure the management of the area to the north of the proposed units would be acceptable. The Head and the Interim Legal Services Manager responded to queries from Members regarding the viability tests for conditions regarding the resurfacing of internal roads within this site.

Councillor J Jones proposed and Councillor M Casey seconded, a motion that in respect of application 3/17/1861/FUL, the Committee support the recommendation for approval subject to the conditions detailed in the report submitted and subject to the access road though the Watermill Industrial Estate from the junction with Aspenden Road being repaired and surfaced to a satisfactory standard and prior to first occupation of the development, a management plan for the treatment and maintenance of the undeveloped land to the north of the new buildings and the car parking area shall be submitted to and approved in writing by the Local Planning Authority.

After being put to the meeting and a vote taken, this motion was declared CARRIED. The Committee accepted the recommendation of the Head of Planning and Building Control as now submitted, subject to the conditions detailed in the report submitted and the two additional conditions now detailed.

RESOLVED – that in respect of application 3/17/1861/FUL, planning permission be granted subject to the conditions detailed in the report submitted and the following two additional conditions:

23. Prior to first occupation of the development hereby approved the access road though the Watermill Industrial Estate from the junction with Aspenden Road to the application shall be repaired and surfaced to a satisfactory standard in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of securing safe and secure access to the site in accordance with paragraph 32 of The National Planning Policy Framework.

24. Prior to first occupation of the development hereby approved a management plan for the treatment and maintenance of the undeveloped land to the north of the new buildings and car park shall be submitted to

and approved in writing by the Local Planning Authority. Thereafter the land shall be treated and maintained in accordance with the approved management plan.

Reason: To achieve good design and a sustainable form of development in accordance with Policy ENV1 of the East Herts Local Plan Second Review April 2007 and the National Planning Policy Framework.

- 66 A) 3/18/0297/HH - GROUND FLOOR AND BASEMENT EXTENSION TO SIDE AND REAR OF EXISTING DWELLING FOLLOWING DEMOLITION OF OUTBUILDINGS AND REPLACEMENT OF EXISTING RETAINING WALL; AND B) 3/18/0298/LBC - GROUND FLOOR AND BASEMENT EXTENSION TO SIDE AND REAR OF EXISTING DWELLING FOLLOWING DEMOLITION OF OUTBUILDINGS AND REPLACEMENT OF EXISTING RETAINING WALL AT TOLLGATE HOUSE, AMWELL HILL, GREAT AMWELL, WARE, SG12 9QZ
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The Head of Planning and Building Control recommended that in respect of application 3/18/0297/HH, planning permission be refused for the reasons detailed in the report now submitted. The Head also recommended that in respect of application 3/18/0298/LBC, listed building consent be granted subject to the conditions detailed in the report now submitted.

The Head summarised the applications for planning permission and listed building consent. The planning

application included an element on underground works as well as conventional above ground development that would replace existing development elsewhere on the site.

He indicated that Members should consider whether the proposed additional floor space represented a disproportionate development over and above the size of the original property in the green belt. The Head confirmed that, if this was the case, the benefits of the proposals had to clearly outweigh the harm for it to be supported in a green belt location.

Members were advised that there would be no wider public benefits of the proposed development and Officers did not feel that very special circumstances were demonstrated as a result.

Members were advised that the main issue in respect of the listed building application was the impact on the historic architectural integrity of the building. Officers felt that the listed building application was acceptable and had recommended it for approval.

Jennifer Smith addressed the Committee in support of both applications and in particular, highlighted a discrepancy on the plans and calculations. The Head of Planning and Building Control accepted that this warranted further investigation away from this meeting.

Councillor D Oldridge proposed and Councillor D Andrews seconded, a motion that in respect of applications 3/18/0297/FUL and 3/18/0298/LBC,

planning permission and listed building consent be deferred to enable Officers to further check the size and scale of the proposals with the applicant.

After being put to the meeting and a vote taken, this motion was declared CARRIED. The Committee rejected the recommendations of the Head of Planning and Building Control as now submitted.

RESOLVED – that in respect of applications 3/18/0297/HH and 3/18/0298/LBC, planning permission and listed building consent be deferred to enable Officers to further check the size and scale of the proposals with the applicant.

At this point (9.45 pm), the Committee passed a resolution that the meeting should continue until the completion of the remaining business on the agenda.

- 67 3/18/0169/FUL - DEMOLITION OF EXISTING STABLE BLOCK AND CONSTRUCTION OF A DETACHED TWO STOREY DWELLING AT LAND ADJACENT TO THE ORCHARD, HALL LANE, GREAT HORMEAD, SE9 0NZ FOR MR AND MRS QUINNEY
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The Head of Planning and Building Control recommended that in respect of application 3/18/0169/FUL, planning permission be granted subject to the conditions detailed in the report now submitted.

Kevin Hinds addressed the Committee in support of the application.



Councillor S Bull proposed and Councillor D Andrews seconded, a motion that in respect of application 3/18/0169/FUL, the Committee support the recommendation for approval as detailed in the report now submitted.

After being put to the meeting and a vote taken, this motion was declared CARRIED. The Committee accepted the recommendation of the Head of Planning and Building Control as detailed in the report now submitted.

RESOLVED – that in respect of application 3/18/0169/FUL, planning permission be granted subject to the conditions detailed in the report now submitted.

68 CONFIRMATION OF TREE PRESERVATION ORDER NO.1 2018 P/TPO 611 AT ST ANDREWS C OF E JMI SCHOOL, TOWER HILL, MUCH HADHAM, HERTS, SG10 6BZ

The Executive Member for Development Management and Council Support submitted a report inviting Members to consider the objections to the making of the Tree Preservation Order (TPO) received by Mr and Mrs Devonshire who were the neighbours residing at the adjacent property to the school at Schuberts, Tower Hill, Much Hadham, SG10 6DL.

Members were asked to consider the objections and reasons for making the TPO and to determine whether Tree Preservation Order No. 1 2018 P/TPO 611 should be confirmed.

The Consultant Chartered Arboriculturist stated that an application had been made to heavily crown reduce an oak tree to the rear of the school. She felt that this would excessively harm the health of what was quite a substantial tree which was in good health and would have a significant contribution to the area going forward.

Members were advised that the residents' concerns could be addressed via pruning and an application had been received and approved for pruning and crown reduction of the oak tree.

Councillor D Allen proposed and Councillor D Oldridge seconded, a motion that the Tree Preservation Order No.1 2018 P/TPO 611 be confirmed. After being to the meeting and a vote taken, this motion was declared CARRIED. The Committee accepted the recommendation of the Executive Member for Development Management and Council Support as now submitted.

RESOLVED – that Tree Preservation Order No 1 2018 P/TPO 611 be confirmed without modification.

69 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;
- (C) Planning Appeals: Inquiry and Informal Hearing dates; and
- (D) Planning Statistics.

The meeting closed at 9.56 pm

Chairman .....
Date .....