

MINUTES OF A MEETING OF THE  
DEVELOPMENT MANAGEMENT  
COMMITTEE HELD IN THE COUNCIL  
CHAMBER, WALLFIELDS, HERTFORD ON  
WEDNESDAY 5 FEBRUARY 2020, AT 7.00  
PM

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PRESENT: Councillor B Deering (Chairman)  
Councillors D Andrews, T Beckett,  
R Buckmaster, B Crystall, A Huggins,  
J Jones, I Kemp, T Page, C Redfern, P Ruffles  
and T Stowe

ALSO PRESENT:

Councillors M Brady, E Buckmaster, S Bull,  
K Crofton and J Goodeve

OFFICERS IN ATTENDANCE:

Elaine Bell	- Solicitor
Rachael Collard	- Principal Planning Officer
Peter Mannings	- Democratic Services Officer
Jenny Pierce	- Principal Planning Officer
Sara Saunders	- Head of Planning and Building Control
David Snell	- Service Manager (Development Management)

337 CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed the press and public to the meeting and referred to a number of housekeeping issues. He said that the Authority had received the outcome of 2 planning appeals, in relation to the traveller site in Little Hadham and Hert2.

The Chairman stated that both applications had been refused by the Authority and allowed on appeal by the Planning Inspectorate. He said that advice was being sought in respect of challenging these decisions and the Council would be considering its position in line with the 6 week statutory time frame.

338 DECLARATIONS OF INTEREST

Councillor T Stowe declared a Non-Pecuniary Interest in application 3/19/0118/OUT - Land East of Stevenage. He said that as well as being a ward Member, he needed to confirm that he would take no part in the debate or vote, because he had made comments at Full Council on the 23 October 2018 and at other times, which could reasonably be perceived as having judged the matter elsewhere, accordingly he removed himself from the Council Chamber for this item.

339 MINUTES - 8 JANUARY 2020

Councillor P Ruffles proposed and Councillor T Beckett seconded, a motion that the Minutes of the meeting held on 8 January 2020 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. Councillor A Huggins abstained from voting.

RESOLVED – that the Minutes of the meeting held on 8 January 2020, be confirmed as a correct record and signed by the Chairman.

- 340 3/19/0118/OUT - HYBRID PLANNING APPLICATION: (I) PLANNING PERMISSION FOR CONSTRUCTION OF THE SPINE ROAD, SITE ACCESSES, DRAINAGE INFRASTRUCTURE AND ANCILLARY WORKS AND (II) OUTLINE PLANNING FOR THE ERECTION OF UP TO 618 HOMES, PRIMARY AND PRE-SCHOOL, UP TO 1 NO. 80 BED CARE HOME AND UP TO 50 ASSISTED LIVING HOMES (C2 USE), NEIGHBOURHOOD HUB COMPRISING SHOPS (UP TO 658 SQ. M OF A1-A5 USES), COMMUNITY FACILITIES (UP TO 400 SQ. M OF D1 USE), TRAVELLING SHOWPEOPLE SITE, PUBLIC OPEN SPACE, LANDSCAPING, DRAINAGE INFRASTRUCTURE, ALL ASSOCIATED AND ANCILLARY DEVELOPMENT AT LAND AT EAST OF STEVENAGE, OFF GRESLEY WAY, STEVENAGE

The Head of Planning and Building Control recommended that in respect of application 3/19/0118/OUT, planning permission be granted subject to a legal agreement and subject to the conditions detailed in the report now submitted. The report was also seeking delegated Authority for the Head and Planning and Building Control to finalise the detail of the Legal Agreement and conditions.

The Senior Planning Project Officer (Quality Places), on behalf of the Head of Planning and Building Control, summarised the application and detailed the site area

and the location of the spine road. She drew Members' attention to the illustrative layout and the design strategy.

The Senior Planning Project Officer said the central egress would be for buses only and the signal controlled junction involving Gresley Way would ensure that the lights would stay green if there was no demand on any other arm of the junction. Buses would automatically trigger the lights to show a green aspect as part of a scoot system. She drew Members' attention to the late representations summary and amendments from Officers.

Mr Sypula addressed the Committee in objection to the application. Mr Snowling spoke for the application. Councillor S Brown addressed the Committee on behalf of Aston Parish Council.

Councillor Ruffles referred to the planning history and the relationship between this site and the Aston 004 bridleway or green corridor. He commented on the character of the bridleway and the wider pattern of cycle ways in Stevenage.

Councillor Huggins questioned whether enough consultation had been conducted. He referred to consultation carried out by Officers with Stevenage Borough Council in respect of master planning meetings. Councillor D Andrews expressed concern regarding Lanterns Lane and remarked on the fact that bus passes were only being offered for three months. He said that there ought to have been a longer period.

Councillor R Buckmaster said that she was concerned as to whether there would be enough secondary school places for residents. Councillor Jones sought clarification in respect of NHS requested Section 106 contributions and in particular the contribution towards acute care costs.

The Senior Planning Project Officer detailed the relevant planning history and set out the planning context of the proposed development. She said that a condition in the report covered the protection of routes to the site during construction. The consultation regarding options and impacts with Stevenage Borough Council was summarised for the Committee. A noise impact assessment had also been undertaken. She said that over 500 Stevenage residents were consulted by East Herts Council planning.

Mr Sowerby, on behalf of Hertfordshire Highways, commented on the levels of engagement with Aston Parish Council and Protect Astons Community Existence (PACE). He said that Lanterns Lane, a single track road used as a rat run if the A602 was congested, was not one a motorist would wish to use on a regular basis.

The Senior Planning Project Officer said that the master planning process had been a forum for frank and open discussion. She emphasised that the master planning sessions were not the end of the engagement process as this would continue through the construction phases.

The Service Manager (Development Management) said that the local NHS Clinical Commissioning Group (CCG) had been approached by Officers on many occasions regarding specific projects for Section 106 monies. He advised that the large sum for acute care costs could not be included in the Section 106 legal agreement as this sum did not meet the Community Infrastructure Levy (CIL) regulations. Several Councillors expressed concern regarding the use of Lanterns Lane by motorists as a result of the proposed development.

The Senior Planning Project Officer said that Officers were seeking delegated authority to amend the Section 106 heads of terms and the wording of the conditions. Councillor Huggins expressed concern regarding a traffic light controlled crossing and said the spine road should be opened to traffic as soon as possible as part of this development. Councillor Crystall said that monitoring should be carried out on other potential rat run routes in addition to that carried out for Whiteways.

The Senior Planning Project Officer said that the biodiversity impact assessment calculator did not cover all of the aspects of the proposed development. Members were advised that any works to crossing points over Gresley Way could only be an improvement. She commented on pedestrian and cycle routes and sustainable transport, the spine road and the location of bus stops, which would be known when the spine road was completed.

Mr Sowerby said that signage improvements could be covered by Hertfordshire County Council locality

budgets. Members were advised that the signalled junction onto the A602 Gresley Way would be a major and positive improvement in terms of highways capacity.

Mr Sowerby and the Senior Planning Project Officer made a number of further comments in respect of traffic and highways matters. Mr Sowerby said that the developer could not reasonably be asked to mitigate existing congestion in locations such as Walkern High Street. Members were reminded by the Senior Planning Project Officer about the aspiration of achieving modal shift.

Councillor Andrews said the broadband provision should be on the basis of fibre to the premises. The Senior Planning Project Officer made a number of summary comments regarding broadband, water attenuation and drainage, access for pedestrians and cycling safety and broadband provision.

Councillor Jones proposed and Councillor Kemp seconded, a motion that in respect of application 3/19/0118/OUT, the Committee support the recommendation for approval, subject to a legal agreement and subject to the conditions detailed in the report now submitted and authority be delegated to the Head and Planning and Building Control to finalise the heads of terms of the legal agreement and the wording of the conditions.

After being put to the meeting and a vote taken, this motion was declared CARRIED. The Committee supported the recommendation of the Head of

Planning and Building Control as now submitted.

RESOLVED – that (A) in respect of application 3/19/0118/OUT, the Committee support the recommendation for approval, subject to a legal agreement and subject to the conditions detailed in the report now submitted; and

(B) authority be delegated to the Head and Planning and Building Control to finalise the heads of terms of the legal agreement and the wording of the conditions.

341 3/19/1024/FUL - DETAILED PLANNING APPLICATION FOR THE ERECTION OF 254 DWELLINGS, ASSOCIATED PARKING, LANDSCAPING AND AMENITY SPACE ALONG WITH VEHICULAR AND PEDESTRIAN ACCESS FROM THIEVES LANE AND WELWYN ROAD

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The Head of Planning and Building Control recommended that in respect of application 3/19/1024/FUL, planning permission be granted subject to a legal agreement and subject to the conditions detailed in the report now submitted.

The Principal Planning Officer, on behalf of the Head of Planning and Building Control, said that the recommendation had been amended to give delegated authority to Officers in respect of the Section 106 legal agreement and conditions. She said that there had been alterations to the technical drawings and two neighbour representations were summarised in the late representations summary.



The Principal Planning Officer detailed the location of this District Plan allocated site, known as Hert3 and located on 9.3 hectares of land to the south of Welwyn Road. She summarised the application for 181 houses and 73 flats on what used to be arable land and said that the principle of development had been established as part of the master planning framework.

The Principal Planning Officer detailed the style of houses and said that a fabric first approach was being proposed. She said that the areas of open space would act as a buffer to woodland. There would be visitor parking and all of the proposed dwellings would have an electric vehicle charging point.

The Principal Planning Officer said that there would be off-site improvements and the application complied with national and local policies and had been recommended for approval. Mr Brown addressed the Committee in support of the application.

Councillor Redfern praised the good design of the proposed development and expressed concerns regarding the lack of Section 106 monies towards health infrastructure. She referred in particular to Wallace House surgery on the Sele Farm Estate and questioned how cyclists and pedestrians could negotiate Welwyn Hill. She asked about the planned cycle route to Hertford North train station and queried whether there would be provision for youth

Councillor Redfern said that the 20 percent tenure of the affordable housing (71 units) was a good improvement. Councillor R Buckmaster referred to the

sustainable design toolkit and said that it was not clear how many houses would have solar panels. She asked how many of the proposed dwellings would have electric car charging points and what type of charging points were proposed.

Councillor Beckett praised the fabric first approach and said that he was pleased regarding the inclusion of the photovoltaic cells. He believed that the water usage target should be 90 litres per person per day rather than the proposed 110 litres per person per day.

Councillor Ruffles referred to an acceptance that this land would be developed. He said that more detail was needed in respect of bus service provision and the location of shared cycle and footways and in particular the location of pedestrian access to this site.

Councillor Page expressed concerns over the lack of incentive for residents to use buses and the mixed messages this sent in respect of modal shift.

The Service Manager (Development Management) said that Officers approached the local Clinical Commissioning Group (CCG) on every major application to see if there were any projects that Section 106 monies could be legitimately allocated to. He confirmed that the sustainable fabric first approach meant that houses had a high degree of insulation as well as some houses having photovoltaic cells. The 40% provision of affordable housing was compliant with policy and this development could not be expected to address the shortfalls in delivery on other sites.

Mr Armstrong from Hertfordshire Highways addressed the Committee in respect of the integration of cycle routes to Hertford North Station and Welwyn Road and how these routes would integrate together. He referred to an integrated transport programme that would continue to Hertford North and Bramfield Road.

Mr Armstrong said that informal crossing points and raised tables at junctions would make for a safer and more pleasant environment. Members were advised that as regards parking, a balance had to be struck between too little parking causing overspill parking and too much parking sending the wrong message and undermining sustainable design principles. He referred to the severe test of traffic impact as detailed in the National Planning Policy Framework (NPPF).

The Principal Planning Officer said that a contribution was proposed towards youth services but this had not been directed towards an existing scheme as no specific projects had been identified at the Sele Community Centre. She said that all of the houses would have an electric car charging point and all of the units would have a garage or car port. She did not believe that the electric car charging points would be of the fast charging type.

The Service Manager (Development Management) said that the proposed car parking complied with current adopted parking policy. The Head of Planning and Building Control said that these standards did need to be reviewed as part of policy LTP4.

Councillor Huggins proposed and Councillor R

Buckmaster seconded, a motion that in respect of application 3/19/1024/FUL, the Committee support the recommendation for approval, subject to a legal agreement and subject to the conditions detailed in the report now submitted with delegated authority being given to Officers in respect of the Section 106 legal agreement and conditions.

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

RESOLVED – that in respect of application 3/19/1024/FUL, the Committee support the recommendation for approval, subject to a legal agreement and subject to the conditions detailed in the report now submitted, with delegated authority being given to Officers in respect of the Section 106 legal agreement and conditions.

At this point (9:35 pm), it was proposed by Councillor B Deering and seconded by Councillor T Beckett that the Committee pass a resolution that the meeting should continue until 10:30 pm. This was supported.

- 342 3/18/2781/FUL - DEMOLITION OF OUTBUILDINGS CHANGE OF USE OF FARM BUILDINGS TO B1(A) OFFICES AND B1(C) LIGHT INDUSTRIAL UNITS. REPAIR TO FIRE DAMAGED STABLES AND CONSTRUCTION OF NEW OFFICE BUILDINGS. PROVISION OF 88 PARKING SPACES. CONSTRUCTION OF A BALANCING POND. 3/18/2782/LBC - DEMOLITION AND CLEARANCE OF CURTILAGE LISTED FIRE DAMAGED FARM

BUILDINGS, THE RECONSTRUCTION OF CURTILAGE LISTED  
FIRE DAMAGED FARM BUILDINGS FOR OFFICE PURPOSES  
AND THE ALTERATION OF EXISTING CURTILAGE LISTED  
FARM BUILDINGS TO ENABLE CHANGE OF USE FROM  
LIGHT INDUSTRIAL TO OFFICE USE AND FOR THE  
RECONSTRUCTION OF CURTILAGE LISTED FIRE DAMAGED  
STABLE BUILDINGS AT NEW HOUSE FARM, WARESIDE,  
WARE, HERTFORDSHIRE, SG12 7QT

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The Head of Planning and Building Control recommended that in respect of applications 3/18/2781/FUL and 3/18/2782/LBC, planning permission and listed building consent be granted subject to a legal agreement and subject to the conditions detailed in the report now submitted.

The Service Manager (Development Management), on behalf of the Head of Planning and Building Control, said that this was a rural employment site of heritage significance off the B1004. He said that the Farmhouse was not affected by either of these applications.

The Service Manager explained that a condition would be applied to restrict the employment to use classes B1a and B1c. He said that this was an established employment site and this designation would not change following these applications.

The Service Manager said that the General Permitted Development Order (GDPO) rules only applied to existing buildings and uses. He referred to Section 106 highways obligations and advised Members on the necessary trigger points for the costings of highways obligations.

Mrs Hill addressed the Committee in support of the application. Councillor Jones expressed concerns regarding the new access onto the B1004 being unsafe due to poor visibility. He said that visibility splays could be provided with the cost covered by the applicant. Councillor Stowe commented on the bright lighting and the room available for large vehicles.

The Service Manager said the access points had been reduced from four to one and he referred to a developer paid contribution towards a highways Section 278 agreement.

Councillor Andrews proposed and Councillor Beckett seconded, a motion that in respect of applications 3/18/2781/FUL and 3/18/2782/LBC, the Committee support the recommendations for approval, subject to a legal agreement and subject to the conditions detailed in the report now submitted and authority delegated to the Head of Planning and Building Control regarding the highways matters in the Section 106 legal agreement.

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

RESOLVED – that in respect of applications 3/18/2781/FUL and 3/18/2782/LBC, the Committee support the recommendations for approval, subject to a legal agreement and subject to the conditions detailed in the report

now submitted and authority delegated to the Head of Planning and Building Control regarding the highways matters in the Section 106 legal agreement.

Councillor D Andrews referred to the issue of NHS project planning and funding. The Committee highlighted their concern regarding the lack of project planning by the NHS which would enable funding to be secured via Section 106 funding. Members requested that the Head of Planning and Building Control raise this concern as an issue at the appropriate strategic level forums.

343 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 Statistics.

The meeting closed at 9.51 pm

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