

MINUTES OF A MEETING OF THE
DEVELOPMENT CONTROL
COMMITTEE HELD IN THE
WAYTEMORE ROOM, BISHOP'S
STORTFORD, ON WEDNESDAY, 4
FEBRUARY 2004 AT 7.30 PM

PRESENT: Councillor R Gilbert (Chairman).
Councillors M R Alexander, W Ashley, D R Atkins,
K A Barnes, S A Bull, N Burdett, A L Burlton,
R N Copping, A F Dearman, J Demonti,
G Francis, Mrs M H Goldspink, J Hedley,
M P A McMullen, T Milner, D A A Peek,
D Richards, P A Ruffles, S Rutland-Barsby,
B W J Sapsford, J J Taylor, M Tindale,
A L Warman, M Wood.

ALSO IN ATTENDANCE

Councillor L Pinnell.

OFFICERS IN ATTENDANCE:

Peter Biggs	- Development Control Manager
Michelle Diprose	- Democratic Services Assistant
Simon Drinkwater	- Assistant Director (Law and Control)
Harvey Fairbrass	- Development Control Manager
Andrea Gilmour	- Development Control Manager
Jeff Hughes	- Head of Democratic Services

596 CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed to the meeting Councillor Michael Tindale.

597 DECLARATIONS OF INTEREST

Councillor M R Alexander declared personal and prejudicial interest in respects of agenda item 5B, The Goods Yard Site Development Brief, as he was a member of the Council's Executive.

Councillor R Gilbert declared a personal interest in respect of application 3/03/2293/FP.

Councillor M P A McMullen declared personal interests in respect of applications 3/03/2064/FP and 3/02/1187/FP, he advised that his interest in the latter application arose because he was a personal friend of one of the business owners.

Councillor D A A Peek declared a personal and prejudicial interest in respect of application 3/03/1871/FP as he had seen documents relating to this application prior to the meeting. He also declared a personal and prejudicial interest in respect of the Goods Yard Site Development Brief.

Councillor D Richards declared a personal interest in respect of planning application 3/03/2064/FP. However as she was the ward Councillor for the area stated that she would speak on this application and indicated that she would not vote on the matter.

Councillor P Ruffles declared a personal and prejudicial interest in respect of application 3/02/2593/FP as in Winter the site is visible from his home.

RESOLVED ITEMSACTION598 MINUTES

RESOLVED - that the Minutes of the meeting held on 7 January 2004 be confirmed as a correct record and signed by the Chairman.

ACTION

599 A) 3/03/1871/FP – CHANGE OF USE OF REDUNDANT FARM BUILDING FOR OCCUPATION BY A GYMNASTICS CLUB AT BUILDING AT TEDNAMBURY SPELLBROOK FOR JOHN TINNEY AND CO LIMITED

The Assistant Director (Development Control) reported that he had received various letters of support in respect of planning application 3/03/1871/FP.

The Committee supported the recommendation of the Assistant Director (Development Control) that application 3/03/1871/FP should be refused planning permission for the reasons detailed in the report now submitted.

RESOLVED – that application 3/03/1871/FP be refused planning permission for the following reasons:-

ADC

1. The application is within the Metropolitan Green Belt – EHLP (R021)
2. The District Council is not satisfied that this building is of sufficient historical or architectural importance to justify its conversion, and the proposed use of the site would not be sympathetic to its surroundings by virtue of the amount of activity generated by the proposal, harmful to the open rural character of the locality. The proposal is therefore contrary to policies RA2 and RA6 of the East Herts Local Plan.
3. Detriment to free flow of traffic (M004).
4. Visibility splays – loss of hedgerow (M002).

ACTION

600 E/03/0376/B – UNAUTHORISED STATIONING OF A CONTAINER/LORRY AT THE PIG AND WHISTLE PUBLIC HOUSE, ASTON

The Committee supported the recommendation of the Assistant Director (Development Control) that enforcement action under Section 172 of the Town and Country Planning Act 1990 and such other steps as may be required be authorised to secure removal of the container/lorry back at the Pig and Whistle Public House, Aston.

RESOLVED – that the Assistant Director of Law and Control, in consultation with the Assistant Director Development Control be authorised to take enforcement action under Section 172 of the Town and Country Planning Act 1990 and other such steps as may be required to secure the removal of the lorry back from within the curtilage of the listed building. ADC

601 3/03/2391/FP – PROPOSED EXTENSION TO PROVIDE LICENSING OFFICE, AT TERLINGS PARK, EASTWICK ROAD, NEAR HARLOW FOR MERCK SHARP AND DOHME LTD

The Committee supported the recommendation of the Assistant Director (Development Control) that application 3/03/2391/FP should be granted planning permission subject to the conditions detailed below.

RESOLVED – that subject to no objections being raised by the Secretary of State following referral to him as an application involving a Departure from the Development Plan that planning application 3/03/2391/FP be granted planning permission, subject to the following conditions:- ADC

1. Five year time limit (1T01).
2. Samples of materials (2E12).

ACTIONDirective:

1. Other legislation (010L).

602 3/03/2293/FP – RESIDENTIAL DEVELOPMENT
COMPRISING 44 NO. APARTMENTS, CAR PARKING
AND ACCESS AT BISHOP’S STORTFORD BOWLING
CLUB, 23 HOCKERILL STREET, BISHOP’S
STORTFORD FOR COPTHORN HOMES LTD

The Assistant Director (Development Control) reported receipt of a letter from County Council Highways Department in respect of the proposed development. The Committee noted the Highways Authority’s further comments as now detailed.

The Committee supported the recommendation of the Assistant Director (Development Control) that application 3/03/2293/FP should be refused planning permission and a fifth reason be added for the reason for refusal as now detailed.

RESOLVED - that application 3/03/2293/FP be refused planning permission for the following reasons:-

ADC

1. Without suitable alternative facilities for the Bowls Club yet to be established the Local Planning Authority considers the loss of the current sporting facilities to be harmful to the vitality of the area. If permitted the development would be contrary to the provisions of policy L1 of the East Herts Local Plan.
2. The considerable scale and massing of the proposed buildings allied with their chosen siting and design would have an adverse impact on the character and appearance of the locality and the surrounding area

ACTION

contrary to Local Plan policies BE1 and BE2 of the East Herts Local Plan.

3. By reason of the chosen layout and design, the levels of amenity afforded to future occupiers of the proposed development will be unacceptable and if permitted would be contrary to policy BE2 and Appendix I of the East Herts Local Plan.
4. Block B of the proposed development, by reason of its size and siting in relation to the residential properties of Kingfisher Way directly to the north, would have an overbearing and overshadowing effect on those properties to the detriment of the residents thereof, and would thereby be contrary to policy BE1 of the East Herts Local Plan.
5. The proposed development by virtue of the excessive number of dwelling units proposed, would generate an unacceptable increase in the level of traffic along Kingfisher Way, exacerbating traffic congestion problems along this residential estate road, harmful to the amenity of residents and safety of highway users along Kingfisher Way and adjacent roads. The development would thereby be contrary to policies BE2 and Appendix 1 of the Adopted East Herts Local Plan.

603 E/03/0236/B – UNAUTHORISED ROLLER SHUTTERS
FITTED TO THE FRONT ELEVATION OF 7 HIGH
STREET, WARE

The Committee supported the recommendation of the Assistant Director (Development Control) that enforcement action under Section 172 of the Town and Country Planning Act 1990 and any such steps as may

ACTION

be required be authorised for the removal of the unauthorised roller shutters fitted to the front elevation of 7 High Street, Ware.

RESOLVED – that the Assistant Director (Law and Control), in consultation with the Assistant Director (Development Control) be authorised to serve an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 and any such steps as may be required to secure the removal of the unauthorised shutters and the associated fascia box at 7 High Street, Ware.

ADC

604 3/03/2064/FP – DEMOLITION OF EXISTING DWELLING (GRANTED UNDER LAWFUL DEVELOPMENT CERTIFICATE REF: 3/99/1779/CL) AND OUTBUILDINGS, AND ERECTION OF REPLACEMENT DWELLING ON LAND AT OLDFIELD, WADESMILL, FOR MRS ARCHER

The Committee supported the recommendation of the Assistant Director (Development Control) that application 3/03/2064/FP be refused planning permission for the reasons detailed below.

RESOLVED – that application 3/03/2064/FP be refused planning permission for the following reasons:-

ADC

1. Within MGB – EHLP (R021).

605 E/03/0171/B – UNAUTHORISED SINGLE STOREY REAR EXTENSION AT 12 LADYWOOD ROAD, HERTFORD

The Committee supported the recommendation of the Assistant Director (Development Control) that enforcement action should be authorised to secure the removal of an unauthorised rear extension at 12 Ladywood Road, Hertford.

ACTION

RESOLVED –that the Assistant Director (Law and Control), in consultation with the Assistant Director (Development Control) be authorised to take enforcement action under Section 172 of the Town and Country Planning Act 1990 and such other steps as may be required to secure the removal of the unauthorised rear extension at 12 Ladywood Road Hertford

ADC

606 3/03/1616/FP – CONSTRUCTION OF FOUR NEW HOUSES AT FORMER GARAGE SITE ADJACENT TO VICTORIA TERRACE, HIGH STREET MUCH HADHAM FOR STONEBOND LTD

The Committee supported the recommendation of the Assistant Director (Development Control) that application 3/03/1616/FP should be granted planning permission, subject to the conditions detailed below

RESOLVED - that application 3/03/1616/FP be granted planning permission subject to the following:-

ADC

1. Five year time limit (1T01).
2. Programme of archaeological work (2E02).
3. Levels (2E05).
4. Boundary walls and fences (2E07).
5. Samples of materials (2E12).
6. Withdrawal of Permitted Development (Part 1, Classes A, H) (2E20).
7. Parking space (3V19).
8. Retention of parking space (3V20).

ACTION

9. Prior to the first occupation of the development hereby permitted, the following items shall be constructed, in accordance with further details to be first agreed in writing with the Local Planning Authority.
 - a) Revised access arrangement onto Ferndale to incorporate higher kerb and a driveway perpendicular to the highway.
10. Landscape design proposals (4P12).
(e), (i), (j), (k), (l)
11. Landscape works implementation (4P13).
12. Listed building (new windows) (8L03).
13. Listed building (new doors) (8L04).
14. No development shall take commence until a full contaminated land survey has been submitted to and approved in writing by the Local Planning Authority and any remedial works required to be undertaken as a result of such survey shall be undertaken prior to the commencement of any part of the development.
15. Vehicular use of garage (5U10).
Delete "garage" add "car ports"
16. No doors, shutters or means of enclosure shall be installed on the open frontages of any openings to the carports at plots 1, 3 and 4 without the prior written approval of the Local Planning Authority.
17. No further windows (2E17).

ACTION

After flank add "or rear"

18. The proposed southern facing first floor window opening to plot 3, as indicated green on the approved drawings, shall be fitted with obscured glass and shall be permanently retained in that condition unless otherwise agreed in writing with the Local Planning Authority.

Directives:

1. Other legislation (01OL).
2. Street numbering (19SN).
3. This permission shall be read in connection with the Conservation Area consent (LPA Ref: 3/00/1673/LC) granted on 14.12.2000.

607 E/03/0326/B – UNAUTHORISED ENCLOSURE AND CHANGE OF USE OF AMENITY LAND TO RESIDENTIAL GARDEN AT 60 THE BRIARS, HERTFORD

The Committee supported the Assistant Director's recommendation that enforcement action and such other steps as may be required be taken to secure the cessation of the use of the amenity land as garden land and the re-siting of the fence to its original approved location and the reinstatement of soft landscaping on the amenity strip. At 60 The Briars, Hertford.

The Committee further agreed to authorise the taking of ?

RESOLVED – that the Assistant Director of Law and Control, in consultation with the Assistant Director Development Control be authorised to take enforcement action under Section 172 of the Town and Country Planning Act 1990 and such other steps as may be required to secure the cessation of

ADC

ACTION

the use of the amenity land as garden land; the re-siting of the fence to its original approved location and the reinstatement of soft landscaping on the amenity strip at 60 The Briars, Hertford.

608 3/02/0640/FP – ERECTION OF 13 DWELLINGS, NEW ACCESS, LANDSCAPING AND ANCILLARY DEVELOPMENT AT 117 – 121 HADHAM ROAD, BISHOP’S STORTFORD FOR COUNTRYSIDE RESIDENTIAL (NORTH THAMES) LTD

The Assistant Director (Development Control) reported on 3 objections received from local resident and a further letter from the Chantry Community Association in relation to application 3/02/0640/FP. The Committee noted the nature of the representations.

The Committee supported the Assistant Director’s recommendation that, subject to the application 3/02/0640/FP being referred to the Secretary of State as a departure from the development plan and that subject to the applicants entering into a legal obligation pursuant to Section 106 of the Town and Country Planning Act 1990 it be granted planning permission subject to the condition detailed below.

The Committee further supported the Assistant Director’s recommendation requesting a financial contribution for the installation of two electronic speed repeater signs along Hadham Road. However, it also felt that a financial contribution should be made for whatever additional related signage was deemed appropriate to ensure that a traffic management scheme be put in place.

The Assistant Director (Development Control) reported on letters received from local residents in respect of the planting scheme in respect of application 3/02/0640/FP.

RESOLVED – that (A) subject to the application being referred to the Secretary of State as a departure from the development plan, and subject

ADC

ACTION

to him not wishing to intervene in the determination of this application;

(B) subject to the applicants entering into a legal obligation pursuant to Section 106 of the Town and Country Planning Act 1990 to cover the following matters:-

ADC/ALC

1. The provision of a minimum of three units for affordable housing, to be secured through a Registered Social Landlord.
2. To provide a financial contribution of £16,250 towards firstly implementation of a Traffic Management Scheme in Hadham Road, details of which and a timetable for implementation shall be agreed in writing with the Local Planning Authority in consultation with the Highway Authority, and sustainable transport measures i.e. cycling facilities.
3. To provide a financial contribution for the installation of two electronic speed repeater signs along Hadham Road, and whatever additional related signage is deemed appropriate to ensure that a traffic management scheme be put in place.
4. The provision of an agreed planting scheme.

(C) the Assistant Director (Development Control), be authorised to grant planning permission subject to the following conditions:-

ADC

1. Five year time limit (1T01).
2. Levels (2E05).
3. Samples of materials (2E12).

ACTION

4. Boundary walls and fences (2E07).
5. No further windows (2E17).
6. Obscure glazing (2E18).
7. Withdrawal of Permitted Development (Part 1 Class H) (2E23).
8. Refuse disposal facilities (2E24).
9. Access width and kerb radii (3V07).
Add (4.8), (10.5), Delete “ a pram crossing shall be provided at the tangent point on each radius.” Add. Pedestrian dropped kerbs shall be provided between the north and south footways.
10. The gradient of the access shall not be greater than 3.3% for the first 15 metres from the edge of the carriageway.
11. Garage position (3V16) Add after “garage”. ” to plot 10”. Delete “5.5” add “6.0”.
12. Prior to the first occupation of the development hereby permitted, space shall be provided within the site to accommodate parking, loading, unloading and turning of all vehicles that regularly visit the site.
13. Retention of parking space (3V20).
14. Hard surfacing (3V21).
15. Construction parking and storage (3V22).
16. Wheel washing facilities (3V25).
17. Vehicular use of garage (5U10).

ACTION

after “garage” add “ and car ports”

18. No doors, shutters or other means of enclosure shall be installed on the open frontages of any openings to the carports at plots 1, 4, 5, 6, 7, 8, 9 and 13 without the prior written approval of the Local Planning Authority.
19. Tree survey (4P01).
20. Tree retention and protection (4P05).
21. Hedge retention and protection (4P06).
22. Tree/natural feature protection: Fencing (4P07).
23. Tree protection: Restrictions on burning (4P08).
24. Tree protection: Excavations (4P09).
25. Tree protection: Earthworks (4P10).
26. Landscape design proposals (4P12).
(b), (c), (d), (f), (g), (h), (i), (j), (k), (l)
27. Landscape works implementation (4P13).
28. Prior to the commencement of any building works, details of land drainage measures shall be submitted to and approved in writing by the Local Planning Authority; such a scheme shall be carried out in accordance with the approved drawings and specification prior to the first occupation of the development hereby permitted.
29. The first floor space areas over the garages

ACTION

to Plots 6, 7, 8 and 9, as indicated on drawing nos. N00107/PL/04, N00107/PL/06 AND N00107/PL/09 (received 23.12.03), shall only be used for purposes incidental to the enjoyment of the dwelling house and shall not be occupied, sold or rented as a separate unit.

Directives:

1. Other legislation (01OL).
2. Street numbering (19SN).
3. You are advised to contact The District Manager, Hertfordshire Highways, Sanctuary House, The Rotunda, Old London Road, Hertford SG13 7XP tel: 01992 526900, with regard to the carrying out of any works on any footpath, carriageway, verge or other land forming part of the highway and the adoption of roads and footpaths as public highway.
4. In respect of discharging condition 14 should the access road be for a shared surface, then a rumble strip should be provided and surfacing material should be brindle coloured block paving.
5. Planning Obligation 08PO.

609 3/03/2321/FP – PROPOSED STABLES AND ACCESS TRACK; LAND ADJACENT TO ROOKS NEST FARM, HIGH STREET, WALKERN FOR J R WAKELEY

The Assistant Director (Development Control) reported on a 24 signature petition received in support of application 3/03/2321/FP.

ACTION

The Committee supported the Assistant Director's recommendation that, subject to the applicants entering into a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 in respect of the matter now identified, application 3/03/2321/FP be granted planning permission, subject to the conditions detailed below.

RESOLVED - that application 3/03/2321/FP be granted planning permission subject to the following:-

ADC

1. Five Year time limit (1T01).
2. Materials of construction (2E11).
3. Sight Lines (3V08).
2.4m x 83m sightlines.
4. Prior to the first occupation of the site the public footpath entrance FP41 and sign off Stevenage Road shall be repositioned in accordance with a detailed plan to be submitted and as agreed in writing by the local planning authority.
5. Hedge retention and protection (4P06).
Add "A 2metre gap shall be retained between the south boundary of the site with its existing hedge plants and the stable building hereby permitted."
6. Landscape Design Details (4P12)
 - (a) Means of enclosure
 - (b) Hard surfacing materials
 - (c) Planting plans
 - (d) Schedules of plants

ACTION

7. Landscape works implementation (4P13).

Directives:

1. In meeting the provisions of condition 7 it will be expected that a long-term replacement hedge will be provided for the conifer hedge currently located to the north and west of the existing manege. Tree planting on the eastern boundary of the site will be within a fenced enclosure and a hedge should be re-established behind the new sightlines for the Walkern Road access.
2. The applicant should contact the Environment Agency regarding the need for drainage consents to the development.

610 3/03/2426/FP – CHANGE OF USE FROM WASTE TRANSFER STATION TO BUS STORAGE AND SERVICING DEPOT. RETROSPECTIVE APPLICATION, FILLETS FARM, HUNSDON FOR MR AND MRS FINDLAY AND TRUSTLINE SERVICES LTD

The Assistant Director (Development Control) reported that application 3/03/2426/FP had been withdrawn from consideration and explained the reason therefor.

The Committee agreed to authorise the taking of enforcement action and such other steps as may be required to cease use of the site for unauthorised bus storage and servicing depot and secure the removal of associated structures at Fillets Farm, Hunsdon.

RESOLVED - that the Assistant Director (Law and Control), in consultation with the Assistant Director (Development Control) be authorised to serve enforcement action under Section 172 of the Town and Country Planning Act 1990 and such other

ADC

ACTION

steps as may be required to cease the use of the site for unauthorised bus storage and servicing depot and secure the removal of associated structures at Fillets Farm, Hunsdon.

611 3/02/2593/FP - RETROSPECTIVE APPLICATION FOR CONSTRUCTION OF CAR PARK AND USE OF SITE FOR STORAGE OF SCAFFOLDING POLES, PLANKS AND OTHER EQUIPMENT ON LAND ADJACENT TO 10A WAREHAMS LANE, HERTFORD

The Committee supported the recommendation of the Assistant Director (Development Control) that application 3/02/2593/FP should be granted planning permission subject to the conditions detailed below.

RESOLVED – that application 3/02/2593 be granted planning permission subject to the following conditions:-

ADC

1. That within 3 months from the date of this decision, details of the boundary fences shall be submitted to the Local Planning Authority for approval. All such means of enclosure shall be erected in accordance with the approved details and within 3 months from the date of their approval and shall thereafter be permanently maintained.
2. No External Loudspeakers (2E25).
3. No External Lighting (2E26).
4. Retention of Parking Spaces (3V20).
5. Landscape Works Implementation (4P13).

In line 2 delete the word “approved” and insert after the word “details”
“shown on Drg. No. 5138 LS 100c”.

ACTION

In line 5 delete the words “prior to the occupation of any part of the development or in accordance with the timetable to be agreed with the Local Planning Authority” and insert “within 6 months from the date of this decision”.

In the reason, at the end add “and in the interests of the amenities of nearby residential occupiers and the adjoining Green Belt/Green Finger”

6. Retention of Landscaping (4P21).
7. No goods, articles or materials of any kind shall be stored externally, other than within the area clearly designated on the approved Drg. No. 5138 LS 100c.
8. The use of the premises shall be restricted to the hours 0700 – 1800 Monday to Friday, 0800 – 1300 on Saturdays and at no time on Sundays or Bank Holidays.

612 E/03/0005/A – UNAUTHORISED ERECTION OF A SATELLITE DISH ON THE FRONT ELEVATION OF 19 KING STREET, BISHOPS STORTFORD

The Committee supported the recommendation of the Assistant Director (Development Control) that enforcement action and such steps as may be necessary be authorised for the removal of the unauthorised satellite dish at 19 King Street, Bishops Stortford

RESOLVED – that the Assistant Director (Law and Control), in consultation with the Assistant Director (Development Control) be authorised to serve Enforcement Notice under Section S172 of the Town and Country Planning Act 1990 and any other such steps as may be required to secure the

ADC

ACTION

removal of the satellite dish for the front elevation of 19 King Street, Bishops Stortford.

- 613 A) 3/03/2221/FP AND B) 3/03/2220/LC – DEMOLITION OF CERTAIN BUILDINGS AND CONVERSION OF SCOTT HOUSE INTO 7 FLATS, CONVERSION AND EXTENSION OF STABLE BLOCK TO FORM 1 DWELLING AND CONSTRUCTION OF 2 NEW DWELLINGS AT SCOTT HOUSE, HAGSDALE ROAD, HERTFORD, FOR DEERPARK PROPERTIES LIMITED

The Committee supported the recommendation of the Assistant Director (Development Control) that application 3/03/2221/FP be granted planning permission and application 3/03/2220/LC be granted Conservation Area Consent for the reasons detailed in the report now submitted and subject to the conditions detailed below:-

RESOLVED – that (A) application 3/03/2221/FP be granted planning permission subject to the following conditions:-

ADC

1. Five Year Time Limit (1T01).
2. Levels (2E05).
3. Boundary walls and fences (2E07).
4. Materials of construction (2E11).
5. No further windows (2E17).
6. Withdrawal of P.D. (Part 1, Class A) (2E20).
7. Withdrawal of P.D. (Part 1, Class E) (2E22).
8. Refuse disposal facilities (2E24).
9. Approved accesses only (3V04).

ACTION

10. Sight lines (3V08).
Insert 2.4 x 33
11. Completion of roads (3V13).
Delete "roads and footpaths"
Insert "parking and vehicle circulation areas"
12. Hard surfacing (3V21).
13. Provision and retention of parking spaces
(3V23).
14. Tree Retention and Protection (4P05).
15. Hedge Retention and Protection (4P06).
16. Tree/natural feature protection: fencing
(4P07).
17. Tree Protection: no burning (4P08).
18. Tree Protection: excavations (4P09).
19. Tree Surgery (4P11).
20. Landscape design proposals (4P12).
Delete g and h
21. Landscape works implementation (4P13).
22. Vehicular use of garage (5U10).

Directive:

1. Footpath Crossing (05FC).

(B) application 3/03/2220/LC be granted
Conservation Area Consent subject to the following
conditions:-

ADC

ACTION

1. Listed Building Five Year Time Limit (1T05).
2. Conservation Area (demolition) (8L12).
3. Conservation Area (clearance of site) (8L13).

614 3/02/1187/FP – ERECTION OF TWO REPLACEMENT BUILDINGS – FARM DIVERSIFICATION SCHEME AT EASTWICK LODGE, NEAR HARLOW FOR H E CARTER (EASTWICK) LTD

The Committee supported the recommendation of the Assistant Director (Development Control) that application 3/02/1187/FP be granted planning permission for the reasons detailed in the report and subject to the conditions detailed below:-.

RESOLVED – that application 3/02/187/FP be granted planning permission subject to the following conditions:-

ADC

1. Five year time limit (1T01).
2. Complete accordence (2E10).
Add “unless otherwise agreed in writing by the Local Planning Authority.”
3. Refuse disposal facilities (2E24).
4. No external storage (5U07).
5. No external loudspeakers (2E25) – delete from reasons ‘residents of nearby properties’ and insert ‘this Green Belt Area’.
6. No external lighting (2E26).
7. No industrial process, nor the use of any power tools, shall take place anywhere within the replacement buildings hereby permitted,

ACTION

at any time.

8. Other than authorised agricultural activities and uses, the premises hereby given permission shall not be accessible to members of the public for any purpose whatsoever prior to 09.00 hours on any weekday.
9. Other than authorised agricultural activities and uses the site shall not be open to the public later than 2100 hours on any day and by 2115 hours all customers shall be required to have left the buildings.
10. Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway, in particular (but without prejudice to the foregoing) efficient means shall be installed prior to commencement of the development and thereafter maintained and employed at all times during construction of the development for cleaning the wheels of all construction vehicles leaving the site.

Directive:

1. Other legislation (01OL).

615 3/03/2104/FP – 4 X 3 BEDROOM AND 3 X 5 BEDROOM HOUSES AT FORMER BUFFALO'S HEAD CAR PARK, HIGH STREET, PUCKERIDGE FOR HUBERT C LEACH LTD

The Assistant Director (Development Control) reported that condition 6 of the planning conditions no longer

ACTION

required.

The Assistant Director (Development Control) reported that a letter had been received from Standon Parish Council objecting to the application.

The Committee supported the recommendation of the Assistant Director (Development Control) that application 3/03/2104/FP should be granted planning permission subject to no objections being raised by the Secretary of State following referral to him as an application involving a Departure from the Development Plan.

The Committee further supported the recommendation 3/03/2104/FP should be granted planning permission subject to the applicants entering into a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990.

RESOLVED - that (A) subject to no objections being raised by the Secretary of State following referral to him as an application involving a Departure from the Development Plan; and

ADC/ALC

(B) that subject to the applicants within six months from the date of this resolution entering into a planning obligation pursuant to S106 of the Town and Country Planning Act 1990 to cover the following matters:

1. The provision of two affordable dwellings to be provided by an approved Registered Social Landlord in accordance with the Council's Housing Strategy.
2. The public street lighting should be extended up to the 30 mph signs in the High Street at the developers cost.
3. Boundary walls and Prior to the first occupation of the houses a gateway feature

ACTION

shall be provided at the 30 mph signs on the High Street at the developers cost.

(C) The Assistant Director (Development Control) be authorised to grant application 3/03/2104/FP planning permission subject to the following conditions:

1. Five year time limit (1T01).
2. Programme of archaeological work (2E02).
3. Boundary Walls and fences (2E07).
4. Samples of materials (2E12).
5. Construction access (3V24)
From A120/High Street, Puckeridge(U132)
6. The existing vehicle access should be raised to full kerb height and the footway reinstated.
7. The street lighting column within plot 5 should be repositioned within the footway in a location to be agreed in writing by the Local Planning Authority.
8. The area to the north of the car parking spaces located to the north of plot 7 as shown in green on the approved plan should be cut back to ensure adequate visibility for vehicles leaving the site.
9. Tree retention and protection (4P05)
10. Tree/natural feature protection (4P07).
11. Tree protection: no burning (4P08).
12. Tree protection: excavations (4P09).

ACTION

13. Tree protection: earthworks (4P10).
14. Tree surgery (4P11).
15. Landscape design proposals (4P12).
(i,j,k,l)
16. Landscape works implementation (4P13).
17. Landscape maintenance (4P17).
18. Retention of Landscaping (4P21).

Directives:

1. Other legislation (01OL).
2. Footpath crossing (05FC).
3. Date of plans received (10DP).
Insert 13 January 2004.
4. Street numbering (19SN).
5. The site is located within the groundwater protection zone of Standon Puckeridge pumping station. The construction works and operation of the proposed development site should be carried out in accordance with the relevant British Standards and Best Management Practices, thereby significantly reducing the groundwater pollution risk.

616 E/03/0103/A – UNAUTHORISED DISPLAY OF
ADVERTISEMENT SIGNS ON THE FLANK AND REAR
ELEVATIONS OF 50 HOCKERILL STREET, BISHOPS
STORTFORD

The Committee supported the recommendation of the Assistant Director (Development Control) that

ACTION

enforcement action and such other steps as may be required be authorised to secure the removal of the unauthorised advertisements at 50 Hockerill Street, Bishops Stortford.

RESOLVED – that the Assistant Director (Law and Control), in consultation with the Assistant Director (Development Control) be authorised to commence legal proceedings under Section 224 of the Town and Country Planning Act 1990 and such other steps as may be required to secure the removal of the unauthorised advertisements at 50 Hockerill Street, Bishops Stortford.

ADC

617 5 (B) BISHOP'S STORTFORD GOODS YARD SITE DEVELOPMENT BRIEF

The Assistant Director (Development Control) submitted a report upon a proposed Development Brief, The Goods Yard Site, Bishops Stortford. The Brief would provide guidance for the future development of Goods Yard Site and could be a material consideration for planning application/s.

In order to bring forward the development of this site, it was felt that a Site Development Brief setting out the local planning authorities objectives and requirements would be the best way forward.

The Brief outlined the key components as follows:-

- Development Plan Context
- Proposed Land Uses
- Contribution to housing stock
- Phasing of the development
- Design and Built Form

ACTION

- Traffic and access improvements

The Assistant Director (Development Control) reported that extensive public consultation had taken place over a minimum of five weeks. This involved consultation with Bishop's Stortford Town Council, Civic Society, Statutory bodies and Local Residents.

The Assistant Director (Development Control) reported that the Goods Yard Development Brief would be submitted to Council, via the Executive for approval. It was presented to the Development Control Committee for development control purposes.

RESOLVED – that the proposed Goods Yard Brief be noted for purposes of Development Control.

618 PLANNING OBLIGATIONS UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990

The Assistant Director (Law and Control) submitted a report requesting an extension of six months be granted for the completion of planning obligations pursuant to Section 106 of the Town and Country Planning Act 1990 in respect of planning applications as detailed in the report. If and when an obligation was complete, the Assistant Director, Development Control should, it was felt be authorised to grant permission in respect to planning applications submitted in the report.

The Committee supported the recommendation of the Assistant Director (Law and Control) that an extension of six months be granted for the completion of planning obligations pursuant to Section 106 of the Town and Country Planning Act 1990 as detailed in the reported submitted.

RESOLVED – that (A) an extension of six months from the date of this meeting be granted for the completion of planning obligation pursuant to

ADC

ACTION

Section 106 of the Town and Country Planning Act 1990, in respect of the applications detailed in the report and, if an obligation is completed, the Assistant Director, Development Control be authorised to grant permission in respect of the planning application reference 04.06.594, and

(B) Assistant Director (Law and Control) report back following the grant of planning permission, or on the expiry of six months period, whichever is sooner.

The meeting closed at 9.38 pm.

Nps\Devco\04 Feb 2004\Minutes 4 February 2004

Chairman
Date