

MINUTES OF A MEETING OF THE  
DEVELOPMENT CONTROL  
COMMITTEE HELD IN THE COUNCIL  
CHAMBER, WALLFIELDS, HERTFORD  
ON THURSDAY, 4 MARCH 2004 AT  
7.30 PM

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PRESENT: Councillor R Gilbert (Chairman). Councillors  
W Ashley, K A Barnes, A L Burlton, R N Copping,  
A F Dearman, J Demonti, G Francis,  
Mrs M H Goldspink, J Hedley, M P A McMullen,  
D A A Peek, D Richards, P A Ruffles, J J Taylor,  
M Tindale, A L Warman, M Wood.

ALSO IN ATTENDANCE:

Councillors R L Parker, D L E Hollebon,  
G McAndrew.

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

690 APOLOGIES

Apologies for absence were submitted on behalf of  
Councillors M R Alexander, D Atkins, S A Bull, T Milner,  
S Rutland-Barsby, B W J Sapsford.

691 CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed members of the public to the  
meeting. He advised them that it was not a public meeting

whereby members of the public would be allowed to speak in relation to any of the applications on the Development Control Agenda.

The Chairman advised the Committee that he would like to bring forward application 3/04/0083/SV in relation to St Michaels Mead, Bishop's Stortford as a large number of members of the public had come to the meeting specifically for this application.

## 692 DECLARATIONS OF INTEREST

Councillor J Demonti declared personal and prejudicial interests in respects of applications 3/03/1934/FP, 3/03/1933/LC and 3/03/1841/RP, as she was associated with the Company involved in the applications. Councillor Demonti left the Chamber prior to the consideration of these applications.

Councillor R Parker declared a prejudicial interest and gave explanation of his interest in respect of application 3/04/0083/SV as he was the ward Councillor for the area. Councillor Parker left the Chamber prior to the consideration of this application.

Councillor M Tindale declared a personal and prejudicial interest in respect of application 3/03/1942/FP. He advised that his property overlooked the site. Councillor Tindale left the Chamber prior to the consideration of this application.

Councillor A L Warman declared a personal and prejudicial interest in respect of application 3/03/1522/OP as he had friends that were teachers at St Edmunds College. Councillor Warman left the Chamber prior to the consideration of the application.

## RESOLVED ITEMS

## ACTION

## 694 MINUTES

ACTION

RESOLVED – that the Minutes of the meeting held on 4 February 2004 be confirmed as a correct record and signed by the Chairman.

695 3/04/0083/SV – MODIFICATION OF PLANNING OBLIGATION DATED 23 APRIL 1992, ST MICHAELS MEAD, THORLEY, BISHOP'S STORTFORD FOR COUNTRYSIDE PROPERTIES

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The Assistant Director (Development Control) reported that he had received correspondence from Thorley Parish Council and Bishop's Stortford Town Council opposing variation on the Section 106 Order.

The Assistant Director further reported that he was in receipt of a letter from the applicant in relation to the legal situation.

The Committee noted a petition against modification of planning obligation for St. Michaels Mead, Thorley, consisting of 525 signatures.

Following a lengthy discussion, and clarification of legal situation from the Assistant Director (Law and Control) the Committee agreed to refuse application 3/04/0083/SV permission for a variation to the Section 106 Order, as the proposal would result in over development of the site and out of keeping with and detrimental to the character and visual appearance of the area. Further it would not give benefit to the community as a whole. Provision of the required additional social housing shortfall could be provided elsewhere.

RESOLVED – that application 3/04/0083/SV be

ADC

refused permission for variation to the Section 106 Order pursuant to application 3/2458-88/ZA agreement dated 23 April 1992 for St Michaels Mead, Bishop's Stortford for the following reasons:-

ACTION

- a) the Committee considered that the original purpose of the obligation was to limit the overall number of dwellings and to provide 90 social housing units;
- b) The obligation continues to serve the useful purposes described above for the following reason; and the proposal would:-
  - (i) result in an increase in development on the site inappropriate to the locality;
  - (ii) be contrary to the aims and objectives of the Master Plan and continued monitoring of the Master Plan;
  - (iii) result in the provision of two additional affordable houses which could be provided elsewhere.

The Committee considered that the original purpose of the obligation was to provide 0.5 acre site for community purposes, and the proposal of either the alternative site or financial contribution in lieu of this provision would not produce a community benefit to the neighbourhood, and the alternative site, which is already identified to be transferred to the Local Authority, is not located in an appropriate central location to afford amenity to the residents of the surrounding neighbourhood.

Councillors W Ashley and P A Ruffles requested that their vote against the decision to refuse to amend the agreement be recorded in the Minutes for application 03/04/0083/SV.

696 3/03/2401/FP – RELOCATION OF ONE FARM BUILDING, DEMOLITION OF 5 FARM BUILDINGS, CONVERSION OF REMAINING FARM BUILDINGS TO 5 DWELLINGS AND 6 SELF CATERING UNITS, CHIPPING HALL, LONDON ROAD, CHIPPING FOR NOY BROTHERS

ACTION

The Committee supported the recommendations of the Assistant Director (Development Control) that application 3/03/2401/FP should be granted planning permission subject to the conditions detailed below.

RESOLVED – that application 3/03/2401/FP be granted planning permission, subject to the following conditions: -

ADC

1. Five year time limit (1T01)

2. Boundary walls and fences (2E07)

3. Complete accordancy (2E10)

4. Matching materials (2E13)

5. New materials

Prior to the re-erection of the steel framed barn, details of the type and colour of the external cladding materials shall be submitted to and approved in writing by the LPA, and the development shall be erected in accordance therewith.

6. Plant & equipment

No plant or equipment shall be installed externally, nor shall it vent or extract externally, on the relocated agricultural building approved hereby, without the prior written consent of the Local Planning Authority.

Protection of bats (2E19)

7. Withdrawal of Permitted Development (extensions) (Part 1 Class A) (2E20)

8. Withdrawal of Permitted Development

ACTION

- (outbuildings) (Part 1 Class E) (2E22)
9. Withdrawal of Permitted Development (boundaries) (Part 2 Class A) (2E21)
  10. Refuse disposal facilities (2E24)
  11. No external lighting (2E26)
  12. Materials arising from demolition (2E32)
  13. Drainage measures  
Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
  14. Approved accesses only (3V04)
  15. Completion of roads (3V13)
  16. Hard surfacing (3V21)
  17. Provision and retention of parking spaces (3V23)
  18. Construction parking and storage (3V22)
  19. Tree retention and protection (4P05)
  20. Hedge retention and protection (4P06)
  21. Landscape works implementation (4P13)
  22. Details of earth works/mounding (4P16)
  23. The occupation of the 6 self catering units

ACTION

hereby permitted within buildings 9,10, and 11 on the plans approved hereby, shall be limited to self catering holiday accommodation only, with no person occupying any of the units for a period in excess of 3 months in any 12 month period.

24. The occupation of the 6 self catering units hereby permitted within buildings 9,10, and 11 on the plans approved hereby, shall be limited to self catering holiday accommodation only, with no person occupying any of the units for a period in excess of 3 months in any 12 month period.

- Directives:
1. Other Legislation (01OL)
  2. Disables access (09DA)
  3. Public rights of way (18FD)
  4. The developer should contact the Highways Agency, Room 336, Heron House, 49/53 Goldington Road, Bedford, MK40 3LL, regarding alterations to the access to the A10 trunk road.
  5. Bats are a protected species, and there should be no interference with their habitats or roosts without first obtaining a licence from Defra. You are advised to undertake a bat survey prior to the commencement of any works, to ascertain whether there are any bats using the site as part of their habitat.

ACTION

6. You are advised to contact the Countryside Access Officer regarding the necessity for plant and machinery to cross the public bridleway, both during construction works, and later during the course of usage of the relocated farm building.
7. The site is situated within the groundwater protection zone of the Chipping pumping station. Construction works should be undertaken in accordance with the relevant British Standards and Best Management Practices. For further information, refer to CIRIA publication C532 "control of water pollution from construction – guidance for consultants and contractors."

697 3/03/2350/FP - DEMOLITION OF UTILITARIAN EXTENSIONS AND LEAN-TO'S; CONVERSION AND EXTENSION OF VICTORIAN BUILDING TO CREATE 4 NO. DWELLINGS WITH PARKING, LANDSCAPING ETC AT PYRGO WORKS, EASTWICK ROAD, EASTWICK FOR MR P DIXON .

The Committee supported the recommendation of the Assistant Director (Development Control) that application 3/03/2350/FP should be granted planning permission subject to the conditions detailed below.

RESOLVED that application 3/03/2350/FP be granted planning permission, subject to the following conditions: -

ADC



ACTION

1. Five year time limit (1T01)
2. Samples of materials (2E12)
3. Prior to any building works being commenced, details of the proposed stain / painted finish for all external timberwork shall be submitted to and agreed in writing with the Local Planning Authority. Such approved details shall thereafter be implemented, retained and maintained unless otherwise agreed in writing with the Local Planning Authority.
4. Prior to any building works being commenced, detailed drawings and specifications of new doors, windows and rooflights shall be submitted to and agreed in writing with the Local Planning Authority. Such approved details shall thereafter be implemented, retained and maintained unless otherwise agreed in writing with the Local Planning Authority.
5. Prior to the any building works being commenced, the existing outbuildings lean-to's and fire escape (as indicated on drawing no. BRD/03/068/3) shall be demolished with all resultant rubble and debris removed from the site and the site reinstated accordingly.
6. Refuse disposal facilities (2E24)
7. Approved access only (3V04)
8. Sight lines (3V08)  
add "2.4 metres x 33 metres"
9. Hard surfacing (3V21)
10. Provision and retention of parking spaces (3V23)

ACTION

11. Landscape design proposals (4P12)  
(b), (e), (i), (j), (k), (l)
12. Landscape works implementation (4P13)
13. Retention of landscaping (4P21)
14. Before the development hereby permitted commences on site, a soil survey of the site shall be undertaken and the results provided to the Local Planning Authority. The survey shall be taken at such points and to such depth as the Local Planning Authority may stipulate. A scheme for decontamination of the site shall be submitted and approved by the Local Planning Authority in writing and the scheme, as approved, shall be fully implemented and completed before any residential

- 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 regards to discharging conditions 7 and 8 of the above planning permission and to arrange for the construction and approval of the vehicular access onto the U874.
  4. You are advised to contact this Council's Environmental Health Unit and Building Control Consultancy at Wallfields, Pegs Lane, Hertford, tel: 01279 655261, with regard to the discharging of condition 14 of the above planning permission and the

ACTION

removal of the existing petroleum tanks which are believed to still exist on site.

698 3/03/2427/FP – USE OF EXISTING POULTRY BUILDINGS FOR STORAGE PURPOSES AT REDWINGS FARM, LANTERNS LANE, ASTON END FOR D N AND J M BARKER

The Committee supported the recommendation of the Assistant Director (Development Control) that application 3/03/2427/FP should be refused planning permission for reason detailed below:-

RESOLVED – that application 3/03/2427/FP be refused planning permission for the following reason:-

ADC

The proposed development would result in the generation of a significant increase in heavy goods vehicles using Lanterns Lane, which is inadequate in width, alignment and structural condition. The proposal would thereby be prejudicial to highway safety, and a potential danger to other road users, contrary to Policies RA6 and M11 of the East Herts Local Plan.

699 3/03/2296/FP –NEW TWO STOREY HOUSE AT 23 BARLEY PONDS ROAD, WARE FOR MR W. PADDICK

The Assistant Director (Development Control) advised the Committee that the recommendation for granting planning permission in respect of application 3/03/2296/FP as stated in the report should be withdrawn and a recommendation submitted for the refusal of planning permission.

The Committee supported the new recommendation of the Assistant Director (Development Control) that application 3/03/2296/FP be refused planning permission for the reason detailed below;-

ACTION

RESOLVED – that application 3/03/2296/FP be refused planning permission for the following reason:-

ADC

The proposed dwelling by reason of its prominent corner location on rising land, would be unduly dominant and conspicuous within the street scene, and would thereby be out of keeping with the existing character and appearance of the area, and contrary to the provisions of Policy BE2 and Appendix 1 of the East Herts Local Plan.

700 3/04/0058/FP – CHANGE OF USE OF DOMESTIC OUTBUILDING TO DETACHED 2 BEDROOM HOUSE AT LAND AND OUTBUILDING ADJACENT TO MAY COTTAGE, THE FORD, LITTLE HADHAM FOR MR D SMITH

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The Assistant Director (Development Control) reported that a letter from Little Hadham Parish Council had been received advising that it had no comment on application 3/04/0058/FP. He also reported 2 letters had been received from residents that objected to the application.

The Committee supported the recommendation of the Assistant Director (Development Control) that application 3/04/0058/FP be granted planning permission subject to the conditions detailed below:

RESOLVED – that application 3/04/0058/FP be granted planning permission subject to the following conditions:-

ADC

1. Five year time limit (1T01)
2. Prior to the first occupation of the outhouse as a separate dwellinghouse hereby permitted, details of the boundary treatment and location of the proposed screening along the south western side boundary of application site shall be submitted to

ACTION

and approved in writing by the Local Planning Authority. The boundary treatment shall be carried out in accordance with the approved details prior to the first occupation of the outhouse as a separate dwellinghouse.

3. Prior to the first occupation of the outhouse as a separate dwellinghouse a properly consolidated and surfaced turning space for vehicles shall be provided within the curtilage of the site. The details of the turning space and materials to be used for the surfacing of the turning area shall be submitted to and approved in writing by the Local Planning Authority, prior to the first occupation of the outhouse as a separate dwellinghouse.
4. Any gates provides shall be set back a minimum of 5 metres from the back of the footway and shall open inwards into the site.
5. No further windows (2E17) alter “the flank” to “any of the”
6. Withdrawal of Permitted Development (Part 1, all Classes) (2E23)
7. Withdrawal of Permitted Development (Part 2, Class A) (2E21)

Directive: 1. Other Legislation (01OL)

701 3/03/1942/FP – AIR CONDITIONING UNIT TO FRONT ELEVATION (RETROSPECTIVE APPLICATION) AT PARSONAGE SURGERY, 1A SNOWLEY PARADE, BISHOP’S STORTFORD FOR L M LYNN

The Committee supported the recommendation of the Assistant Director (Development Control) that enforcement action and such steps as may be necessary be authorised

ACTION

for the removal of the unauthorised air conditioning unit to front elevation at Parsonage Surgery, 1A Snowley Parade, Bishops's Stortford.

RESOLVED – that (A) application 3/03/1942 be refused planning permission for the following reasons;-

1. the air conditioning unit is, by reason of its siting, design and materials of construction, out of keeping with and detrimental to character and appearance of the street scene. The development is thereby contrary to Policy BE2 of the East Herts Local Plan.

(B) the Assistant Director (Law and Control), in consultation with the Assistant Director (Development Control) be authorised to serve Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 and any other such steps as may be required to secure the removal of the air conditioning unit to the front elevation of 1A Snowley Parade, Bishops Stortford.

ALC

702 3/03/1522/OP–DEMOLITION OF DILAPIDATED FARM BUILDINGS. ERECTION OF SIX STAFF / KEY WORKER DWELLINGS AT HOLE FARM, OLD HALL GREEN, WARE FOR ST EDMUNDS COLLEGE

The Committee supported the recommendation of the Assistant Director (Development Control) that application 3/03/1522/OP be granted planning permission subject to the following conditions and subject to the applicants entering into a legal obligation pursuant to Section 106 of the Town and Country Planning Act 1990 as detailed below.

RESOLVED that (A) subject to the applicants entering into a legal obligation pursuant to Section 106 of the Town and Country Planning Act 1990 to

ADC

ACTION

cover the following matters:-

- (i) The key worker dwellings shall not be occupied other than by college staff who are in the employment of and working at St Edmunds College and their immediate families.
- (ii) In the event that the key worker dwellings are required to be sold, they shall be offered for sale in the first instance to the Westminster Diocesan Board, to a Catholic Housing Association, or registered social landlord for sale or rent for key worker / affordable housing accommodation for persons in housing need presently living in the Parish of Standon & Puckeridge.
- (iii) The obligation shall remain in force, in perpetuity unless otherwise agreed with the Local Planning Authority.

That the Assistant Director, Development Control, be authorised to grant application 3/03/1522/OP planning permission subject to the following conditions: -

1. Outline permission time limit (1T03)
2. Outline – submission of details (2E01)  
delete “siting” and “the means of access thereto”
3. Withdrawal of permitted development (unspecified) (2E23)  
add “Part 1, Classes A, B, C, D, E, F, G and H”
4. No further windows (2E17)
5. Refuse disposal facilities (2E24)
6. Hard surfacing (3V21)

ACTION

7. Retention of parking space (3V20)
8. The buildings shall not be occupied until the road access and passing bays as indicated on drawing no. 20575 / 001 A have been provided and constructed to an agreed specification with the Local Planning Authority.
9. Provision and retention of parking spaces (3V23)
10. Tree retention and protection (4P05)
11. Tree/natural fencing protection: Fencing (4P07)
12. Tree protection : Excavations (4P09)
13. Tree protection : Earthworks (4P10)
14. Landscape design proposals (4P12)  
delete (h)
15. Landscape works implementation (4P13)
16. Landscape maintenance (4P17)
17. Retention of landscaping (4P21)
18. No development shall commence until a full contaminated land survey has been submitted to and approved in writing by the Local Planning Authority. Any remedial works required to be undertaken as a result of such survey shall be fully implemented and completed before any residential unit hereby permitted is first occupied.
19. Vehicular use of garage (5U10)  
Delete "garage" add "cart shed style garages"
20. No doors, shutters or means of enclosure shall be installed on the open frontages of any openings to the cart shed style garage block (as indicated on drawing no. 20575 / 002 Rev A) without the prior



ACTION

written approval of the Local Planning Authority.

- 703 (A) 3/03/1934/FP AND (B) 3/03/1933/LC –  
 CONSTRUCTION OF A BLOCK OF FLATS WITH LIVING  
 ACCOMMODATION ARRANGED OVER FOUR FLOORS  
 WITH A SEPARATE TWO STOREY ANNEXE AND  
 BASEMENT CAR PARK TO PROVIDE A TOTAL OF  
 FOUR NO.1 BEDROOM FLATS AND SEVENTEEN NO.2  
 BEDROOM FLATS AND DEMOLITION OF EXISTING  
 SINGLE STOREY BRICK WORKSHOP AT 20-22,  
 HADHAM ROAD, BISHOP'S STORTFORD FOR  
STEPHEN HOWARD HOMES.

The Assistant Director (Development Control) reported that a letter had been received from Bishop's Stortford Town Council stating that it did not object to applications 3/03/1522/OP and 3/03/1933/LC. He further reported letters of objection had been received from local residents.

The Committee agreed to refuse planning permission and conservation area consent for application 3/03/1934/FP and 3/03/1933/LC respectively for the reasons detailed below:-

RESOLVED – that (A) 3/03/1934/FP be refused planning permission for the following reasons:-

1. The proposed development by reason of its height and massing would have an overbearing impact upon the street scene and that part of the Conservation Area within which the site is situated. The development would thereby be detrimental to the character and appearance of the Conservation Area, and contrary to policies BE2 and BE18 of the East Herts Local plan.
2. The proposal would result in overdevelopment of the site with an excessive number of dwelling units, resulting in a congested layout and a poor relationship with adjoining development. It would thereby

ACTION

be contrary to policy BE2 of the East Herts Local Plan.

3. Inadequate provision is made within the site for the parking of residents and visitors vehicles, and the proposal therefore fails to comply with government policy as set out in PPG3 'Housing' and policy M8 of the East Herts Local Plan.

(B) application 3/03/1933/LC be refused Conservation Area Consent for the following reason:-

1. Conservation Area – no satisfactory replacement (B82)

704 3/03/1530/FP – ERECTION OF MANSARD ROOF TO CREATE A FLAT, TOGETHER WITH THE ERECTION OF TWO CARPORT BUILDINGS WITH THREE FLATS ABOVE AT STANDON MILL, STORTFORD ROAD, STANDON FOR CITY AND COUNTRY RESIDENTIAL

The Assistant Director (Development Control) reported that a letter of objection had been received from the Environmental Agency.

The Committee supported the recommendation of the Assistant Director (Development Control) that planning application 3/03/1530/FP be granted planning permission subject to the conditions detailed in the report and two further conditions being imposed as detailed below.

RESOLVED that application 3/03/1530/FP be granted planning permission subject to the following conditions:-

1. Five year time limit (1T01)
2. Levels (2E05)

ACTION

3. Prior to the commencement of the development a scaled layout plan shall be submitted to the Local Planning Authority and approved in writing, showing the existing and proposed ground levels of the site, which proposed levels shall not exceed 63.6m AOD, unless otherwise agreed in writing by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.
4. Boundary walls & fences (2E07)
5. Samples of materials (2E12)
6. The proposed window openings as shown shaded green on the approved drawings, shall be fitted with obscured glass, and shall be permanently retained in that condition.
7. No external lighting (2E26)
8. Completion of roads (3V13)
9. Provision and retention of parking spaces (3V23)
10. Tree retention and protection (4P05)
11. Landscape design proposals (4P12)  
(e), (f), (i), (j), (k), (l)
12. Landscape works implementation
13. Retention of landscaping (4P21)
14. Listed building (new windows) (8L03)
15. Before any works commence on site, details of drainage to be provided underneath the access road to the site shall be submitted to and approved in writing by the Local Planning Authority.
16. Unless otherwise agreed in writing with the Local Planning Authority there shall be no

ACTION

raising of ground levels across the site in connection with the development hereby approved.

17. The accesses to all of the carports hereby permitted shall be retained open, and shall not be fitted with doors, at all times.

705 3/03/2156/FP TWO STOREY REAR EXTENSION (AMENDED PLAN OMITTING SINGLE STOREY EXTENSION) AT SHIPWRIGHTS COTTAGE, COTTERED FOR MR AND MRS A PLAYLE

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The Assistant Director (Development Control) reported that a letter had been received from Cottered Parish Council which stated that it had no objections to planning application 3/03/2156/FP. He further reported that a letter had been received from local residents stating that they felt all the points in the previous application that had been refused would now be addressed in application 3/03/2156/FP.

The Committee supported the recommendation of the Assistant Director (Development Control) that planning application 3/03/2156/FP be granted planning permission subject to the conditions detailed below.

RESOLVED – that application 3/03/2156/FP be granted planning permission subject to the following conditions:-

ADC

1. Five Year Time Limit (1T01)
2. Programme of Archaeological Work (2E02)
3. Samples of Materials (2E12)
4. No further Windows (2E17)
5. Landscape Design Proposals (4P12)

ACTION

- (a) Hard landscaping
- (b) Schedules of plants
- (c) Planting plans

## 6. Landscape Works Implementation (4P13)

706 3/04/0030/FP – CHANGE OF USE FROM 6 BEDROOM COUNTRY HOUSE TO A 6 BEDROOM COUNTRY HOUSE HOTEL AT DANE END HOUSE, DANE END FOR MBI MBO LTD

The Assistant Director (Development Control) reported that a letter had been received from Little Munden Parish Council raising concerns on the impact to the area of the proposed development. He also reported that local residents had raised concern. He further reported that concerns had been raised from community parties in relation to traffic implications and lack of internal layout plans in respect of application 3/04/0030/FP.

The Committee also raised concerns over application 3/04/0030/FP in relation to traffic implications/ movements. However, following discussion, the Committee supported the recommendation of the Assistant Director (Development Control) that application 3/04/0030/FP should be granted planning permission subject to the conditions detailed below.

RESOLVED – that application 3/04/0030/FP be granted planning permission subject to the following conditions:-

ADC

1. Five Year Time Limit (1T01)
2. Prior to the commencement of works associated with the use hereby permitted, floor plans indicating the layout of the areas within the house and respective uses for the 6 bedroom hotel shall be

ACTION

submitted to the local planning authority and as approved in writing by the local planning authority. No more than 6 bedrooms within the building shall be provided for paying guests of the hotel.

3. No meals shall be served other than to persons staying at the premises overnight.
4. Provision and retention of Parking Spaces (3V23)
5. Prior to the commencement of works details of a scheme for the widening of the vehicular access and bridge in accordance with the recommendations of the Highways Manager shall be submitted and as approved in writing by the local planning authority. The scheme shall be completed prior to the occupation of the use hereby permit
6. Landscape Design Proposals (4P12)
  - (a) Planting plans
  - (b) Schedules of plants
  - (c) Hard Surfacing
7. Landscape Works Implementation (4P13)
8. Prior to the first use of the Country House Hotel the applicant shall submit a schedule of repairs/beneficial alterations for the listed building including the replacement of inappropriate plastic rainwater goods
9. The use of the hotel shall be limited to a Country House Hotel solely for its paying guests and shall not otherwise be used for any parties, weddings, or other functions beyond the scope of the Hotel's use as described in the applicants letter dated 2 February 2004.
10. Details of any external lighting to be provided in

ACTION

association with the new use shall be submitted and as approved in writing by the local planning authority. Lighting shall subsequently be limited in accordance with the agreed details.

- Directive: 1. The application should contact the Environment Agency (Tel: 01707 632300) in relation to the bridge works subject of condition 06 as there will be a separate requirement for Land Drainage Consent for the works over the watercourse.

707 3/03/2336/FP – ERECTION OF 28 NO. 1 AND 2 BED FLATS, PROVISION OF PARKING, ACCESS TOGETHER WITH ALL ASSOCIATED AND ANCILLARY WORKS -. FORMER PLOTS 189 – 194, (LIVE/WORK UNITS), LAND AT CRANE MEAD, WARE FOR RIALTO HOMES PLC

The Committee supported the recommendation of the Assistant Director (Development Control) that application 3/03/2336/FP be granted planning permission subject to the following conditions and also subject to the applicant entering into a planning obligation pursuant to Section 106 of the Town and Country Planning Act as detailed below:

RESOLVED – that application 3/03/2336/FP be granted planning permission subject to the conditions as follows:-

ADC

- (a) that subject to the applicants within six months from the date of this resolution entering into a planning obligation pursuant to Section 106 of the Town and Country Planning Act in respect of the following matter:-
1. The provision of the 28 flats as affordable housing in accordance with an agreed scheme of arrangements under an approved Social Registered

ACTION

- Landlord.
- (b)
1. Five Year Time Limit (1T01)
  2. Materials of construction (2E11)
  3. Refuse Disposal Facilities (2E24)
  4. Cycle Parking Facilities (2E29)
  5. Provision and retention of Parking Spaces (3V23)
  6. Tree retention and protection (4P05)
  7. Tree protection: Fencing (4P07)
  8. Landscape Design Proposals (4P12)
    - (a) Planting plans
    - (b) Schedules of plants
    - (c) Hard Surfacing
  9. Landscape Works Implementation (4P13)
  10. Prior to commencement of development a soil survey shall be undertaken and a scheme for any necessary decontamination of the site be submitted to and as approved in writing by the local planning authority. The scheme shall be fully implemented and completed before first occupation of the development.
  11. Prior to the first occupation of the development works for the disposal of surface and foul water shall have been provided on site in accordance with details first submitted to and as



ACTION

approved in writing by the local planning authority.

708 3/03/2340/FO –VARIATION OF CONDITION 14 (AFFORDABLE HOUSING) TO PLANNING PERMISSION (3/01/1522/FP) FOR RESIDENTIAL DEVELOPMENT AT WARE GOODS YARD, LAND OFF STATION ROAD, WARE FOR RIALTO PROPERTIES LTD

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The Committee supported the recommendation of the Assistant Director (Development Control) that application 3/03/2340/FO be granted planning permission subject to the conditions detailed below:

RESOLVED – that application 3/03/2340/FO be granted planning permission subject to the conditions as detailed as follows:-

ADC

1. The development hereby permitted shall not take place other than in association with the development of land at the former Plots 189 – 194 (live/work units), land at Crane Mead, Ware for the approved scheme of 28 affordable homes (Ref: 3/03/2336/FP). Prior to the first occupation of any of the units within the development hereby permitted the Local Planning Authority shall have given its written confirmation that the means to provide the affordable housing referred to are in place.

709 3/03/1841/RP – APPROVAL OF DETAILS FOLLOWING PLANNING AUTHORITIES APPROVAL FOR THE ERECTION OF ONE NEW RESIDENTIAL DWELLING, 1 WHITE POST FIELD, SAWBRIDGEWORTH FOR HERTS AND ESSEX BUILDING CONTRACTORS

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The Assistant Director (Development Control) reported a correction to the report that the change in level between the application site and 1 White Post Field was in fact 2.45 metres and not as stated in 4.7 of the report. This did not

ACTION

change the recommendation of The Assistant Director (Development Control) to grant planning permission.

The Committee supported the recommendation of the Assistant Director (Development Control) that the reserved matters, the subject of application 3/03/1841/RP be approved subject to the conditions detailed below:

RESOLVED – that reserved matters be approved in relation to application 3/031841/RP, subject to the following conditions:-

ADC

1. Samples of materials (2E12)
2. No further windows (any) (2E17)
3. Withdrawal of P.D. (Part 1 class A) (2E20)
4. Vehicle use of garage (5U10)
5. No plant or machinery shall be operated on the premises before 0800 hours on Monday to Saturday, nor after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays or bank holidays.

- Directives:
1. Outline Revision (07OP) (Insert “22.08.03” LPA Ref (3/03/0909/OP)
  2. Other Legislation (01OL)
  3. Street Numbering (095N)
  4. Footpath Crossing (05FC)
  5. The developers should check the extent of the public highway with the highway authority before erecting a replacement fence along the northern

ACTION

boundary of the site.

710 3/03/1539/OP – THREE DETACHED DWELLINGS ON LAND ADJACENT TO APPLGATE, BROOK LANE, SAWBRIDGEWORTH, FOR MRS S E SHEPPARD

The Committee supported the recommendation of the Assistant Director (Development Control) that outline planning permission be granted in respect of application 3/03/1539/OP subject to the conditions detailed below:

RESOLVED – that outline planning permission be granted in respect of application 3/03/1539/OP subject to the following conditions:-

ADC

1. Outline permission fine limit (1T03)
2. Outline submission of details (2E01) (delete: “siting” and “means of access thereto”)
3. Levels (2E05)
4. Boundary wall and fences (2E07)
5. No access to site (3V03) (“London Road”)
6. Access gradient 1 in 10 (3V11)
7. Completion of roads (3V13)
8. Turning space (3V17)
9. Hard surfacing (3V21)
10. Construction parking and storing (3V22)
11. Wheel washing facilities (3V25)

ACTION

12. Tree survey (4P01)
13. Tree retention and protection (4PO5)
14. Tree protection: Restrictions on burning (4P08)
15. Tree protection: Excavations (4P09)
16. Tree protection: Earthworks (4P10)
17. Tree surgery (4P11)
18. Landscape design proposals – (a) (b) (d) (e) (i) (j) (k) (l) (4P12)
19. Landscape works implementation (4P13)
20. Tree planting (4P15)
21. Tree protection: Access road (4P19)
22. Landscape maintenance (4P17)
23. Retention of landscaping (4P21)
24. Prior to the erection of any buildings on the site, a retaining wall shall be constructed along the south-western boundary with the rear of 'The Dell', Brook Lane, details of which are to be submitted to and approved in writing by the Local Planning Authority.
25. Prior to the erection of any building on the site, a bridge shall be constructed over the Sawbridgeworth Brook. The design of the bridge should be submitted to and approved in writing by the Local Planning Authority.
26. Prior to the commencement of the development the culverting for the access

ACTION

road over Sawbridgeworth Brook shall be carried out in accordance with details, which are to be submitted to and approved in writing by the Local Planning Authority.

- Directives:
1. The applicants are advised that access to the site from Burnside is via a private unadopted lane. The upkeep of this lane is the joint responsibility of both the applicants and the adjoining residents, as specified in the relevant deeds.
  2. The applicants need to contact the highway authority for vehicle access approval and to arrange for the access to be constructed by the highway authority contractor.
  3. The applicants need to contact the Fire and Rescue Service with details for fire fighting access and water supply approval.
  4. Condition 25 is imposed without prejudice to the approval of the Environment Agency for the method of bridging the Sawbridgeworth Brook.
  5. Street numbering (195N)
  6. Public Sewer (22PS)

711 3/02/0898/FP – CHANGE OF USE FROM PARKING FOR FARM MACHINERY TO PARKING ASSOCIATED WITH STAGESTRUCK LTD CARS + 1 X 7.5 TONNER (RETROSPECTIVE APPLICATION) AT NEW BARNS FARM, NEW BARNS LANE, ANSTEY FOR STAGESTRUCK LTD

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ACTION

The Committee supported the recommendation of the Assistant Director (Development Control) that retrospective planning permission be granted in respect of application 3/02/0898/FP subject to the conditions detailed below.

RESOLVED – that retrospective planning permission be granted to application 3/02/0898/FP subject to the following conditions:-

ADC

1. Personal permission (5U01)  
add “Stagestruck Ltd”
2. Within two months of the date of this permission, full details of both hard and soft landscaping shall be submitted to and approved in writing with the Local Planning Authority. These details shall include as appropriate:
  - (a) Levels and contours
  - (b) Means of enclosure
  - (c) Car parking layout
  - (d) Other vehicle and pedestrian access and circulation areas
  - (e) Hard surfacing materials
  - (f) Planting plans
  - (g) Written specifications (including cultivation and other operations associated with plant or grass establishment)
  - (h) Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate
3. All hard and soft landscape works shall be carried out in accordance with the approved

ACTION

carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out in accordance with an agreed timetable, the details of which shall be submitted to and approved in writing with the Local Planning Authority within two months from the date of this permission. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

4. Withdrawal of P.D. (Part 2 Class A) (2E21)
5. No external lighting (2E26)
6. Gates/carriageway (3V14)
7. Provision and Retention of Parking Spaces (3V23)
8. Unless otherwise agreed in writing with the Local Planning Authority, no goods, articles or materials of any kind shall be stored externally.
9. Unless otherwise agreed in writing with the Local Planning Authority, no industrial process, nor the use of any power tools, shall take place anywhere on the site.

Directives: Other legislation (01OL)

ACTION

712 3/03/2047/FP–NEW 4 COURT SPORTS HALL, LIBRARY/SCIENCE BLOCK AND IMPROVEMENTS TO COACH AND CAR PARKING ARRANGEMENTS AT ST MARY’S CATHOLIC SCHOOL, WINDHILL, BISHOP’S STORTFORD FOR ST MARY’S CATHOLIC SCHOOL

The Committee supported the recommendation of the Assistant Director (Development Control) that planning permission be granted in respect of application 3/03/2047/FP subject to the following conditions and subject to applicants entering into a legal obligation pursuant to Section 106 of the Town and Country Planning Act 1990 as detailed below.

RESOLVED – that (A) 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:-

ADC

- (i) To provide a financial contribution of £12,000 towards the commissioning and implementation of a roundabout at the junction of Windhill/The Stewarts or alternative sustainable transport measures in the vicinity of the site in accordance with the East Hertfordshire Area Plan (Bishop’s Stortford Transportation Plan).
- (ii) To safeguard land required for a future roundabout scheme in connection with (i) above.
- (iii) The implementation of an agreed Green Transport Plan including monitoring and review provisions.
- (iv) To allow works to be undertaken on the public highway under Section 278 of the Highways Act 1980, prior to the commencement of the works proposed on highway land.



ACTION

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

1. Five year time limit (1T01)
2. Levels (2E05)
3. Materials of construction (2E12)
4. No external lighting (2E26)
5. Refuse disposal facilities (2E24)
6. Prior to any building works being commenced, detailed drawings and specifications of all external doors and windows (including glazing) hereby permitted shall be submitted to and approved in writing with the Local Planning Authority. Such approved details shall thereafter be implemented, retained and maintained unless otherwise agreed in writing.
7. Prior to the commencement of the development hereby approved, details of the number, siting and external materials of construction for the proposed cycle parking facilities shall be submitted to and approved in writing with the Local Planning Authority. Such approved details shall thereafter be implemented, retained and maintained unless otherwise agreed in writing.
8. Cyclist washing facilities (2E30)
9. The buildings shall not be occupied until the improved coach interchange facility as indicated on drawing No. 1557/SD13 has been constructed and completed to an agreed specification with the Local Planning Authority.

ACTION

10. Retention of parking space (3V20)
11. Construction parking and storage (3V22)
12. Hard surfacing (3V21)
13. Wheel washing (3V25)
14. Tree survey (4P01)
15. Tree retention and protection (4P05)
16. Hedge retention and protection (4P06)
17. Tree / natural fencing protection: Fencing (4P07)
18. Tree protection: Restrictions on burning (4P08)
19. Tree protection : Excavations (4P09)
20. Tree protection : Earthworks (4P10)
21. Tree surgery (4P11)
22. Landscape design proposals (4P12)  
(f), (g), (i), (j), (k), (l)
23. Landscape works implementation (4P13)
24. Landscape maintenance (4P17)
25. Retention of landscaping (4P21)
26. The sports hall building hereby approved shall not be open for use by members of the public unless otherwise agreed in writing with the Local Planning Authority.
27. Boundary walls and fences (2E07)

Directives: 1. Other legislation (01OL)

ACTION

2. You are advised to contact the District Manager, Hertfordshire Highways, Sanctuary House, The Rotunda, Old London Road, Hertford SG13 7XP, tel: 01992 526900, with regards to discharging condition 9 of the above planning permission.
3. Planning obligation (08PO)

713 FIRST YEAR REVIEW OF THREE YEAR ECONOMIC DEVELOPMENT

The Committee considered a progress report that had been submitted to the Policy Development Scrutiny Committee on 6 January 2004 in relation to the First Year Review of Three Year Economic Development Strategy and a referral made by the Executive to the Development Control Committee.

The Committee noted that the Assistant Director (Policy and Performance) would provide a full report at a future meeting on the concerns raised by the Scrutiny Committee and supported by the Executive in relation to the First Year Review of Three Year Economic Development and issues relating to the development control process.

RESOLVED – that (A) that the report on First Year Review of Three Year Economic Development be received.

(B) the Assistant Director (Policy and Performance) be requested to report to a future meeting of the Development Control Committee on issues relating to the development control process.

The meeting closed at 10.15 pm

ACTION

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