

MINUTES OF A MEETING OF THE  
DEVELOPMENT CONTROL  
COMMITTEE HELD IN THE COUNCIL  
CHAMBER, WALLFIELDS, HERTFORD  
ON WEDNESDAY, 28 APRIL 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, M P A McMullen,  
D A A Peek, D Richards, P A Ruffles,  
S Rutland-Barsby, B W J Sapsford, M Tindale,  
A L Warman, M Wood.

OFFICERS IN ATTENDANCE:

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

791 APOLOGIES

Apologies for absence were submitted on behalf of  
Councillors J Hedley, T Milner and J J Taylor.

792 CHAIRMAN'S ANNOUNCEMENT

The Chairman advised Members that the Council's Assistant  
Director (Development Control) had left the Authority to take  
up a post with an Authority in the north of England.

The Committee agreed to record its thanks to Paul Rossington for his work whilst at the Council.

### 793 DECLARATIONS OF INTEREST

The following declarations of interest were made by Members:

- Councillor P A Ruffles declared a personal and prejudicial interest in applications 3/03/2474/FP and 3/04/0019/LC (see Minute 797 below) relating to development at Elburt Wurlings, Pegs Lane, Hertford as the applicant was a former pupil with whom he had worked closely. Councillor Ruffles left the Chamber prior to the consideration of these applications.
- Councillor G Francis declared a personal interest in application 3/03/1942/FP (see Minute 798 below) relating to 2A Snowley Parade, Bishop's Stortford as this was the Doctors' Surgery he attended.
- Councillor M Tindale declared a personal and prejudicial interest in application 3/03/1942/FP relating to 2A Snowley Parade, Bishop's Stortford (see Minute 798 below) as he owned a nearby property. Councillor Tindale left the Chamber prior to the consideration of this application.
- Councillor Mrs M H Goldspink declared a personal interest in application 3/04/0127/FP relating to 27 Norman Avenue, Bishop's Stortford (see Minute 801 below) as she was a friend of a neighbour.
- Councillor S Rutland-Barsby declared a personal and prejudicial interest in respect of application 3/04/0297/FP relating to Field 2129, Hare Street (see Minute 799 below) as she was a customer of the applicant. Councillor Rutland-Barsby left the Chamber prior to the consideration of this application.

- Councillor S A Bull declared a personal interest in respect of application 3/04/0324/FO relating to 32 Campbell Close, Buntingford (see Minute 803 below). Councillor Bull advised that he would neither speak nor vote in respect of this matter but would remain in the Chamber.
- Councillor D A A Peek declared a personal interest in respect of application 3/04/0259/FP relating to 22 Maple Avenue, Bishop's Stortford (see Minute 804 below) as he was an acquaintance of one of the Directors of the company making the application.
- Councillor Mrs M H Goldspink declared a personal interest in respect of application 3/04/0249/FP relating to Monks Green Farm, near Hertford (see Minute 806 below) as she was a personal friend of one of the applicants.
- Councillor W Ashley declared a personal and prejudicial interest in respect of application 3/04/0249/FP (see Minute 806 below) as he was a partner in the business making the application. Councillor Ashley left the Chamber prior to the consideration of this application.
- Councillor K A Barnes declared a personal and prejudicial interest in respect of application 3/04/0380/FP and 3/04/0561/FP relating to 62 Havers Lane, Bishop's Stortford (see Minute 807 below) as he had already made his views known in respect of these applications. Councillor Barnes left the Chamber prior to the consideration of these applications.

794 3/04/0274/FP - CONSTRUCTION OF SIX HOUSES, LAND OFF THORN STREET, FOLLY ISLAND, HERTFORD FOR HANOVER PROPERTY TRUST LTD

The Committee noted that this application had been withdrawn from consideration by the applicant.

RESOLVED ITEMSACTION795 MINUTES

RESOLVED - that the Minutes of the meeting held on 31 March 2004 be confirmed as a correct record and signed by the Chairman.

796 3/04/0042/FP- CHANGE OF USE OF LAND FROM AGRICULTURAL TO RESIDENTIAL/GARDEN AND ERECTION OF A SINGLE GARDEN BUILDING AT HOPE HOUSE, ANSTEY FOR DR AND MRS PARTINGTON

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The Assistant Director (Development Control) submitted a report upon application 3/04/0042/FP seeking planning permission for the change of use of land from agricultural to residential/garden and erection of a single garden building at Hope House, Anstey.

The Assistant Director advised that since the report had been prepared, Anstey Parish Council had written to confirm that it had no objection to the application.

The Committee supported the Assistant Director's recommendation that application 3/04/0042/FP should be granted planning permission subject to the conditions detailed below.

The proposal to grant planning permission was, the Committee further agreed, subject to no further objections being received by the 7 May 2004 that raised matters of material importance.

RESOLVED - that application 3/04/0042/FP be granted planning permission subject to no objections being received by 7 May 2004 that raised matters of material importance and subject to the following conditions:-

ADC

ACTION

1. The existing garden building and summer house as shown on plan no. 1006/A3/002 A shall be removed within 42 days of the date of this notice.
2. Boundary walls and fences(2E07).
3. Samples of materials(2E12).
4. Prior to any building works being commenced, details of the paint or stain finish to all external timberwork for the development hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority.
5. Landscape design proposals (4P12).  
(e)(f)(i)(k)(l)
6. Landscape works implementation (4P13).
7. The building hereby permitted shall only be used for a purpose incidental to the enjoyment of 'Hope House' as shown on plan no. 1006/A3/001 and for no other purpose.
8. Prior to any building works being commenced, detailed drawings of the south facing elevation of the building hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority.

ACTION

797 A) 3/03/2474/FP AND B) 3/04/0019/LC – DEMOLITION OF EXISTING BUILDING AND ERECTION OF NEW 5/6 STOREY BUILDING CONTAINING BASEMENT PARKING, RESTAURANT AND MANAGER’S FLAT, AND 9 SELF CONTAINED FLATS, AT ELBURT WURLINGS, PEGS LANE, HERTFORD FOR N SHIPTON

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The Assistant Director (Development Control) advised that, since the report on applications 3/03/2474/FP and 3/04/0019/LC had been prepared, Hertford Town Council had formally confirmed that it had no objections to these applications.

The Committee supported the Assistant Director’s recommendation that these applications be granted planning permission and conservation area consent respectively subject to the conditions detailed below.

RESOLVED - that (A) application 3/03/2474/FP be granted planning permission subject to the following conditions:-

ADC

1. Five year time limit (1T01).
2. Complete accordancy (2E10).
3. The development hereby permitted shall not be occupied until such time as works have been carried out to reduce the width of the vehicle crossover, remodel the width of the footway to incorporate planting beds, and resurface the footway, in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority.
4. Levels (2E05).
5. Materials of construction (2E11).

ACTION

6. The development hereby permitted shall not be commenced until such time as detailed plans, showing openings in the external building envelope, together with windows, balconies, roof, extraction equipment, and refuse disposal store, have been submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in all respects therewith.
7. Hard surfacing (3V21).
8. Materials arising from demolition (2E32).
9. Construction storage.  
Adequate space for the delivery and storage of construction materials shall be provided within the site, prior to the commencement of construction works, and the use of such areas shall not interfere with the public highway, and

(B) application 3/04/0019/LC be granted Conservation Area Consent subject to the following conditions:-

ADC

1. Listed building five year time limit (1T05).
2. Conservation Area (demolition) (8L12).
3. Conservation Area (clearance of site) (8L13).

798 3/03/1942/FP – AIR CONDITIONING UNIT TO FRONT ELEVATION (RETROSPECTIVE APPLICATION) AT PARSONAGE SURGERY, 2A SNOWLEY PARADE, BISHOPS STORTFORD FOR L M LYNN

The Committee supported the recommendation of the Assistant Director (Development Control) that application 3/03/1942/FP should be refused planning permission for

ACTION

the reason detailed in the report now submitted.

The Committee further agreed to authorise the taking of enforcement action and such other steps as may be required to secure the removal of the unauthorised air conditioning unit at 2A Snowley Parade, Bishop's Stortford.

RESOLVED - that (A) application 3/03/1942/FP be refused planning permission for the following reason:-

ADC

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

(B) 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 any such other steps as may be required to secure the removal of the unauthorised air conditioning unit at 2A Snowley Parade, Bishop's Stortford.

ALC  
ADC

799 3/04/0297/FP – CHANGE OF USE OF LAND FROM AGRICULTURAL TO SPORTS FIELD AT FIELD 2129, HARE STREET FOR MR P WORBY

The Assistant Director (Development Control) advised that Hertfordshire County Council had expressed concern over the car parking provision associated with this proposed development. It had suggested that a temporary planning permission be imposed so that the use of the land as a sports field and its impact in terms of vehicular parking on adjoining roads could be assessed. The Assistant Director confirmed that the recommendation to grant planning permission was subject to a temporary permission usage



ACTION

condition (amongst others) which would expire on the 28 April 2006.

The Committee supported the recommendation of the Assistant Director (Development Control) that application 3/04/0297/FP should be granted planning permission subject to the conditions detailed below.

RESOLVED - that application 3/04/0297/FP be granted planning permission subject to the following conditions:-

ADC

1. Temporary permission – use (1T09).  
(expires 28 April 2006)
2. Boundary walls and fences (2E07).
3. No external lighting (2E26).
4. No access to site (3V03) (from Worsted Lane).
5. No raising of existing ground levels or any building or deposition of spoils/ materials shall take place within the site.
6. Tree retention and protection (4P05).
7. Hedge retention and protection (4P06).

800 3/04/0381/FP – TWO STOREY SIDE AND REAR EXTENSIONS AT 11 OAKLANDS PARK, BISHOPS STORTFORD FOR MR J GAY

The Committee supported the recommendation of the Assistant Director (Development Control) that application 3/04/0381/FP should be granted planning permission subject to the conditions detailed below.

ACTION

ADC

RESOLVED - that application 3/04/0381/FP be granted planning permission subject to the following conditions:-

1. Five year time limit (1T01).
2. Matching materials (2E13).  
Insert "Policies BE2 and BE5, and" after "...and in accordance with"
3. No further windows (2E17).
4. Trees: Protections from foundations (4P20).  
Insert "protected" after "...and retention of the adjoining"

Directive: Other legislation (01OL).

801 3/04/0127/FP – FIRST STOREY AND TWO STOREY  
SIDE EXTENSION AT 27 NORMAN AVENUE, BISHOPS  
STORTFORD FOR MR AND MRS SELBY

The Assistant Director (Development Control) submitted a report on application 3/04/0127/FP seeking planning permission for a first storey and two storey side extension at 27 Norman Avenue, Bishop's Stortford.

The Assistant Director recommended that this application be granted planning permission subject to the conditions detailed in the report now submitted.

The Committee noted that further information in respect of this application had been tabled at the meeting. It agreed to defer consideration of the application to enable Members to assimilate the additional information now tabled.

ACTION

RESOLVED - that consideration of application 3/04/0127/FP be deferred to a future meeting to enable Members to assimilate additional information now tabled.

ADC

802 3/04/0375/FP – PROPOSED 20M TELECOMMUNICATIONS MAST, 4 NO. ANTENNAE, 2 NO. 600MM DIAMETER MICROWAVE DISHES, EQUIPMENT CABINETS AND ASSOCIATED DEVELOPMENT AT LAND OFF TWYFORDBURY LANE, BISHOPS STORTFORD FOR VODAPHONE LTD

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The Assistant Director (Development Control) submitted a report upon application 3/04/0375/FP seeking planning permission for a telecommunications mast, 4 No antennae, 2 No 600mm diameter microwave dishes, equipment cabinets and associated development on land off Twyfordbury Lane, Bishop's Stortford.

The Assistant Director recommended that this application be granted planning permission subject to the conditions detailed in the report now submitted.

The Committee noted that representations had been received from an individual living in the vicinity of the proposed development site. The individual concerned raised specific health concerns in respect of this application.

The Committee agreed to defer consideration of this application to a future meeting to enable additional information to be obtained in relation to the specific health considerations now raised.

RESOLVED - that consideration of application 3/04/0375/FP be deferred to a future meeting to enable additional information to be obtained in relation to the specific health considerations now raised.

ADC

ACTION

803 3/04/0324/FP – REMOVAL OF ONEROUS CONDITION NO.4 OF PLANNING PERMISSION GRANTED UNDER REF.3/03/1280/FP AND REDUCTION IN SIZE AND RE-POSITIONING OF CLEAR GLAZED REAR FIRST FLOOR BEDROOM WINDOW AT 32 CAMPBELL CLOSE, BUNTINGFORD FOR MR ENDCOTT

The Assistant Director (Development Control) submitted a report upon application 3/04/0324/FP seeking the removal of a condition imposed in respect of planning permission granted under reference 3/03/1280/FP and the reduction in size and repositioning of a clear glazed rear first floor bedroom window at 32 Campbell Close, Buntingford.

The Assistant Director recommended that application 3/04/0324/FP should be granted planning permission subject to the conditions detailed in the report now submitted.

The Committee noted that the site was located within the built up area of Buntingford. The determining issue in this case was whether or not the proposed relocated clear glazed window would be positioned so as to result in an unacceptable amount of overlooking in planning terms.

The Committee considered that a relocated clear glazed window in the position now identified would result in an unacceptable amount of overlooking in planning terms and therefore be detrimental to the neighbouring property's amenity and privacy.

The Committee agreed to refuse application 3/04/0324/FP planning permission for this reason.

RESOLVED - that application 3/04/0324/FP be refused planning permission for the following reason:-

ADC

BO23 Loss of privacy  
Line 3 dwelling, singular.

ACTION

804 3/04/0259/FP – ERECTION OF 6 NO. 2 BED FLATS PLUS OPEN PARKING AT 22 MAPLE AVENUE, BISHOP'S STORTFORD FOR THE CROFT GROUP LTD

The Assistant Director (Development Control) submitted a report upon application 3/04/0259/FP seeking planning permission for the erection of 6 no. two bed flats plus open parking at 22 Maple Avenue, Bishop's Stortford. The Assistant Director reported that further letters of objection had been received in respect of this application. The Committee noted the nature of the further objections raised.

The Assistant Director recommended that this application be granted planning permission subject to the conditions detailed in the report now submitted.

The Committee noted that the application site was developed land surrounded by existing residential development. The character of Maple Avenue comprised of large residential dwellings with spacious plots.

The Committee considered that the proposal would result in an inappropriate form of development out of keeping with the street scene and character of the area. The proposal would thereby be contrary to Policies BE1 and BE2 of the East Hertfordshire Local Plan. For this reason, the Committee agreed that application 3/04/0259/FP should be refused planning permission.

RESOLVED - that application 3/04/0259/FP be refused planning permission for the following reason:-

ADC

B041 Out of keeping

The proposal would result in an inappropriate form of development out of keeping with the street scene and character of the area. The proposal would thereby be contrary to Policies BE1 and BE2 of the East Hertfordshire Local Plan.

ACTION805 E/03/0167/B – UNAUTHORISED DISPLAY OF 1 SHOP FASCIA, 2 BOX SIGNS AT 40 CHURCH STREET, WARE

The Committee supported the recommendation of the Assistant Director (Development Control) that legal proceedings and such other steps as may be required to secure the removal of the fascia sign and two box signs at 40 Church Street, Ware be authorised. The Committee further authorised officers to issue a Discontinuance Notice for the neon illuminated sign inside the window at this property.

RESOLVED - that the Assistant Director (Law and Control), in consultation with the Assistant Director (Development Control), be authorised in accordance with Section 224 of the Town and Country Planning Act 1990, to: -

ALC  
ADC

- a) institute legal proceedings and such other steps as may be required for the removal of the fascia sign and 2 box signs; and
- b) issue a Discontinuance Notice for the neon illuminated sign inside the window

at 40 Church Street, Ware.

806 3/04/0249/FP – DEMOLITION OF 2 BARNS AND ALTERATIONS TO 2 REMAINING BARNS TO ENABLE CHANGE OF USE TO LIVE/WORK UNIT AT MONKS GREEN FARM, MONKS GREEN, NR HERTFORD FOR WILLIAM ASHLEY AND PARTNERS

The Committee supported the recommendation of the Assistant Director (Development Control) that application 3/04/0249/FP should be granted planning permission subject to the conditions detailed in the report now submitted.

ACTION

RESOLVED - that application 3/04/0249/FP be granted planning permission subject to the following conditions:-

ADC

1. Five year time limit (1T03).
2. Prior to the commencement of any works, a survey to ascertain the presence of bats, their habitats or roosts, within any of the existing buildings, shall be undertaken by an appropriately qualified person, and the results shall be submitted in writing to the Local Planning Authority. In the event that the presence of bats is revealed a set of measures shall be submitted for the approval of the Local Planning Authority, and no works may be undertaken, other than in accordance with any such approved set of measures.
3. Boundary walls and fences (2E07).
4. Complete accordance (2E10).
5. Samples of materials (2E12).
6. Withdrawal of permitted development (Part 1 Class A) (Extensions) (2E20).
7. Withdrawal of permitted development (Part 1 Class E) (Outbuildings) (2E22).
8. Hard surfacing (3V21).
9. The commercial use of that part of the premises approved hereby shall be restricted to uses falling within Class B1 of the Town and Country Planning (Use Classes) Order 1987, unless otherwise agreed in writing by the Local Planning Authority.

ACTION

Directive: In the event that the presence of bats on the premises is confirmed, a licence from DEFRA must be obtained under the provisions of the Wildlife and Countryside Act 1981 prior to the commencement of any works.

807 3/04/0380/FP – ERECTION OF DETACHED COTTAGE AND DETACHED GARAGE AT LAND TO WEST OF AND 3/04/0561/FP – ERECTION OF DETACHED COTTAGE AND DETACHED GARAGE AT LAND TO SIDE OF, 62 HAVERS LANE, BISHOP'S STORTFORD FOR KMP ASSOCIATES

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The Assistant Director (Development Control) submitted a report upon applications 3/04/0380/FP and 3/04/0561/FP seeking planning permission for the erection of a detached cottage and detached garage at land to west of 62 Havers Lane, Bishop's Stortford.

The Assistant Director recommended that these applications be granted planning permission subject to the conditions detailed in the report now submitted.

The Committee noted that the material considerations in respect of both applications were whether or not the erection of a 'cottage' style dwelling was considered acceptable back land development, whether or not it would cause an unacceptable loss of amenity to existing residential properties through loss of privacy and disturbance, the issue of vehicular access upon highway safety issues and considerations related to detail layout and design.

The Committee further noted that a previous application in respect of this site had been refused planning permission. The refusal of planning permission had subsequently been the subject of an appeal. The appeal inspector had considered the site fitted the definition of previously developed land as set out in Government advice within



ACTION

Planning Policy Guidance Note 3. Therefore, there was an in principle agreement that the site was suitable for residential development. The appeal inspector had further stated that, as back land development already existed in the locality, the development of the site would not create an undesirable precedent.

The Committee noted the Assistant Director's recommendation to grant planning permission and also the conclusions reached by an inspector in relation to the appeal against the refusal of planning permission for application 3/03/0643/FP.

The Committee considered, however, that the proposed development would have an overbearing effect on the adjoining properties and a detrimental impact upon the amenities of the residents thereof contrary to Policy BE2 and Appendix 1 of the East Herts Local Plan. For this reason, the Committee agreed that both applications should be refused planning permission.

RESOLVED - that (A) application 3/04/0380/FP be refused planning permission for the following reason:-

ADC

The proposed development would have an overbearing effect on the adjoining properties, and a detrimental impact upon the amenities of the residents thereof, contrary to policy BE2 and Appendix 1 of the East Herts Local Plan, and

(B) application 3/04/0561/FP be refused planning permission for the following reason:-

ADC

The proposed development would have an overbearing effect on the adjoining properties, and a detrimental impact upon the amenities of the residents thereof, contrary to policy BE2 and Appendix 1 of the East Herts Local Plan.

ACTION

(Note: Councillors M R Alexander, W Ashley, S A Bull, A F Dearman, D Richards and M Tindale requested their vote against the decision detailed in Minute 807 above be recorded in the Minutes.)

808 3/04/0168/FP – ERECTION OF WAREHOUSE TO REPLACE EXISTING BUILDINGS TO BE DEMOLISHED, HELMER AND DYER LTD, HIGH WYCH LANE, HIGH WYCH FOR HELMER AND DYER LTD

The Assistant Director (Development Control) advised that the deadline for representations in respect of application 3/04/0168/FP would expire on the 13 May 2004.

The Committee supported the Assistant Director's recommendation that, subject to no further material representations being received by the deadline now detailed, application 3/04/0168/FP should be granted planning permission subject to the conditions detailed in the report now submitted. The Committee agreed to add a further condition to the grant of planning permission relating to fences.

RESOLVED - that subject to no significant material issues arising between now and the expiry of the press notice on 13 May 2004, application 3/04/0168/FP be granted planning permission subject to the following conditions:-

ADC

1. Five year time limit (1T03).
2. Samples of materials (2E12).
3. No external lighting (2E26).
4. Restriction of use (building) (5U02) (B8 warehouse).
5. Following the construction of the building hereby approved the three existing portable

ACTION

buildings forming part of this application and shown edged green on Plan ref. 1.528.03A, shall be removed from the site, and the site shall be cleared of all resultant rubble and debris.

6. Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the pollution of the water environment. The method and extent of this site investigation shall be agreed with the Planning Authority prior to the commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the local planning authority before development commences. The development shall then proceed in strict accordance with the measures approved.
7. No soakaways shall be constructed in contaminated ground.
8. The construction of the surface drainage system shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before the development commences.
9. Detailed drawings and specifications of any extraction, ventilation, or refrigeration plant, equipment or machinery proposed to be installed on the exterior or interior of the building hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority, prior to their installation, and shall be installed in accordance with the approved drawings and specification.

ACTION

10. No further windows (2E17).  
alter "flank elevations" to " north eastern elevation"
11. No additional commercial floorspace (SU06).  
Insert "98 sq.m."
12. Fences (2E09).

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

The Committee supported the recommendation of the Assistant Director (Law and Control) that an extension of six months from the date of this meeting be granted for the completion of planning obligations, pursuant to Section 106 of the Town and Country Planning 1990, in respect of the applications detailed in the report now submitted. Further, if an obligation was completed, the Assistant Director (Development Control) should be authorised to grant planning permission in respect of the applications detailed.

RESOLVED - that (A) an extension of six months from the date of this meeting be granted for the completion of planning obligations pursuant to Section 106 of the Town and Country Planning Act 1990, in respect of the following applications and, if an obligation is completed, the Assistant Director (Development Control) be authorised to grant permission in respect of the following planning applications:-

ALC  
ADC

<u>Planning Reference</u>	<u>Site and Proposals</u>
1. 04.06.597	Adams Yard, Maidenhead Street, Hertford. Erection of 4 buildings comprising 9 flats and parking spaces.

ACTION

2. 04.06.605 Hertford County Hospital,  
North Road, Hertford.  
Change of use healthcare  
to 20 flats + outline  
application residential  
units.
3. 04.06.619 Former Trinity Centre,  
Fanhams Hall Road, Ware.  
Demolition of existing  
buildings and  
redevelopment of site for  
residential and community  
use and related purposes.  
Demolition of existing  
buildings and  
redevelopment of site for  
open spaces and  
community use, elderly  
persons care home and  
related purposes.
4. 04.06.621 123/127 South Street,  
Bishop's Stortford.  
Demolition of existing car  
showroom and offices and  
erection of 19 No 2 bed  
flats; 4 No 3 bed flats; 6 No  
1 bed flat and 3 No 3 bed  
town houses.
5. 04.06.627 Broken Green Farm,  
Broken Green, Standon.  
Change of use part  
existing barn to extend  
existing residential annexe.
6. 04.06.628 102-106 Burnham Green  
Road, Burnham Green.  
Rationalisation of frontage  
building to provide 2 No 2

ACTION

bed cottages and an extension to the Post Office General Stores together with residential accommodation above, and

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

ALC

The meeting closed at 8.47 pm.

Nps\Devcon\28 Apr 2004\Minutes28 april 2004

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