

MINUTES OF A MEETING OF THE
DEVELOPMENT CONTROL
COMMITTEE HELD IN THE COUNCIL
CHAMBER, WALLFIELDS, HERTFORD
ON WEDNESDAY, 20 JULY 2005
AT 7.30 PM

PRESENT: Councillor R Gilbert (Chairman).
Councillors M R Alexander, W Ashley,
K A Barnes, S A Bull, N Burdett, A L Burlton,
R N Copping, A F Dearman, J Demonti,
G L 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,
J J Taylor, M J Tindale, A L Warman, M Wood.

ALSO PRESENT:

Councillor N C Poulton

OFFICERS IN ATTENDANCE:

Peter Biggs	- Development Control Manager
Michelle Diprose	- Democratic Services Assistant
Simon Drinkwater	- Director of Corporate Governance
Andrea Gilmour	- Development Control Manager
Neal Hodgson	- Director of Regulatory Services
Elizabeth Humby	- Planning Officer

195 CHAIRMAN'S ANNOUNCEMENTS

The Chairman reported that planning applications 3/05/0722/FP, erection of 12 No. flats at Clayhall, London Road, Sawbridgeworth for Phase 4 Developments, and 3/05/0789/FP, erection of 1 no. new detached dwelling at land at Pelham Road, Braughing, for Dearman Developments, had been withdrawn from the agenda at the request of the

applicants.

The Chairman also reminded Members of the presentation in relation to Balls Park and that a site visit had been arranged for Saturday 23 July 2005. Any Members wishing to attend should arrive prompt for 10.00 am.

196 DECLARATIONS OF INTEREST

Councillors R N Copping, D A A Peek and P A Ruffles all declared a personal interest in respect of application 3/05/1062/FP as they were County Councillors.

Councillor J Hedley declared a personal interest in respect of application 3/05/1062/FP. The nature of the interest was not stated.

RESOLVED ITEMS

ACTION

197 MINUTES

RESOLVED – that the Minutes of the meeting held on 22 June 2005 be confirmed as a correct record and signed by the Chairman.

198 3/05/0384/FP – DEMOLITION OF EXISTING BUILDING AND THE CONSTRUCTION OF THREE NEW DWELLINGS WITH INTEGRAL GARAGING. CONSTRUCTION OF NEW VEHICULAR ACCESS TO ALL THREE PLOTS AT 37 THORNFIELD ROAD, BISHOP'S STORTFORD FOR MR AND MRS COURTNEY

The Director of Regulatory Services reported that a further two letters signed by eighteen residents of Chantry Road, Canfield, Thornfield Road and Pleasant Road had been received raising similar objections to those stated in the report. He also informed the Committee that residents had made a request to Members for a site visit prior to the consideration of application 3/05/0384/FP.

The Director of Regulatory Services also informed the Committee that if application 3/05/0384/FP was approved, a

ACTION

further condition to ensure that all transport movement and machinery is kept within the curtilage of the boundary of the proposed dwelling would be added.

Clarification was sought and given in relation to the width, height and demarcation of the footpath along the western side of Thornfield Road.

Some Members raised concerns that this application did not appear to address the reasons for refusal from the previous application and there was also the issue of increased parking problems.

Further concern was raised in relation to the size of the proposed development and the detrimental impact and overlooking on the neighbouring properties.

Some Members felt that the existing dwellings were already overlooked and the proposed development would not have an impact on neighbouring properties.

An issue was raised in relation to the first floor windows being obscure and not fixed shut and whether a condition could be included to have the windows fixed shut as well as obscure.

The Director of Regulatory Services undertook to liaise with the Building Control Service in relation to the Health and Safety aspect of imposing the condition as a fixed shut window, if application 3/05/0384/FP was granted planning permission.

A motion was proposed and seconded to refuse application 3/05/0384/FP planning permission. After being put to the meeting and a vote taken, the motion was declared lost.

The Committee supported the recommendation of the Director of Regulatory Services that application 3/05/0384/FP be granted planning permission subject to the conditions detailed below.

ACTION

DRS

RESOLVED – that application 3/05/0384/FP be granted planning permission subject to the following conditions: -

1. Five year time limit (1T01).
2. Levels (2E05).
3. Samples of materials (2E12).
4. Boundary walls and fences (2E07).
5. No further windows (2E17).
“..... in any of the elevations or the roof form of the dwellings hereby permitted.....”
6. Withdrawal of Permitted Development (unspecified) (Part 1 Classes A, B, C and E) (2E23).
7. Provision and retention of parking spaces (3V23).
8. Prior to the commencement of works, a schedule of the means of access to the site for demolition/construction traffic shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include the point of access for demolition/construction traffic, details of the times of use of the access, the routing of demolition/construction traffic to and from the site, construction workers parking facilities and the provision, use and retention of adequate wheel washing arrangements within the site. Unless otherwise agreed in writing by the Local Planning Authority all construction

ACTION

arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

Reason: In the interests of the amenities of adjoining properties, in accordance with Appendix 1 (B) of the East Herts Local Plan.

9. Hardsurfacing (3V21).
10. Tree retention and protection (4P05).
11. Hedge retention and protection (4P06).
12. Tree/ natural feature protection: fencing (4P07).
13. Landscape design proposals (4P12).
(g), (h), (i), (j), (k), (l)
14. Landscape works implementation (4P13).
15. Vehicular use of garage (5U10).
16. The home office to plot 3 as indicated on drawing no. 0403/PL3/02 shall be occupied for purposes incidental to the enjoyment of the dwellinghouse within the application site and shall not be sold, let or rented separately.

Reason: To ensure that no intensification of use of the site would occur which could be of detriment to adjoining residents through additional noise and traffic movements in accordance with policies BE2, BE10 and M8 of the East Herts Local Plan.

ACTION

17. No works of site preparation or construction of the development hereby permitted shall take place outside the hours of 08:00 – 18:00 hours Mondays to Fridays; 08:00 – 13:00 Saturdays. No works shall take place on Sundays or Bank Holidays.

Reason: To safeguard the amenities of nearby residents of nearby properties, in accordance with policy BE10 of the East Herts Local Plan.

18. The development hereby permitted shall not be occupied until the provision of a demarcated surfaced footpath 1.5 metres wide along the western side of Thornfield Road within the applicants ownership, has been constructed in accordance with further details to be first agreed in writing with the Local Planning Authority. Thereafter such approved details shall be maintained and retained unless otherwise agreed with the Local Planning Authority.

Reason: In the interests of both pedestrian and highway safety in accordance with policy BE2 of the East Herts Local Plan.

19. The proposed first floor window openings in the north east and south west side elevations of plots 1 and 2 and as shown marked green on the submitted drawing no. 0403/PL3/01 received on 25 February 2005 shall be fitted with obscured glass, and shall be permanently retained in that condition.

Reason: To safeguard the privacy of occupiers of the adjoining property, in accordance with Appendix 1 (D) of the East Herts Local Plan.

ACTION

20. The proposed first floor window openings and roof lights in the north east elevation to plot 3 and as shown marked green on the submitted drawing no. 0403/PL3/02 received on 25 February 2005 shall both be fitted with obscured glass and fixed shut, and shall be permanently retained in that condition.

Reason: To safeguard the privacy of occupiers of the adjoining property, in accordance with Appendix 1 (D) of the East Herts Local Plan.

21. Prior to the commencement of works, details of the methods of excavation and/or any piling operation required for the development hereby permitted shall be submitted to and approved in writing with the Local Planning Authority. Thereafter such approved details shall be implemented unless otherwise agreed with the Local Planning Authority.

Reason: To safeguard the amenities of adjoining properties through noise and vibration, and to ensure that adequate protection is afforded to boundary landscaping in accordance with policies BE8, BE10 and Appendix 1 (B) of the East Herts Local Plan.

22. Materials arising from demolition (2E32).
23. Prior to the commencement of the development above ground level, detailed drawings and/or specifications of external entrance doors, and windows 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.

ACTION

Reason: In the interests of the appearance of the development, and in accordance with policy BE2 and Appendix 1 (D) of the East Herts Local Plan.

24. Refuse disposal facilities (2E24).
25. Prior to the commencement of the development hereby permitted, the existing dwelling, garage and pond shall be checked by a licensed ecology consultant for evidence of use by bats, great crested newts or other protected species. The results of this investigation, including details of protection and any mitigation measures (if required) shall be submitted to and approved in writing by the Local Planning Authority and any subsequent mitigation measures shall be undertaken in accordance with the findings of the survey.

Reason: To protect the habitats of protected species as identified under the Wildlife and Access to the Countryside Act 1981, and in accordance with policy RA13D and RA13E of the East Herts Local Plan.

26. Construction parking and storage (3V22).

Directives:

1. Other legislation (01OL).
2. Street numbering (19SN).
3. Public rights of way (18FD).
4. You are advised to contact The District Manager, Hertfordshire Highways, Sanctuary House, The Rotunda, Old London Road, Hertford SG13 7XP tel: 01992 526900 with

ACTION

regard to the carrying out of any works on any footpath, carriageway, verge or other land forming part of the highway.

5. The applicant's attention is drawn to adopting methods relating to the best practicable means to ensure dust and noise is kept to a minimum during demolition and construction works. Further advice on this matter can be obtained by contacting the Council's Environmental Health Section on 01279 655261.

Summary of Reason for Decision

The proposal has been considered with regard to Government Guidance contained within PPS1, PPG3, PPG13 and the policies of the Development Plan (Hertfordshire County Structure and East Herts Local Plan), and in particular policies DP1, BE1, BE2, BE8, BE10, RA13D, and M8 of the Adopted East Hertfordshire Local Plan (December 1999); ENV1a, ENV3, ENV5, ENV14, ENV23, TR6 and TR18 of the East Herts Local Plan Second Review Re-Deposit Version (November 2004). The balance of considerations having regard to those policies and the Inspectors decision undertaken in respect of dismissing application LPA Ref: 3/04/0751/FP is that planning permission should be granted.

199 3/05/0892/FP – ERECTION OF REAR CONSERVATORY AT 86 CANNONS CLOSE, BISHOPS STORTFORD FOR MR AND MRS ADAMS

The Committee supported the recommendation of the Director of Regulatory Services that application 3/05/0892/FP be granted planning permission subject to the conditions detailed below.

ACTION

RESOLVED – that application 3/05/0892/FP be granted planning permission subject to the following conditions: -

DRS

1. Five Year Time Limit (1T01).
2. Matching materials for conservatory (2E14).
3. Screen fencing of a height, type, material and design to be agreed in writing by the Local Planning Authority, shall be erected in the position as indicated by the green line on the plan approved herewith, prior to the first occupation of the development hereby permitted, and thereafter retained in its entirety.

Reason: To safeguard the privacy of occupiers of the adjoining property, 84 Cannons Close, in accordance with policies BE2 & BE5, and Appendix 1(D) of the East Herts Local Plan.

Directive(s)

1. Other legislation (01OL).

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan, East Herts Local Plan, and the Local Plan Second Review Re-Deposit Version), and in particular adopted policies BE2, BE5 & BE15 and Re-Deposit policies ENV1a, ENV9, ENV10 & BH1. The balance of considerations having regard to these policies is that planning permission should be granted.

ACTION

200 3/05/0644/FP – DEVELOPMENT OF 20 (NO) SHELTERED RESIDENTIAL UNITS WITH ASSOCIATED PARKING AND FACILITIES AT 1-3 LONDON ROAD, WARE FOR ST JOHN SPENCER ESTATES IN ASSOCIATION WITH WOODHALL PROPERTIES

The Director of Regulatory Services reported that four further objections had been received from local residents in relation to the height of the proposed building.

The Director of Regulatory Services further reported that the applicant had requested that consideration of application 3/05/0644/FP be deferred to a future meeting of the Development Control Committee, in order that it could submit further information from the Conservation Architect.

Following clarification as to the reasons why the applicant wanted deferral of application 3/05/0644/FP, the Committee supported the recommendation of the Director of Regulatory Services that application 3/05/0644/FP be refused planning permission for the reasons as detailed below.

RESOLVED – that application 3/05/0644/FP be refused planning permission as detailed below: -

DRS

1. The proposed development by reason of its size and massing would be detrimental to the setting of the adjacent Grade II Listed Amwell End Pumping Station, contrary to policy BE16 of the adopted East Hertfordshire Local Plan.
2. The proposed development is of a poor standard of design, landscaping and layout which fails to satisfactorily integrate with its surroundings especially the green corridor between the New River and the railway line of which this site forms a part. The scheme is thereby contrary to Policy BE2 of the East Herts Local Plan and national planning advice in PPS1.

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3. The proposal would result in overdevelopment of the site by virtue of its scale, mass and cramped and congested layout which is unsympathetic to the context of the site and its surroundings. The proposal would thereby be detrimental to the character and appearance of the Ware Conservation Area wherein the site is situated contrary to Policies BE1, BE2 and BE18 of the East Hertfordshire Local Plan.

201 3/05/1062/FP – NEW GYMNASIUM BUILDING, RICHARD HALE SCHOOL, PEGS LANE, HERTFORD FOR RICHARD HALE SCHOOL

The Director of Regulatory Services reported that a letter had been received from a local resident requesting that three further conditions be imposed, if application 3/05/1062/FP was granted planning permission.

The Committee supported the recommendation of the Director of Regulatory Services without the further conditions, that application 3/05/1062/FP be granted planning permission as detailed below.

RESOLVED – that application 3/05/1062/FP be granted planning permission subject to the following conditions: -

DRS

1. Five year time limit (1T01).
2. Levels (2E05).
3. Materials of construction (2E11).
4. Detailed plans, at an appropriate scale, of the proposed pedestrian access bridge and ramp cycle storage facilities, any external plant, flues or extracts, and of brickwork details to

ACTION

columns and plinths, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

Reason: The plans submitted are insufficient for consideration of the details mentioned.

5. The vehicle access width onto Pegs Lane shall be 4.1m with kerb radii of 6m, and any gates shall be set back a minimum of 5m from the edge of carriageway. A pram crossing shall be provided at the tangent point to each radius.

Reason: So that vehicles may enter and leave the site with the minimum of interference to the free flow and safety of other traffic on the highway and for the convenience and safety of pedestrians and disabled persons, in accordance with Appendix 1 (C) of the East Herts Local Plan.

6. The vehicle access drive shall be 4.1m wide and surfaced in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: In the interests of highway safety, and in accordance with Appendix 1 (D) of the East Herts Local Plan.

7. Provision and retention of parking space (3V23).
8. Tree retention and protection (4P05).
9. Hedge retention and protection (4P06).

ACTION

10. Landscape design proposals (4P12).
(a, b, d, e, f, g, i, j, k, l)
11. Landscape works implementation (4P13).

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and East Herts Local Plan) and in particular policies BE2, BE8, BE18, L1, L4, M8 and DP1 of the Local Plan. The balance of considerations, having regard to these policies and all other material considerations, is that permission should be granted.

202 3/05/0278/FP – TWO STOREY FRONT EXTENSION AT WYCHWAYS, LEVENAGE LANE, WIDFORD FOR MR AND MRS COXSHALL

Members raised concerns in relation to application 3/05/0278/FP that the continually creeping increments were not in keeping with the local plan and the need to keep some small modest sites.

Members raised concerns in relation to the amount of permissions and retrospective permissions that had already been granted on the property at Wychways, Levenage Lane, Widford.

Some Members felt that the dwelling was a modest size.

A motion was proposed and seconded to refuse application 3/05/0278/FP planning permission. After being put to the meeting and a vote taken, the vote was declared lost.

ACTION

The Committee supported the recommendation of the Director of Regulatory Services that application 3/05/0278/FP be granted planning permission as detailed below.

RESOLVED – that application 3/05/0278/FP be granted planning permission subject to the following conditions: -

DRS

1. Five Year Time Limit (1T01).
2. Matching materials (2E13).
3. No further windows (2E17)/

Directive(s):

1. Other legislation (01OL).

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan, East Herts Local Plan and Local Plan Review Re-Deposit Version November 2004), and in particular policies RA3, BE2 & BE6 and Re-Deposit policies GBC5, GBC6, ENV1a, ENV10 & ENV11. The balance of the considerations having regard to those policies, together with approved planning applications ref: 3/00/1301/FP, 3/01/0414/FP, and 3/01/1533/FP is that permission should be granted.

203 3/05/0433/FP – RETROSPECTIVE APPLICATION FOR INSERTION OF 2 NO. WINDOWS TO THE FLANK ELEVATION, AT ASHBOURNE HOUSE, WARESIDE FOR MR RENWICK-FORSTER

The Director of Regulatory Services reported that two letters had been received in relation to application 3/05/0433/FP, one

ACTION

from the applicant and one from the neighbour stating views on the application.

In respect of the glazing of the window, Members were asked to consider that if retrospective permission was granted, the obscure glazing be made a condition to the window as detailed in the report.

The Committee supported the recommendation of the Director of Regulatory Services that application 3/05/0433/FP be granted planning permission as detailed below.

RESOLVED – that application 3/05/0433/FP be granted planning permission subject to the following conditions: -

DRS

1. Within 2 months of the date of this decision notice, the existing clear glazed window opening located in the flank (eastern) elevation of the outbuilding shall be obscured glazed a sample of which shall have previously been agreed in writing by the Local Planning Authority, and shall be permanently retained in that condition.

Reason: To safeguard the privacy of the occupiers of the adjoining property, in accordance with Appendix 1(D) of the East Herts Local Plan.

2. Within 2 months of the date of this decision notice, the two window openings to the flank elevation hereby permitted shall be fixed shut, and shall be permanently retained in that condition.

Reason: To safeguard the privacy of the occupiers of the adjoining property, in accordance with Appendix 1(D) of the East Herts Local Plan.

ACTION

3. The toilet window opening in the flank (eastern) elevation of the outbuilding shall be fitted with obscured glass and retained in that condition at all times.

Reason: To safeguard the privacy of occupiers of the adjoining property, in accordance with Appendix 1(D) of the East Herts Local Plan.

4. No further windows (2E17).
Alter to "... no further windows, doors or openings of any kind shall be inserted in the flank (eastern) elevation of the existing outbuilding within the application site, and the existing door and window openings within the flank (eastern) elevation of the outbuilding shall not be increased in size at any time, without the written permission of the Local Planning Authority."
5. Complete accordance (2E10).

Directives:

1. Other legislation (01OL).
2. You are advised to contact the Council's Building Control Consultancy with regard to seeking advice about complying with the Building Regulations 2000 Part F1 "Means of Ventilation". Please contact Tony Wells on tel no 01992 531679.

ACTIONSummary of Reason for Decision

The proposal has been considered with regard to the policies of the Development Plan (Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and East Herts Local Plan and the Local Plan Review Re-Deposit Version November 2004), and in particular policies BE2 and BE8 and Re-Deposit policies ENV1(a) and ENV5. The balance of the considerations having regard to those policies is that permission should be granted.

204 3/04/2105/FP – NEW DWELLING HOUSE AND PARKING – LAND ADJACENT TO 99 HIGH STREET, WATTON AT STONE BY PAUL SPEARMAN

Councillor N C Poulton addressed the Committee, as he was the local ward Member for Watton-at-Stone. He informed the Committee that although residents were not against the proposed new dwelling in principle, the size of the property did give them a great deal of concern.

He asked if it would be possible for officers to give more description to the conditions Attached, as at present, they were not user-friendly and some Councillors, let alone members of the public would not be aware of what conditions are imposed. He felt that if more description was included, then this might allay people's concerns in relation to planning applications.

Councillor N C Poulton also raised concerns in relation to residents gaining access to their property and also in relation to scaffolding being erected.

The Director of Regulatory Services gave a wider description of some of the conditions as stated in the report and further stated that the local planning authority did not have any control over the erection of the scaffolding.

The Committee supported the recommendation of the Director of Regulatory Services that application

ACTION

Director of Regulatory Services that application 3/04/2105/FP be granted planning permission subject to the conditions detailed below.

RESOLVED – that application 3/04/2105/FP be granted planning permission subject to the following conditions: -

1. Five Year Time Limit (1TO1).
2. Samples of Materials (2E12).
3. No Further Windows (2E17).
4. Withdrawal of P.D. (Part 1 Class A) (2E20).
5. Withdrawal of P.D. (Part 1 Class E) (2E22).
6. Withdrawal of P.D. (Schedule 2, Part 1 Class B) (2E23).
7. Retention of Parking Space (3V20).
8. Construction Parking and Storage (3V22).
9. Tree Retention and Protection (4P05).
10. Landscape Design Proposals (4P12).
11. Landscape Works Implementation (4P13).
12. Prior to commencement of development, the construction of the surface and foul drainage system shall be carried out in accordance with details submitted to and approved in writing by

ACTION

the Local Planning Authority

Reason: To prevent pollution of the water environment in accordance with policy BE9 of the East Herts Local Plan.

13. Vehicular Use of Garage (5U10).

Directive:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. Contact Cameron Finn at the Environment Agency on 01707 632427 for further details

Summary of Reason for Decision

The proposal has been considered with regard to the policies of the Development Plan (Hertfordshire County Structure Plan, Minerals Local Plan and East Herts Local Plan and the East Herts Local Plan Second Review), and in particular policies BE2, BE7, BE8, BE9, BE15, BE16, BE18 and DP1 and review policies ENV1a, ENV5, ENV14, ENV26, BH1, BH7 and BH15. The balance of the considerations having regard to those policies is that permission should be granted.

205 REPORT BY DIRECTOR OF REGULATORY SERVICES – RESULTS OF CONSULTATION EXERCISE WITH THE RESIDENTS OF ST. MICHAELS MEAD

The Director of Regulatory Services reminded the Committee that the consultation exercise with the residents of St Michaels Mead had taken place following a variation to the Section 106 agreement for the St Michaels Mead development that was allowed on 22 October 2004.

ACTION

The Director of Regulatory Services gave an overview of the consultation process whereby residents of St Michaels Mead were asked how they would like the £165,000 that was part of the condition of the Section 106 agreement spent within the area. The report had now been presented to the Development Control Committee to seek its view on the options of the outcome of the consultation process.

Bishop's Stortford Central ward Members expressed concern that they had not been included in the consultation process as two hundred out of the nine hundred properties fell within their Ward. They asked officers to bear in mind for future reference, that they wished to be included in any consultation process for anything that fell within the Bishop's Stortford Central ward.

Another member stated that Thorley Parish Council had not been consulted either. He gave a historical view of the area and informed the Committee that the lake that was listed for improvement was not actually a lake, but a balancing pond that was located there to take surplus water away from Thorley Park.

Members discussed various options that they wanted to take forward and felt that the chosen options should not have ongoing high revenue costs that would fall to the Council to fund, once the £165,000 had been used.

Some Members felt that it would be advantageous to have a small playground in the south, as there was already one located in the north, and a tennis court somewhere in between.

Clarification was sought and given in relation to the conditions of the Section 106 agreement.

Some Members felt that the discussion had been unclear, as they were unfamiliar with the area concerned.

Following a lengthy discussion, Councillor J Hedley asked that in respect of his comments concerning the Committee's

ACTION

that in respect of his comments concerning the Committee's consideration, his apology to Members be recorded.

The Committee agreed that the four options now detailed, should be investigated further and the outcomes reported back to a future meeting.

RESOLVED - that the following four options be investigated further and the outcomes reported back to a future meeting of the Development Control Committee: -

- Tennis courts;
- Children's playground area;
- Skateboard park; and
- Improvements to the lake.

206 REPORT BY DIRECTOR OF REGULATORY SERVICES –
DEVELOPMENT BRIEF – LAND WEST OF THE RIVER
STORT AND SOUTH OF STATION ROAD,
SAWBRIDGEWORTH (THE ESBIES ESTATE)

The Director of Regulatory Services presented a report in relation to the Development Brief for Land West of the River Stort and South of Station Road, Sawbridgeworth.

ACTION

The Director of Regulatory Services informed the Committee that the Development Brief with any proposed changes be referred to Council, via the Executive, for formal approval as a document to be used as a material consideration for Development Control purposes on future planning proposals at the Sawbridgeworth site.

The local ward Member for Sawbridgeworth stated that the brief had been welcomed, however, concern had been raised that if one independent developer did not want to develop the land, the site would just sit dormant waiting for a developer that would want to develop it.

It was felt by some Members that the site was only capable of limited development and could only be developed properly by one developer.

The Committee supported the recommendation of the Director of Regulatory Services that the representations and recommended changes to the Development Brief for Land West of the River Stort and South of Station Road, Sawbridgeworth (The Esbies Estate) be supported by the Committee. Further, it supported the recommendation that the Development Brief, with any further proposed changes be referred to Council, via the Executive, for formal approval, as a document to be used as a material consideration for Development Control purposes on future planning proposals at the site.

RESOLVED - that (A) the representations and recommended changes to the Development Brief for Land West of the River Stort and South of Station Road, Sawbridgeworth (The Esbies Estate) be supported; and

DRS

(B) the Development Brief with any further proposed changes, be referred to Council, via the Executive, for formal approval, as a document to be used as a material consideration for Development Control purposes on future planning proposals at the

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ACTION

site.

207 ITEMS FOR REPORT AND NOTING

The Committee expressed its compliments to officers in the Development Control section for the continuous service improvements.

RESOLVED – that the following reports be noted.

DRS

- (1) Appeals against refusal of Planning Permission,
- (2) Planning Appeals Lodged, and
- (3) Appeals Statistics.

The meeting closed at 9.50 pm

Chairman
Date