

MINUTES OF A MEETING OF THE
DEVELOPMENT CONTROL
COMMITTEE HELD IN THE COUNCIL
CHAMBER, WALLFIELDS, HERTFORD
ON WEDNESDAY, 9 NOVEMBER
2005 AT 7.30 PM

PRESENT: Councillor R Gilbert (Chairman).
Councillors M R Alexander, W Ashley, D R Atkins,
K A Barnes, S A Bull, R N Copping, A F Dearman,
J Demonti, Mrs M H Goldspink, L O Haysey,
J Hedley, M P A McMullen, D Richards,
P A Ruffles, S Rutland-Barsby, J J Taylor,
M Tindale, M Wood.

ALSO PRESENT:

Councillor N Burdett

OFFICERS IN ATTENDANCE:

Peter Biggs	- Development Control Manager
Michelle Diprose	- Democratic Services Assistant
Simon Drinkwater	- Director of Corporate Governance
Andrea Gilmour	- Development Control Manager
Francesca Hill	- Principal Planning Officer

417 APOLOGIES

Apologies for absence were submitted on behalf of
Councillors A L Burlton, G L Francis, B W J Sapsford,
G D Scriviner and A L Warman.

418 CHAIRMAN'S ANNOUNCEMENTS

The Chairman reminded the Committee of a training day that
was being held on the 17 November 2005, and the need for

Members to forward their names to the Director of Regulatory Services if they were attending.

The Chairman also announced that Councillors N Burdett and T Milner were no longer members of the Development Control Committee as they had been replaced by newly elected Councillors L O Haysey and G D Scrivener.

419 DECLARATIONS OF INTEREST

Councillor W R Ashley declared a personal interest in respect of application 3/05/1679/FP as the applicant's wife served on the same Magistrates bench as himself.

Councillor S A Bull declared a personal and prejudicial interest in application 3/05/1699/OP as his friend owned part of the site of the proposed development. Councillor S A Bull left the Chamber prior to the consideration of the application.

Councillor N Burdett declared a personal interest in application 3/04/2379/FP as her son was a boy scout.

Councillor R N Copping declared a personal and prejudicial interest in application 3/05/1679/FP as he had previously expressed an opinion in relation to the application. Councillor R N Copping left the Chamber prior to the consideration of the application.

Councillor P A Ruffles declared a personal interest in application 3/05/1679/FP as the applicant's wife was a personal friend of his.

RESOLVED ITEMS

ACTION

420 MINUTES

RESOLVED – that the Minutes of the meeting held on 12 October 2005, be confirmed as a correct record and signed by the Chairman.

ACTION

421 3/05/1775/FP – ERECTION OF 12 NO. FLATS AT
CLAYHALL, LONDON ROAD, SAWBRIDGEWORTH FOR
PHASE 4 DEVELOPMENTS LTD

Councillor D Richards, the local Member for the Sawbridgeworth area stated that she had previously been in favour of the first application that had been granted outline planning permission in 2004. However, she felt that this application was over intensive for this site.

Some Members raised concerns in relation to traffic and parking problems in the surrounding areas, and felt the proposed development was out of keeping and detrimental to the character and appearance of the Sawbridgeworth Conservation Area.

A motion was proposed and seconded to refuse application 3/05/1775/FP planning permission.

Following a vote being taken, the Committee agreed that application 3/05/1775/FP be refused planning permission for the following reasons.

RESOLVED – that application 3/05/1775/FP be refused planning permission for the following reasons: -

DRS

1. The proposal would be out of keeping and detrimental to the character and appearance of the Sawbridgeworth Conservation Area wherein the site is situated due to its scale and form, contrary to Policy BE18 of the East Herts Local Plan.
2. Due to the inadequate provision of parking and the likely number of vehicles accessing the site from Sayesbury Avenue, the proposal would be likely to result in increased on-street parking and traffic congestion causing obstruction to the free

ACTION

and safe flow of traffic, inconvenience to local residents and will exacerbate existing traffic and parking congestion on the nearby road network. The proposal would therefore be contrary to Policies BE2 and M8 of the East Herts Local Plan.

422 3/05/1373/FP – CHANGE OF USE FROM AGRICULTURE TO A MIXED USE OF AGRICULTURE AND HORSE KEEPING: RETENTION OF STABLES AND ERECTION OF POLE BARN AT CAMPS FARM, LEVENS GREEN FOR MR J WHITE

The Committee supported the recommendation of the Director of Regulatory Services that application 3/05/1373/FP be granted planning permission as detailed below.

RESOLVED – that application 3/05/1373/FP be granted planning permission subject to the following conditions: -

DRS

1. The land and the stables hereby permitted shall not be used for hiring, livery or tuition.

Reason: To meet the particular needs of the applicant and to avoid an inappropriate increase in the amount of traffic accessing the site which is contrary to Policy RA3 and M11 of the East Herts Local Plan.

2. The necessary legal diversion of the Footpath 31 shall be obtained prior to the commencement of works on the pole barn.

Reason: To ensure the retention of and improvement to the public rights of way in accordance with Policy L2 of the East Herts local Plan.

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 Second Review Re-Deposit Version, November 2004, and in particular policies RA3, BE16, L2 and M11 and Re-Deposit policies GBC5, GBC6, GBC12, LRC5, BH15 and LRC11. The balance of the considerations having regard to those policies is that permission should be granted.

423 3/05/1904/FP – ERECTION OF 11 NO. 2 BED HOUSES PLUS CART LODGES FOR 11 CARS & PARKING FOR 13 CARS AND COVERED CYCLE STORE AT 194 – 196 STANSTED ROAD, BISHOP’S STORTFORD FOR THE CROFT GROUP LTD

The Director of Regulatory Services reported that a letter had been received from Bishop’s Stortford Town Council raising various objections to the proposed development.

He further stated that four more letters from local residents had been received raising the same objections as those detailed in the report.

Members supported the recommendation of the Director of Regulatory Services but raised concerns that the only reason for refusal was in relation to the mature landscape. It was felt there were numerous environmental issues on which the application could also be refused planning permission.

The Committee supported the recommendation of the Director of Regulatory Services that application 3/05/1904/FP be refused planning permission for the reason detailed below.

ACTION

RESOLVED – that application 3/05/1904/FP refused planning permission for the following reasons.

DRS

1. The proposed development would result in the unacceptable loss of trees around the site. As such the quality of the final development would be compromised and the development would not respect the mature landscaped character of the site and the surrounding townscape. The proposal is thereby contrary to Policy BE1 (III) and BE2 of the adopted East Herts Local Plan.

424 3/04/2330/FP – RETENTION OF LANDSCAPE GARDENERS COMPOUND AT NEW HALL FARM, WARESIDE FOR MR M SMITH

The Committee supported the recommendation of the Director of Regulatory Services, that application 3/05/2330/FP be granted planning permission as detailed below.

RESOLVED – that application 3/05/2330/FP be granted planning permission subject to the following conditions: -

DRS

1. Within two months of the date of this permission, details of a scheme to reduce the amount of external storage areas on the site as coloured yellow on the approved drawings, complete with a timetable for implementation, shall be submitted to and agreed in writing with the local planning authority. Thereafter such approved details shall be implemented and retained unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity

ACTION

and to protect the rural locality in accordance with policy RA3 of the East Herts Local Plan.

2. The use of the compound hereby permitted shall be limited solely to storage of vehicles registered and owned by the applicant and landscaping materials as set out in the letter dated 15th November 2004 which accompanied the application and shall not be used for any other purposes unless otherwise agreed in writing with the Local Planning Authority.

Reason: For the avoidance of doubt as to the scope of this permission and to restrict the use of the compound to one compatible with the surrounding rural area, in accordance with policy RA3 of the East Herts Local Plan.

3. Boundary wall and fences (2E07).
4. Within two months of the date of this permission, further details of any external lighting required in connection with the development shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter such approved details shall be implemented and retained unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity and to protect the rural locality in accordance with policy RA3 of the East Herts Local Plan.

ACTION

5. Landscape design proposals (4P12).
Replace “No works or development shall take place until full...” with ...“Within two months of the date of this permission...”
(b, c, d, e, f, l, j, k, l)
6. Any goods, articles or materials stored within the area edged in yellow on the approved drawings shall not exceed a total of 3.0 metres in height.

Reason: In the interests of visual amenity and to protect the rural locality in accordance with policy RA3 of the East Herts Local Plan.

Directives

1. Other legislation (01OL).
2. Ownership (02OW).

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, Waste Local Plan, East Herts Local Plan and the East Herts Local Plan Second Review Re-Deposit Version November 2004), and in particular policy RA3 and Re-Deposit policies GBC5, and GBC6. The balance of the considerations having regard to these policies is that permission should be granted.

ACTION

425 3/05/1699/OP – TERRACE OF 3 HOUSES WITH IMPROVEMENTS TO PUBLIC CAR PARK ON LAND TO REAR OF 59 HIGH STREET, BUNTINGFORD, HERTS FOR MR MICHAEL WILKINSON

The Committee supported the recommendation of the Director of Regulatory Services that application 3/05/1699/OP be refused planning permission for the reasons detailed below.

RESOLVED – that application 3/05/1699/OP be refused planning permission for the following reasons: -

DRS

1. The proposed development would result in inadequate amenity space for residents of the proposed dwellings. The proposal is therefore unduly cramped and contrary to Policy BE2 of the East Herts Local Plan.
2. Insufficient information has been submitted regarding details of the integration of car park changes with the proposal to allow a clear assessment of the parking provision for the development and its implications for the town centre car park.
3. No information on ground conditions has been provided. No measures have been indicated for sustainable drainage solutions to address ongoing issues of poor drainage within the vicinity of the site. Inadequate information has been provided for the Council to properly consider this aspect of the development.

ACTIONDirective

1. Revised Applications (27RA).
2. Add “Any revised application should include details of the proposed repairs to the listed building”.

426 3/05/1773/FP – REPLACEMENT OF EXISTING STABLES AND TACK ROOM – LAND REAR OF CROMER COTTAGE, CROMER, HERTFORDSHIRE BY COUNCILLOR J RANGER

The Committee supported the recommendation of the Director of Regulatory Services that application 3/05/1773/FP be granted planning permission as detailed below.

RESOLVED – that application 3/05/1773/FP be granted planning permission subject to the following conditions: -

DRS

1. Three Year Time Limit (1T12).
2. Samples of Materials (2E12).

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 in particular policies RA3, RA11 and BE15 and review policies GBC5, GBC6, GBC16b and BH1. The balance of the considerations having regard to those policies is that permission should be granted.

ACTION

427 3/05/1470/FP - ADDITION OF PART OF 3RD FLOOR TO CREATE 4 NO. ADDITIONAL FLATS IN MANSARD FORM WITH ASSOCIATED ALTERATIONS AND LAYOUT OF CAR PARK AT GROUND FLOOR, AT OSPREY HOUSE, BRIARDALE, WARE FOR WHOLECOURT LTD

The local Member for Ware raised concern in relation to the proposed development, but stated she could not find any reasons to propose a motion to refuse the application. She did request that a condition in relation to improving the car parking area be included to alleviate some of the current parking problems.

Other Members also requested a condition improving the parking to be included if application 3/05/1470/FP was granted planning permission.

Clarification was sought and given in relation as to when restrictions on the height of developments were referred to.

The Committee supported the recommendation of the Director of Regulatory Services that application 3/05/1470/FP be granted planning permission as detailed below.

RESOLVED – that application 3/05/1470/FP be granted planning permission subject to the following conditions: -

DRS

1. Five year time limit (1T01).
2. Samples of materials (2E12).
3. Refuse disposal facilities (2E24).
4. Provision and retention of parking spaces (3V23).
Amend ...as shown on plans to be first submitted to and agreed in writing by the

ACTION

local planning authority and such...

5. Hours of working, plant and machinery (6N05).
6. External lighting (2E17).
Add at end "The approved lighting shall be provided prior to the occupation of the development".
7. Hardsurfacing (3V21).

Directives

1. Other legislation (01OL).
2. Ownership (02OW).

Summary of Reason for Decision

The proposal has been considered with regard to the policies of the Development Plan (Hertfordshire County Structure, Minerals Local Plan, Waste Local Plan and East Herts Local Plan), and in particular policies BE1, BE2 and BE5 of the Adopted East Herts Local Plan. The balance of the considerations having regard to those policies is that permission should be granted

ACTION

- 428 3/05/1679/FP – ERECTION OF 4 DETACHED DWELLINGS WITH ASSOCIATED PRIVATE ACCESS, TURNING AND PARKING/GARAGE FACILITIES (REVISED SCHEME) AT LAND NORTH OF THE CLOCKHOUSE, HODDESDON ROAD, STANSTEAD ST MARGARET'S FOR MR C J GORDON

The Director of Regulatory Services informed the Committee of the revised plans for an alternate access road that had been displayed along with the original planning application.

Councillor P A Ruffles requested that the Committee defer application 3/05/1679/FP without debate due to of the lack of a listed building application. He felt that a presence of a listed building application would assist the Committee in making the right decision.

A motion was proposed and seconded to defer application 3/05/1679/FP. Following a vote being taken the Committee agreed to defer application 3/05/1679/FP as detailed below.

RESOLVED – that (A) application 3/05/1679/FP be deferred for the following reason: -

DRS

Deferred pending receipt of the listed building consent application

- 429 A) 3/05/0193/FP AND B) 3/05/1494/LB – RELOCATION OF ONE BARN AND CONVERSION OF BARN TO FORM RESIDENTIAL DWELLING. CONVERSION OF BARN FOR GARAGING AT 16 BRICKENDON GREEN, BRICKENDON BY MR & MRS H WRIGHT

The Committee supported the recommendation of the Director of Regulatory Services that application 3/05/0193/FP be granted planning permission and application 3/05/1494/LB be granted listed building consent as detailed below.

ACTION

DRS

RESOLVED – that (A) application 3/05/0193/FP be granted planning permission subject to the following conditions: -

1. Five year time limit (1T01).
2. Samples of materials (2E12).
3. Boundary walls and fences (2E07).
4. If protected species are suspected or present on site, then measures for their protection shall be carried out in accordance with details, including a schedule of works, to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: To protect the habitats of bats which are a protected species under the Wildlife and Access to the Countryside Act 1981, and in accordance with policy RA13E of the East Herts Local Plan

5. Landscaping – delete a, d, f, h (4P12).
6. Landscape works implementation (4P13).
7. Parking space (3V19).
8. Vehicular use of garage (5U10).
9. Conservation area clearance of site (8L13).
10. Withdrawal of P.D. (Part Class A) (2E20).

ACTION

11. Withdrawal of P.D. (Part Class E) (2E22).

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 RA2, RA6, BE8, BE18, BE16, M8, RA13C and RA13D and review policies GBC2, GBC3, GBC11, BH7, BH8, ENV5, BH13, BH14, TR6, ENV21 and ENV22. The balance of the considerations having regard to those policies is that permission should be granted.

(B) application 3/05/1494/LB be granted listed building consent subject to the following conditions:-

DRS

1. Listed Building five year time limit (1T05).
2. Samples of materials (2E12).
3. Listed building (timber structure) (8L01).
4. Listed building (new timber frame) (8L02).
5. Listed building (new windows) (8L03).
6. Listed building (new doors) (8L04).
7. Listed building (new brickwork) (8L06).
8. Listed building (new boarding) (8L07).
9. Listed building (new rwg) (8L09).

ACTION

10. Listed building (making good) (8L10).
11. Listed building repairs schedule (8L11).

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 policy BE16 and review policies BH13 and BH14. The balance of the considerations having regard to those policies is that permission should be granted.

430 3/05/1019/FP – DOUBLE STOREY REAR EXTENSION AND REAR CONSERVATORY AT 30 GRANGE ROAD, BISHOP'S STORTFORD FOR MR HUDSON

Members raised concerns in relation to the overbearing impact to the neighbouring property and felt that it would have a serious detrimental impact on the neighbouring residents.

Clarification was sought and given in relation to the boundary wall and the main window overlooking the neighbouring property.

A motion was proposed and seconded to refuse application 3/05/1019/FP planning permission. Following a vote being taken, the Committee agreed that planning application 3/05/1019/FP be refused planning permission for the following reasons.

RESOLVED - that application 3/05/1019/FP be refused planning permission for the following reasons: -

DRS

ACTION

1. Overbearing and overshadowing (B053).
property to the severe detriment...
and Policies BE2 and BE5...
delete (III) after BE5

431 3/04/2379/FP – ERECTION OF 5 DETACHED DWELLINGS, ASSOCIATED GARAGES, PARKING, LANDSCAPE WORKS AND AMENDMENTS TO ACCESS AT THE SCOUT LAND, SPRINGHALL ROAD, SAWBRIDGEWORTH FOR MAVRASTAR LTD

The Director of Regulatory Services reported that a further three letters of objection had been received, raising similar concerns to those detailed in the report and further raising concern that the suggested widening of the access road was still inadequate.

The Director of Regulatory Services further suggested minor changes to some of the conditions if application 3/04/2379/FP was granted planning permission.

Councillor D Richards, the local Member for Sawbridgeworth informed the Committee that the management committee for Cutforth Road had withdrawn its permission for a scout hut to be built on the site. She asked the Committee to consider deferring application 3/04/2379/FP whilst another site was identified.

Some Members agreed that the amendment to condition 27 would ensure that the scout hut would be built, and that the application should be granted planning permission.

Concern was raised in relation to Hertfordshire Highways' suggestions for improvement to the access road.

A motion was proposed and seconded to defer application 3/04/2379/FP. Following a vote being taken, the Committee agreed to defer application 3/04/2379/FP as detailed below.

ACTION

RESOLVED - that application 3/04/2379/FP be deferred for the following reason: -

DRS

Deferred to seek clarification of the provision of the Scout Hut.

432 E/04/0494/B – UNAUTHORISED STATIONING OF A CONTAINER AT THE REAR OF 46/47 CHURCH STREET, WARE

The Committee supported the recommendation of the Director of Regulatory Services that enforcement action under Section 172 of the Town and Country Planning Act 1990 be authorised and any such steps as may be required to secure the removal of the container at the rear of 46/47 Church Street, Ware.

RESOLVED - that the Director of Regulatory Services, in consultation with the Director of Corporate Governance, be authorised to take enforcement action under Section 172 of the Town and Country Planning Act 1990 and such other steps as may be required to secure the removal of the container from within the rear yard of the site for the following reasons: -

DRS

Period of Compliance: 28 days

Reasons why it is expedient to issue an Enforcement Notice

1. The use of this storage container as an adjunct to the activities of the functioning of the restaurant is detrimental to the amenities of nearby residential properties by reason of noise and general disturbance, particularly during the hours of evening trading.
2. The siting of the storage container is

ACTION

detrimental to the character and appearance of the Ware Conservation Area wherein the site is situated, contrary to policy BE18 of the East Hertfordshire Local Plan.

3. The siting of the storage container results in insufficient previously allocated parking being available for the occupiers of the adjoining flats and two adjoining shops contrary to the provisions of policy M8 of the East Hertfordshire local Plan. This has the potential to result in on-street parking nearby which would interrupt the free passage of traffic on Church Street and would further detract from the character and appearance of the area.

433 E/05/0013/A – UNAUTHORISED DISPLAY OF ADVERTISEMENT SIGNS AT THE ACCESS TO 277 STANSTED ROAD, BISHOPS STORTFORD

The Director of Regulatory Services reported to the Committee that a planning application had now been received. However, he stated that he would still seek the Committee's approval for enforcement action to be taken should planning permission be refused.

The Committee supported the recommendation of the Director of Regulatory Services that enforcement action under Section 224 of the Town and Country Planning Act 1990 be authorised and any such steps as may be required to secure the removal of the unauthorised advertisements at the access to 277 Stansted Road, Bishop's Stortford.

RESOLVED - that the Director of Regulatory Services, in consultation with the Director of Corporate Governance, be authorised to take enforcement action under Section 224 of the Town and Country Planning Act 1990 and such other

DRS

ACTION

steps as may be required to secure the removal of the unauthorised advertisements on the access site for the following reasons: -

Reason why it is expedient to take legal action:

The advertisements, by reason of their size and siting in this prominent location, are visually intrusive and detrimental to the character and appearance of the surrounding area as a whole, contrary to policy BE24 of the adopted East Herts Local Plan.

434 E/04/0503/A –THE DISPLAY OF AN UNAUTHORISED ADVERTISEMENT BOARD ON LAND 800 YARDS (APPROX) NORTH OF THE WESTMILL TURNING ON THE A10, BUNTINGFORD

The Committee supported the recommendation of the Director of Regulatory Services that enforcement action under Section 224 of the Town and Country Planning Act 1990 be authorised and any such steps as may be required to secure the removal of the unauthorised advertisement board on land 800 yards (approx) north of the Westmill turning on the A10 Buntingford as detailed below.

RESOLVED - that the Director of Regulatory Services, in consultation with the Director of Corporate Governance, be authorised to take enforcement action under Section 224 of the Town and Country Planning Act 1990 and such other steps as may be required to secure the removal of the unauthorised advertisement board for the following reasons: -

DRS

Reason why it is expedient to take legal proceedings:

The advertisement board is unduly prominent and

ACTION

visually intrusive in the surrounding area to the detriment of visual amenity. Furthermore, it may result in a distraction to road users in the vicinity.

- 435 E/03/0065/A BREACH OF CONDITION 17 OF PLANNING PERMISSION REFERENCE 3/98/0028/FP AND PARAGRAPH 2.4.1 OF A RELATED SECTION 106 AGREEMENT BOTH OF WHICH RESTRICT ANY PART OF THE SHORT TERM LET ACCOMMODATION AT THE SITE BEING USED BY ANY PERSON FOR MORE THAN A TOTAL OF 6 MONTHS IN ANY 12 MONTH PERIOD AT FILLETS FARM, HUNSDON, HERTS

The Director of Regulatory Services reported to the Committee that a planning application had now been received. However, he stated that he would still seek the Committee's approval for enforcement action to be taken should planning permission be refused.

The Committee supported the recommendation of the Director of Regulatory Services that legal action, enforcement action under Section 172 and/or 187A of the Town and Country Planning Act 1990 be authorised and any such steps as may be required to secure compliance with condition 17 of the planning permission reference 3/98/0028/FP and paragraphs 2.4.1 and 2.4.2 of the Section 106 agreement as detailed below.

RESOLVED - That the Director of Regulatory Services, in consultation with the Director of Corporate Governance be authorised to take legal action; enforcement action under section 172 and/or section 187A of the Town and Country Planning Act 1990; and such other steps as may be required to secure compliance with condition 17 of planning permission reference 3/98/0028/FP and paragraphs 2.4.1 and 2.4.2 of the Section 106 agreement both of which restrict any part of the short term let accommodation to be used by any person for more than a total of 6 months in any 12

DRS

ACTION

month period for the following reasons.

Period of Compliance: 3 months

Reasons why it is expedient to instigate enforcement action:

The site lies within the Rural Area as defined in the East Herts Local Plan. The use of the approved short term holiday let accommodation for permanent residential occupation is clearly contrary to the permission granted under reference 3/98/0028/FP and is contrary to policy RA3 of the East Herts Local Plan.

436 E/04/0457/B – UNAUTHORISED DEVELOPMENT OF A POLE WITH LIGHTING AND CCTV CAMERAS AT COLE GREEN PET AND GARDEN CENTRE, BIRCHALL LANE, COLE GREEN, HERTFORD

The Director of Regulatory Services reported to the Committee that a planning application had now been received. However, he stated that he would still seek the Committee's approval for enforcement action to be taken should planning permission be refused.

The Committee supported the recommendation of the Director of Regulatory Services that enforcement action under Section 172 of the Town and Country Planning Act 1990 be authorised and any such steps as may be required to secure the removal of the unauthorised pole with its attached flood lights and CCTV cameras as detailed below.

RESOLVED - that the Director of Regulatory Services, in consultation with the Director of Corporate Governance, be authorised to take enforcement action under Section 172 of the Town and Country Planning Act 1990 and such other steps as may be required to secure the removal of the unauthorised pole with its attached flood light

DRS

ACTION

and CCTV camera at Cole Green Pet and Garden Centre, Birchall Lane, Cole Green, for the following reasons: -

Period of Compliance: 28 days

Reasons why it is expedient to issue an Enforcement Notice: -

1. The unauthorised lighting/camera column represents inappropriate development in the Metropolitan Green Belt and conflicts with the aims of openness and avoiding the urban encroachment thereof. The development is thereby contrary to Green Belt policy as expressed in PPG2 and policy RA2 of the Local Plan.
2. The unauthorised development is unduly prominent and visually intrusive in the surrounding area and is thereby detrimental to the character and appearance of the area. The resulting floodlighting at night is particularly intrusive and out of keeping with the rural surroundings.

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

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

The Committee supported the recommendation of the Director of Corporate Governance that an extension of six

ACTION

months be granted for the completion of planning obligations pursuant to Section 106 of the Town and Country Planning Act 1990, as detailed in the report submitted.

RESOLVED - 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 Act 1990, in respect of the applications detailed in the report and, if an obligation was completed, the Director of Corporate Governance be authorised to grant permission in respect of the following planning applications: -

DCG

Planning ReferenceSite and Proposals

- | | |
|--------------|---|
| 1. 04.06.540 | Adoptive reuse of Maltings building for residential purposes at Barber's Yard, Old Cross Wharf, Hertford and proposed residential development for 6 No dwellings at Hertford Haulage Yard, Old Cross, Hertford. Demolition of boundary wall and garage/store in connection with the erection of six houses. |
| 2. 04.06.663 | Briggens House Hotel, Briggens Park, Stanstead Abbots. Partial demolition extension and alterations to hotel to provide additional bedrooms, leisure and conference facilities, car parking and detached golf changing rooms. |

ACTION

- 3. 04.06.664 Land at junction Star Street, Bowling Road, Ware. Residential development comprising 1 x studio, 18 x 1 bedroom, 30 x 2 bedroom apartments, 8 x 1 bedroom, 12 x 2 bedroom affordable housing units with car parking and amenity area.

438 ITEMS FOR REPORT AND NOTING

RESOLVED – that the following reports be noted.

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

The meeting closed at 8.45 pm

Chairman
Date