

MINUTES OF A MEETING OF THE
DEVELOPMENT CONTROL
COMMITTEE HELD IN THE COUNCIL
CHAMBER, WALLFIELDS, HERTFORD
ON WEDNESDAY 11 JANUARY 2006
AT 7.30 PM

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

OFFICERS IN ATTENDANCE:

Peter Biggs	- Development Control Manager
Simon Drinkwater	- Director of Corporate Governance
Andrea Gilmour	- Development Control Manager
Neal Hodgson	- Director of Regulatory Services
Liz Humby	- Principal Planning Officer
Martin Ibrahim	- Senior Democratic Services Officer
Peter Mannings	- Democratic Services Assistant
Alison Young	- Enforcement Manager

538 APOLOGIES

Apologies for absence were submitted on behalf of
Councillors G L Francis and L O Haysey.

539 CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed the press and public to the

meeting and wished everyone a happy new year.

He introduced and welcomed Peter Mannings, newly appointed Democratic Services Assistant, to his first meeting of the Committee.

The Chairman reported that, as requested by Members, the full address of applications had now been included in notifications sent by e-mail.

The Chairman advised that the item relating to application 3/05/2226/OP Outline permission for 15 dwellings at Buckle Engineering, Cromer had been withdrawn.

RESOLVED ITEMS

ACTION

540 MINUTES

RESOLVED - that the minutes of the meeting held on 7 December 2005 be confirmed as a correct record and signed by the Chairman.

541 3/05/2230/FP – SIDE EXTENSION TO AN AGRICULTURAL BUILDING AT ALSWICK HALL FARM, HARE STREET, BUNTINGFORD FOR ALSWICK HALL FARMS LTD

The Director of Regulatory Services advised that representation from Hertfordshire Highways had now been received requesting that two additional conditions be attached to any granting of planning permission. These related to the provision of wheel washing facilities and on-site parking. He considered the request relating to wheel washing facilities to be an appropriate condition. However, he did not consider the provision of on-site parking to be necessary as there was sufficient room on the site.

The Committee supported the recommendation of the Director of Regulatory Services that application 3/05/2230/FP be granted planning permission subject to the conditions detailed in the report now submitted.

ACTION

RESOLVED - that application 3/05/2230/FP be granted planning permission subject to the following conditions:

DRS

1. Three Year Time Limit (1T12)
2. Matching Materials (2E13)
3. The height of the barn extension shall not exceed the height of the barn completed under planning permission 3/02/2137/FP.

Reason: In the interests of appearance and character of the surrounding rural landscape.

4. Wheel washing facilities (3V25)
5. Tree retention and protection (4P05)
6. Tree protection: Excavations (4P09)
7. Tree Planting (4P15)(a)

Summary of Reasons 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 policy RA3. The balance of the considerations having regard to these policies and the other material considerations in this case is that planning permission should be granted.

ACTION

542 3/05/1862/FP – ERECTION OF STORAGE BUILDING AT
VAN HAGE'S GARDEN CENTRE CO., AMWELL HILL,
GREAT AMWELL, WARE FOR VAN HAGE AND CO.
(HOLDINGS) LTD

The Committee supported the recommendation of the Director of Regulatory Services that application 3/05/1862/FP be granted planning permission subject to the conditions detailed in the report now submitted.

RESOLVED - that application 3/05/1862/FP be granted planning permission subject to the following conditions:

DRS

1. Three year time limit (1T12)
2. Samples of materials (2E12)
3. Within 2 months of completion of the development hereby approved, all unauthorised storage containers currently located within the area hatched green on the approved drawings shall be removed from the site and the land shall be reinstated and landscaped to a scheme to be submitted to and approved in writing with the Local Planning Authority. Such approved details shall thereafter be implemented, retained and maintained.

Reason: In the interests of the visual amenity of the locality and to ensure that the landscape character area and openness of the Green Belt is maintained in accordance with policies RA2 and RA12 of the Adopted East Herts Local Plan, and policies GBC2 and GBC3 of the East Herts Local Plan Second Review Re-Deposit Version November 2004.

ACTION

4. Prior to the commencement of the development hereby permitted, detailed drawings indicating a properly consolidated and surfaced turning facility for HGV vehicles, at a scale of not less than 1:200, shall be submitted to and agreed in writing by the Local Planning Authority. Such approved details shall thereafter be implemented, retained and maintained unless otherwise agreed in writing with the Local Planning Authority.

Reason: For the avoidance of doubt as to the scope of this permission and in the interests of highway safety in accordance with policy M8 and Appendix 1(D) of the Adopted East Herts Local Plan, and policy TR6 of the East Herts Local Plan Second Review Re-Deposit Version November 2004.

5. The proposed storage building shall not be used for any purpose other than for the storage of goods associated with the principle use of the site as a garden centre and shall not involve any retailing being undertaken.

Reason: For the avoidance of doubt as to the scope of this permission and to ensure that no alternative use is made of the building which would be inappropriate to this Green Belt location or contrary to policy RA2 of the East Herts Local Plan.

6. Refuse disposal facilities (2E24)
7. Lighting details (2E27)

Directives

1. Other legislation (01OL)

ACTIONSummary of Reason for Decision

The proposal has been considered with regard to policies of the Development Plan (Hertfordshire County Structure, Minerals Local Plan, Waste Local Plan and East Herts Local Plan) and in particular PPG2 and policy RA2, RA11, BE2 & Appendix I, BE8, SH10 and M8 of the East Herts Local Plan 1999 and policies GBC2, GBC3, GBC7, ENV1a, ENV3, ENV5, STC12 and TR6 of the East Herts Local Plan Second Review Re-Deposit Version November 2004. The balance of consideration having regard to these policies and the approval of application 3/95/0716/FP relating to a similar type of development, is that planning permission should be granted.

- 543 3/05/2043/FP – FOR PUBLIC SERVICE AND COMMERCIAL VEHICLE PARKING (WITH A WEIGHT RESTRICTION TO A MAX OF 7.5 TONNES AND NO REFRIGERATION VEHICLES) TO USE THE EXISTING FACILITY BETWEEN THE HOURS OF 7PM UNTIL 7AM AT PARK & RIDE CAR PARK, WOODSIDE, DUNMOW ROAD, BISHOP'S STORTFORD FOR DAVID HARRIS, M AND D DEVELOPMENTS LTD

The Director of Regulatory Services submitted a report proposing the refusal of planning permission in respect of application 3/05/2043/FP.

Some Members sought clarification on whether there was a need for lorry parks identified in the Local Plan as the Director's report appeared to be contradictory. The Director advised that the Local Plan had identified a need in the Bishop's Stortford area. However, the application had not demonstrated a need for such provision at that particular location.

The Chairman reminded the Committee of its previous decision to refuse planning permission when a previous

ACTION

application had been considered in October 2005 (Minute 357 refers), on the grounds of inappropriate development within the Metropolitan Green Belt and harmful impact on nearby residents' amenities from noise disturbance.

Councillor Barnes expressed his disappointment with the Director's recommendation and suggested that the proposed facility would not cause any harm in this area.

Councillor Wood, as a local Ward Member, supported the Director's recommendation and referred to noise issues that had been raised by local residents. Other Members also supported the Director's recommendation on the basis that the application was still incomplete.

Councillor Tindale referred to the forthcoming Bishop's Stortford Transport Plan. He moved and Councillor Barnes seconded, a motion that application 3/05/2043/FP be deferred pending the submission of further information.

After being put to the meeting and a vote taken, the motion was declared LOST.

After being put to the meeting and a vote taken, the Committee supported the recommendation of the Director of Regulatory Services that application 3/05/2043/FP be refused planning permission for the reasons detailed in the report now submitted.

RESOLVED - that application 3/05/2043/FP be refused planning permission for the following reasons:

DRS

1. The application site lies within the Metropolitan Green Belt, as defined in the East Hertfordshire Local Plan where development will only be allowed for certain specific purposes and provided sufficient justification has been submitted establishing the appropriateness for the proposed use of the site. No such special circumstances are

ACTION

apparent in this case, and the proposal represents inappropriate development within the Metropolitan Green Belt, contrary to the aims and objectives of policy RA2 and M9 of the Adopted East Herts Local Plan, Policy 5 of the Hertfordshire County Structure Plan 1991-2011, and guidance contained in PPG 2 "Green Belts".

2. The proposed use of the site would be harmful to the amenities of nearby residents, in particular at Woodlands Lodge, Shortcroft and Woodlands contrary to policies BE10 and M9 of the Adopted East Herts Local Plan.

544 3/05/2199/FP – ERECTION OF FOUR NEW HOUSES WITH SINGLE GARAGES AT A10 AUTOWORLD, FORMER A10, HIGH CROSS FOR ADRIATIC LTD

The Director of Regulatory Services reported that Thundridge Parish Council had advised that it had no objections to this application.

The Committee supported the recommendation of the Director of Regulatory Services that application 3/05/2199/FP should be granted planning permission subject to the conditions now detailed.

RESOLVED – that application 3/05/2199/FP be granted planning permission subject to the following conditions:

DRS

1. Three year time limit (1T12)
2. Boundary walls and fences (2E07)
3. Samples of materials (2E12)
4. No further windows (2E17)

ACTION

5. Withdrawal of P.D. (Part 1 Class A, B and E and Part 2 Class A) (2E23)
6. Vehicular use of garage (5U10)
7. Lighting details (2E27)
8. Materials arising from demolition (2E32)
9. Contaminated land survey and remediation (2E33)
10. Approved accesses only (3V04)
11. Existing access closure (3V05) (insert 'Northern')
12. Sight lines (3V08) (2.4m x 60m)
13. Pedestrian visibility splays (3V10) (insert 2m x 2m)
14. Hard surfacing (3V21)
15. Construction parking and storage (3V22)
16. Wheel washing facilities (3V25)
17. Landscape design proposals (4P12) (e, f, i, j, k, l)
18. Landscape works implementation (4P13)
19. Screen planting (4P14) (delete 'advance' (insert 'along the southern boundary' and under Reason 'and to mitigate against any complaints from future residents of the development with regards to odour and noise from the adjoining site.')

ACTION

20. Tree planting (4P15)
21. Landscape maintenance (4P17)
22. Retention of landscaping (4P21)
23. In connection with all site preparation, demolition and construction works no plant or machinery shall be operated on the premises before 0730 hrs on Monday to Saturday, nor after 1830 hrs on weekdays and 1330 hrs on Saturdays, nor at any time on Sundays or bank holidays.

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

24. The construction of the surface and foul 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.

Reason: To prevent pollution of the water environment.

25. No soakaways shall be constructed in contaminated land.

Reason: To prevent pollution of groundwater.

Directives

1. Other legislation (01OL)

Summary of Reason for Decision

ACTION

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 East Herts Local Plan Second Review Re-Deposit Version, November 2004), and in particular policies RA3, M8 and BE10, and Re-Deposit policies GBC5, GBC6, ENV28 and EDE9. The development proposed does not comply with the above Structure or Local Plan policies. However, other material considerations exist in this case relating to the existing intrusive appearance of the site and the previous planning permission on the site (3/05/0178/FP). The proposed development will not result in an incursion into the countryside nor will it be harmful to the rural character of the area and therefore on the balance of consideration permission should be granted.

555 3/05/1914/FP – DEMOLITION AND RE-ERECTION OF AGRICULTURAL BARNS E AND F AND RE-ERECTION OF FIRE DAMAGED BARNS A, B, C & D, AND CONVERSION TO PROVIDE 5 DWELLINGS AT STOCKING PELHAM HALL FARM, STOCKING PELHAM FOR MR HITCHCOCK

The Director of Regulatory Services advised the Committee of the contents of correspondence received from the applicant's agent in this matter. He also reported that Stocking Pelham Parish Council had advised of their strong objections to the application.

Councillor Tindale, speaking as the local Ward Member, stated that he understood the reasons for the Officer's recommendation. However, he questioned the Officer's comments regarding the economic viability of the holiday lets planning permission previously agreed. He believed that the economics had been affected significantly by the fire at the premises and that the only viable option now was to rebuild residential dwellings.

ACTION

Other Members expressed their support for the Director's recommendation that the application be refused.

After being put to the meeting and a vote taken, the Committee supported the recommendation of the Director of Regulatory Services that application 3/05/1914/FP be refused planning permission for the reasons detailed in the report now submitted.

RESOLVED - that application 3/05/1914/FP be refused planning permission for the following reason:

DRS

Within Rural Area – EHLP (R031)

556 3/05/0122/FP – CONSTRUCTION OF A WEIR IN THE RIVER STORT AT THE CASTLE, BISHOP'S STORTFORD FOR EAST HERTS COUNCIL

The Director of Regulatory Services reported the details of a representation received from the Environment Agency on this application. The Environment Agency had raised objections to the application on the grounds of insufficient information and the likelihood of the scheme being detrimental to the landscape and ecology of the area. Since receiving these, the applicant had engaged independent consultants which had resulted in the scheme now proposed. However, the Environment Agency had maintained the original objection but had suggested that if permission was granted, a number of conditions should be attached. These were detailed by the Director, but it was not recommended that the removal of the Hockerill sluice be included, as this was not in the Council's ownership.

The Director also reported on a representation received by a local resident raising concern for the potential for flooding caused by the scheme.

Councillor Richards expressed concern for the potential for flash flooding to occur and raised the issue of the impact of

ACTION

the proposed scheme for navigation lanes further down the river.

Councillors Peek also expressed concern for the potential for flash flooding in the area and suggested that a pumping solution was needed.

Members expressed the view that if the application was granted, the conditions suggested by the Environment Agency should be attached.

After being put to the meeting and a vote taken, the Committee supported the recommendation of the Director of Regulatory Services that application 3/05/0122/FP be granted planning permission subject to the conditions now detailed.

RESOLVED - that application 3/05/0122/FP be granted planning permission subject to the following conditions:

DRS

1. Five Year Time Limit (1T01)
2. Materials of construction (2E11)
3. Programme of archaeological work (2E02)
4. Landscape Design Proposals (4P12)
a, e, i, l
5. Landscape maintenance (4P17)
6. No development shall commence until the detailed design of the weir structure has been submitted to and approved in writing by the Local Authority in consultation with the Environment Agency.

Reason: To safeguard the river environment.

ACTION

7. No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.

Reason: To prevent the increased risk of flooding due to impedence of flows and reduction of flood storage capacity.

8. The Grange Paddocks weir shall be removed prior to the construction of the new weir. This shall be carried out in a method agreed with the Environment Agency.

Reason: To mitigate the impact of the new weir upon the recovering river.

9. A landscape and ecological enhancement plan shall be agreed, submitted to and approved by the Local Planning Authority in consultation with the Environment Agency and implemented following construction of the new weir. This shall include any necessary river works including creation of berms, faggoting, bank regrading, flow deflectors, appropriate native planting, introduction of gravels where necessary and long term monitoring of ecology.

Reason: To mitigate for the impact of the new weir upon the river and it's wildlife.

10. An area of the river, equivalent to that which is impounded by the river, shall be restored to natural conditions to replace those, which are lost by the works, including all appropriate civil works and landscaping. The scope, siting and details of these works shall be approved in writing by the Local Planning Authority in consultation with the Environment Agency and implemented prior to the

ACTION

construction of the new weir.

Reason: To compensate for the geomorphological and biological habitat lost due to the construction of the weir.

11. A management plan shall be written and implemented for the wider Grange Paddocks/Town Meads area. This shall include details of the area to be covered by the plan, management responsibilities, long term environmental objectives, funding and implementation. The management plan shall be submitted to and approved in writing by the Local Authority in consultation with the Environment Agency.

Reason: To ensure the long term protection on a landscape scale.

Directives

1. The applicant/developer is advised to contact British Waterways, London (020 7985 7268) in order to ensure that any necessary consents are obtained and the works are compliant with the current British Waterways "Code of Practice for works affecting British Waterway".
2. The site is located within the groundwater protection zone of the Causeway Pumping Station. The construction works and operations should be done in accordance with the relevant British Standard and best Management Practices. If any pollution is found at the site then the appropriate monitoring and remediation methods will need to be undertaken. You are referred to CIRIA Publication C532 "control of Water Pollution from construction – guidance for

ACTION

consultants and contracts”.

3. Other Legislation (01OL)
4. Under the terms of the Water Resources Act 1991 and the Land drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the bank of the Stort main river. Contact: Matt Akers on 01707 632638 for further details.

Summary of Reasons for Decision

The proposal has been considered with regard to policies of the Development Plan (Hertfordshire County Structure Plan, East Herts Local Plan and the Local Plan Review, Re-Deposit Version, November 2004) and in particular policies BE8, BE9, BE15 and BE18 and Re-Deposit policies ENV5, ENV25, ENV26, BH1 and BH8. The balance of considerations having regard to those policies is that permission should be granted.

557 E/05/0290/A – BREACH OF CONDITIONS 8 AND 9 OF PLANNING PERMISSION REFERENCE 3/04/1461/FP AT 9-11 NORTHGATE END, BISHOPS STORTFORD

The Committee supported the recommendation of the Director of Regulatory Services that enforcement action be pursued to secure compliance with conditions 8 and 9 of planning permission reference 3/04/1461/FP.

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/or under Section 187A and any other steps as may be required to secure compliance with conditions 8 and

DRS

ACTION

9 of planning permission reference 3/04/1461/FP.

Reason why it is expedient to take enforcement action:

1. The use of motor vehicles for deliveries of food results in an unacceptable intensification of the use of the existing vehicular access, giving rise to additional traffic hazards by reason of vehicles slowing down, turning into and out of the site and standing on the highway thereby impeding the free flow of traffic and causing danger and obstruction to road users.
2. Insufficient space is available for reasonable manoeuvring within the site to allow vehicles to enter and exit the site in forward gear. The use of cars would thereby be prejudicial to highway safety, and a potential danger to road users.
3. The commencement of the development prior to the implementation of a Traffic Regulation Order as required by condition 9, has resulted in vehicles parking on the highway in close proximity to the roundabout and this is prejudicial to highway safety, and a potential danger to road users.

558 E/03/0466/A – ERECTION OF A FASCIA SIGN TO THE FRONT ELEVATION OF 9 – 12 BELLS WALK, SAWBRIDGEWORTH, HERTS

Councillor Tindale requested that future such reports should include information on the detail of the signage.

The Committee supported the recommendation of the Director of Regulatory Services that enforcement action be taken to secure the removal of the sign.

ACTION

RESOLVED - that the Director of Regulatory Services, in consultation with the Director of Corporate Governance, be authorised to:

DRS

(A) issue and serve a Discontinuance Notice under Regulation 8 of the Town and Country Planning (Control of Advertisements) Regulations 1992 requiring the removal of the sign, and

(B) take legal action, if necessary, in the event that the sign is illuminated

at 9 – 12 Bells Walk, Sawbridgeworth.

Period for compliance: 1 month.

Reason why it is expedient to issue a discontinuance notice:

The existing fascia sign, by reason of its inappropriate design, materials and detailing is unduly prominent; visually intrusive; and out of keeping with the character and appearance of the surrounding area. The local planning authority considers that this causes substantial harm to the character and appearance of the surrounding Conservation Area and that this harm should be remedied by the removal of the signage.

559 E/04/0125/B – UNAUTHORISED CONTAINERS AND SKIPS ON LAND WEST OF 48 ASHLEY ROAD, HERTFORD

The Committee supported the recommendation of the Director of Regulatory Services that enforcement action be taken to secure the removal of the unauthorised structure, rubbish, skips and builders' materials from the land.

RESOLVED - that the Director of Regulatory Services, in consultation with the Director of

DRS

ACTION

Corporate Governance, be authorised to

(A) take enforcement action under section 172 of the Town and Country Planning Act 1990 and any such further steps as may be required to secure the removal of the unauthorised structure from the land, and

(B) serve a notice under section 215 of the Act requiring the removal of any rubbish; skips; and builders materials etc from the land and the reinstatement of the land to its former condition,

west of 48 Ashley Road, Hertford.

Period for compliance: a) 28 days

b) 28 days

Reason why it is expedient to issue an enforcement notice:

1. The unauthorised structures are detrimental to the character and appearance of the surrounding area.

560 E/05/0409/A – UNAUTHORISED ERECTION OF AN ENCLOSURE, AN EXTENSION AND SHED AT 24 HADHAM ROAD, BISHOPS STORTFORD

The Director of Regulatory Services reported that since the despatch of the agenda, the roof had been removed and the height of the walls of the enclosure had been lowered. Therefore, as the enclosure did not constitute an extension, the recommendations should be amended accordingly to refer to the unauthorised cold store, shed and extraction flue.

The Committee supported the recommendation of the Director of Regulatory Services that enforcement action be

ACTION

taken to secure the removal of the unauthorised cold store, shed and extraction flue.

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 cold store, shed and extraction flue at 24 Hadham Road, Bishop's Stortford.

DRS

Reason why it is expedient to take enforcement action:

The cold store, shed and extraction flue by reason of their design, materials of construction and siting in this prominent location within the Conservation Area, are visually intrusive and detrimental to the character and appearance of the building itself and the surrounding area as a whole, contrary to policy BE18 of the adopted East Herts Local Plan.

561 E/05/0504/A – WITHOUT PLANNING PERMISSION, THE ERECTION OF APPROXIMATELY 966 0.50M TO 0.70M HIGH POSTS TO DEMARK PLOTS OF LAND AND ROADWAYS AT LAND IN GREEN END, BRAUGHING

The Committee supported the recommendation of the Director of Regulatory Services that enforcement action be taken to secure the removal of all the posts from the land.

In response to a request from Councillor Burlton concerning the progress of enforcement action generally, the Director suggested that Members should contact the Enforcement Manager with any particular queries.

RESOLVED - that the Director of Regulatory Services, in consultation with the Director of Corporate Governance, be authorised to take enforcement action under s.172 of the Town and

DRS

ACTION

Country Planning Act 1990 and any such further steps as may be required to secure the removal of all the posts from the land in Green End, Braughing.

Period for compliance: 1 month

Reason why it is expedient to issue an enforcement notice:

The site lies within the Rural Area and a Landscape Conservation Area as defined in the East Herts Local Plan wherein policies RA3 and RA11 are applicable. The development the subject of this notice is contrary to both these policies. It represents inappropriate development in the countryside and has a significant detrimental impact on the visual quality and rural character and appearance of the area.

562 ITEMS FOR REPORT AND NOTING

RESOLVED - that the following reports be noted:-

- (A) Appeals against refusal of planning permission/non determination,
- (B) Planning Appeals Lodged, and
- (C) Planning Statistics.

563 THE RE-USE OF FARM AND OTHER RURAL BUILDINGS

The Director of Regulatory Services submitted a report clarifying matters that were considered when determining planning applications for the conversion of farm or other rural buildings within the rural area and the sequence of steps to test whether there were viable non residential options for reuse.

ACTION

The note expanded on the reasons for the wording of criteria to policy RA6 and provided a clearer sequence of stages required by applicants who might be exploring a conversion of a farm or agricultural building. The guidance accorded with the adopted local plan policy for conversions and also policy in the emerging local plan. It aimed to inform applicants of the practical tests and considerations when determining planning applications for such proposals.

The Director stated that it emphasised the aim of policy to achieve alternative uses of buildings, where appropriate, and the more rigorous criteria that applied to consideration of residential conversions. Practical suggestions were given as to how the alternative uses of buildings should be explored, including the seeking of planning permissions or statements of practical options, marketing methods and requirements. In the event of marketing being unsuccessful then a Statement of Efforts should be submitted as supporting information with a planning application to explain the steps undertaken and the results of these efforts.

It was hoped that the guidance would clarify the process of considering re-use alternatives and improve the consideration of issues prior to the submission of planning applications. The advice looked at the implications of locational circumstances for the re-use options and to what extent the costs of conversion/repairs were a factor. The draft Guidance Note was attached at Appendix A of the report now submitted.

RESOLVED - that the Guidance Note 'The Re-use of Farm and Other Rural Buildings' be approved for publication and be used in the consideration of relevant planning proposals and applications.

DRS

The meeting closed at 8.48 pm.