

MINUTES OF A MEETING OF THE  
DEVELOPMENT CONTROL COMMITTEE  
HELD IN THE WAYTEMORE ROOM, BISHOP'S  
STORTFORD ON WEDNESDAY 27  
SEPTEMBER 2006 AT 7.30 PM

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

ALSO IN ATTENDANCE:

Councillors A P Jackson, D Richards.

OFFICERS IN ATTENDANCE:

Malcolm Amey	- Arboricultural Officer
Simon Drinkwater	- Director of Corporate Governance
Stephen Emery	- Planning Officer
Andrea Gilmour	- Development Control Manager
Francesca Hill	- Principal Planning Officer
Neal Hodgson	- Director of Regulatory Services
Martin Ibrahim	- Senior Democratic Services Officer
Kevin Steptoe	- Head of Development Control
Alison Young	- Development Control Manager

253 CHAIRMAN'S ANNOUNCEMENTS

The Chairman advised that the items relating to applications 3/06/1462/FP, 3/06/1586/LC demolition of existing buildings and erection of retail/residential units at

ABC Hand Car Wash, 26 Ware Road, Hertford and 3/06/1531/FP demolition of existing buildings and construction of residential flats at Station House, Aspenden Road, Buntingford, had been withdrawn.

The Chairman also reminded Members of the Planning District Forum that would be held on 2 October 2006, the details of which had been previously circulated to Members.

Finally, the Chairman advised that he had agreed to accept onto the agenda as an urgent matter, a report entitled "Confirmation of East Hertfordshire District Council Tree Preservation Order (No. 3) 2006 P/TPO 529 Title No. 8 and No. 18 Bell Mead, Sawbridgeworth, Herts", in order to prevent undue delay in determining this matter.

#### 254 DECLARATIONS OF INTEREST

Councillor R Gilbert declared a personal interest in respect of application 3/06/1530/FP, as he knew one of the objectors.

Councillor S Rutland-Barsby declared a personal and prejudicial interest in respect of application 3/06/1376/FP, in that she had already expressed an opinion on this matter. She left the room prior to consideration of this application.

Councillor S Rutland-Barsby declared a personal and prejudicial interest in respect of applications 3/06/1563/FP and 3/06/1564/LB, as she was a friend of the applicant. She left the room prior to consideration of this application.

Councillor L O Haysey declared a personal and prejudicial interest in respect of applications 3/06/1376/FP, 3/06/1414/RP, 3/06/1415/FP and 3/06/1416/LB, as she was a member of Hertford Civic Society who had objected to these applications. She left the room prior to consideration of these applications.

Councillor L O Haysey declared a personal and prejudicial interest in respect of applications 3/06/1563/FP and 3/06/1564/LB, as she was the applicant. She left the room prior to consideration of these applications.

Councillor P A Ruffles declared a personal interest in respect of application 3/06/1376/FP, as he was a member of Hertford Civic Society who had objected to this application.

Councillor P A Ruffles declared a personal and prejudicial interest in respect of applications 3/06/1414/RP, 3/06/1415/FP and 3/06/1416/LB, in that he was a neighbour of the site. He left the room prior to consideration of these applications.

Councillor Mrs M H Goldspink declared a personal interest in respect of application 3/06/1405/OP, in that she was a friend of the applicant.

Councillor W Ashley declared a personal interest in respect of application 3/06/1265/FP, in that he knew the applicant.

Councillor R N Copping declared a personal interest in respect of application 3/06/1536/FP, as he knew the applicant.

Councillor M J Tindale declared a personal interest in applications 3/06/1265/FP and 3/06/1688/SV, in that he knew the applicants.

Councillor D A A Peek declared a personal and prejudicial interest in respect of application 3/06/1612/FP, although no reason was stated. He left the room prior to consideration of this application.

Councillor A F Dearman declared a personal interest in respect of application 3/06/1688/SV, in that he was a friend of the applicant.

RESOLVED ITEMSACTION255 MINUTES

RESOLVED - that the Minutes of the meeting held on 30 August 2006 be confirmed as a correct record and signed by the Chairman.

256 3/06/1472/FP STABLE AND MENAGE FOR EQUESTRIAN PURPOSES ON LAND OPPOSITE 65-67 BURNHAM GREEN ROAD FOR NICOLA PAYNE

The Director of Regulatory Services advised of additional comments submitted by the applicant emphasising that the purpose of the application was to pursue a hobby and was not a commercial enterprise. It was also confirmed that the Countryside Access Officer had no comments on the application.

The Director of Regulatory Services recommended that in respect of application 3/06/1472/FP, planning permission be refused for the reasons now detailed.

Councillor A P Jackson, as the local Member, addressed the Committee in support of the application. He understood that the Officer's recommendation to refuse the application was based on the size of the proposal and not the principle. However, he believed that the proposed size of the stables was not out of keeping with the overall size of the plot. He emphasised that the applicant wished to pursue a hobby and that if the Committee was minded to approve the application, a condition could be attached prohibiting any commercial enterprise. He also suggested an additional condition precluding its use for residential purposes.

Councillor S A Bull proposed and Councillor W Ashley seconded, a proposal that the application be granted planning permission with the conditions now suggested.

The Director of Regulatory Services advised that a condition in respect of residential use would not be necessary as this had not formed part of the application and would require a change of use approval. He did suggest that other conditions relating to access, lighting, landscaping and materials could be applied.

After being put to the meeting and a vote taken, the Committee agreed that in respect of application 3/06/1472/FP, planning permission be granted subject to the conditions now detailed.

RESOLVED – that in respect of application 3/06/1472/FP, planning permission be granted subject to the following conditions:

DRS

1. Three year time limit (1T12)
2. Materials of construction (2E11)
3. No external lighting (2E26)
4. Landscape design proposals (4P12)
5. Landscape works implementation (4P13)
6. Private use of stables (5U11)
7. Prior to the commencement of development details of access arrangements to the site and parking and circulation within the site shall be submitted and approved in writing by the local planning authority. Once approved the details shall be implemented prior to the commencement of the use.

Reason: To ensure that adequate vehicular access is provided to serve the development in accordance with Appendix 1(C) of the East Herts Local Plan.

### Directive

The grant of this permission does not convey or imply any consent to create an additional access onto Burnham Green Road. An additional access to the highway would require the submission of a further planning application.

### 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 Policies RA2 of the East Herts Local Plan and GBC2 and GBC3 of the East Herts Local Plan Second Review Re-Deposit Version. The balance of the considerations having regard to these policies and other material considerations is that planning permission should be granted.

257 3/06/1536/FP – ERECTION OF 4 X 2 BED TERRACED HOUSES 3 X 3 BED TERRACED HOUSES AND 10 X 2 BED AND 1 X 3 BED APARTMENTS (TOTAL OF 18 UNITS) AT ESSANBY YARD, AMWELL LANE, STANSTEAD ABBOTTS FOR HIGHWOOD DEVELOPMENTS LIMITED

The Director of Regulatory Services advised of additional comments that had been submitted by residents in respect of this application. He also advised that the Environment Agency had confirmed that they had no comments.

A Member sought and was given clarification in respect of footpath and sewerage issues. Another Member raised the issue of solar panels and it was noted that this was part of the emerging Local Plan and so could not be enforced at this stage. The Committee agreed to include this matter as a directive.

The Committee supported the recommendation of the Director of Regulatory Services that application 3/06/1536/FP be granted planning permission subject to the conditions now detailed.

RESOLVED – that in respect of application 3/06/1536/FP, subject to the applicants entering into a legal obligation pursuant to Section 106 of the Town and Country Planning Act 1990 to cover the following matter:

DRS/  
DCG

The provision of £10,750 which shall be used as a contribution towards sustainable transport measures within the East Hertfordshire Area Plan,

the Director of Regulatory Services be authorised to grant planning permission subject to the following conditions:

1. Three year time limit (1T012)
2. Levels (2E05)
3. Boundary walls and fences (2E07)
4. Samples of materials (2E12)
5. No further windows (2E17)
6. Obscure glazing (2E18) (all first and second floor flank windows)
7. Withdrawal of P.D. (2E23) Part 1 Class A, B, D and Part 2 Class A
8. Refuse disposal facilities (2E24)
9. Lighting details (2E27)

10. Communal TV facilities (2E28)
11. Cycle parking facilities (2E29)
12. Materials arising from demolition (2E32)
13. Contaminated land survey and remediation (2E33)
14. New windows and doors (2E34)
15. Piling Works (2E39)
16. Carried out in accordance (2E92)
17. Completion of roads (3V13)
18. Hard surfacing (3V21)
19. Construction parking and storage (3V22)
20. Provision and retention of parking spaces (3V23)
21. Wheel washing facilities (3V25) (insert 'Mechanical...')
22. Tree retention and protection (4P05)
23. Tree/ natural feature protection: Fencing (4P07)
24. Tree protection: excavations (4P09)
25. Tree protection: Earthworks (4P10)
26. Landscape design proposals (4P12)
27. Landscape work implementation (4P13)



28. Landscape maintenance (4P17)
29. Construction hours of working- plant & machinery (6N07)
30. Hours of working – plant and machinery (6N05) amend to read:- ‘During all demolition, preparation and construction works...’
31. No development approved by this permission shall be commenced until details of the existing and proposed finished floor levels have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

Reason: To ensure the development is subject to minimum risk of flooding in accordance with BE9 of the East Herts Local Plan.

32. Prior to the commencement of development the construction of the surface drainage system shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent the pollution of the water environment and to ensure that suitable surface water drainage is provided for the development.

33. No soakaways shall be constructed in contaminated ground.

Reason: To prevent pollution of groundwater.

34. Prior to the first occupation of the development, a footway shall be provided across the grass verge in a manner to be first

submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate pedestrian access is provided to serve the development, in accordance with Appendix 1C of the East Herts Local Plan.

35. Prior to the commencement of development details of the foundations of the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent the pollution of the water environment.

36. Before any works commence on site details of the provisions to be made for foul water drainage shall be submitted and agreed in writing by the local planning authority.

Reason: To ensure that adequate foul water drainage is provided in accordance with Appendix 1(D) of the East Herts Local Plan.

Directives:

1. Other legislation (010L)
2. Street numbering (19SN)
3. Disabled access (09DA)
4. Groundwater protection zone (28GP) (Musley Lane)
5. Highway works (05FC)
6. Please note that there are a number of species protected under the Wildlife and

Countryside Act 1981 (as amended). It is recommended that if any protected species be suspected or found on the site during construction works, work should stop immediately and English Nature informed on 01206 796666.

7. As part of the development the Council encourages steps be taken to secure maximum energy efficiency and the use of measures such as the installation of solar panels. In some instances additional infrastructure may require further planning consent.

#### 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 the Local Plan Second Review Re-Deposit Version, November 2004), and in particular policies BE1, BE2, BE8, BE9, RA13 and M8 and Re-Deposit policies ENV1a, ENV3, ENV5, ENV26, EDE3 and TR6. The balance of the considerations having regard to those policies and the advice contained in PPG 3 'Housing' is that permission should be granted.

- 258 3/06/1412/FO - TO CONTINUE THE USE OF LAND AND BUILDINGS AT HADHAM PARK AS A SCAFFOLD ERECTORS DEPOT WITHOUT COMPLIANCE WITH CONDITION 5 OF APP 3/04/1408/FP REGARDING THE PROVISION OF A PASSING BAY ON THE PRIVATE DRIVE AT CONNECT SCAFFOLDING, HADHAM ROAD, BISHOP'S STORTFORD FOR CONNECT SCAFFOLDING

The Director of Regulatory Services reported that Environmental Health had confirmed they had no concerns

on this matter.

Some Members expressed concern in respect of the danger caused by passing lorries and the damage caused to grass verges. Councillor M J Tindale moved, and Councillor R N Copping seconded, a motion that the application be refused.

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

The Committee supported the recommendation of the Director of Regulatory Services that application 3/06/1412/FO be granted planning permission.

RESOLVED – planning permission for the removal of Condition 5 of 3/04/1408/FP be granted.

DRS

#### 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 policies RA3, RA6 and RA11 and policies GBC5, GBC6, GBC10, GBC16a and GBC16b of the East Herts Local Plan Second Review Re-Deposit Version. The balance of the considerations having regard to these policies is that planning permission should be granted.

- 259 3/06/1530/FP – DEMOLITION OF 180, 182, 184 AND 186 STANSTED ROAD AND ERECTION OF 17 DWELLINGS WITH ASSOCIATED ACCESS AND PARKING AT NOS. 180, 182, 184 AND 186 STANSTED ROAD, BISHOP'S STORTFORD FOR MICHAEL SHANLEY HOMES LTD

Mr A Cattermole addressed the Committee in support of the application. Mrs J Clough spoke against the application.

The Director of Regulatory Services advised of additional information submitted by the applicant, which dealt with the concerns set out in the fifth reason for refusal referred to in the report now submitted. He proposed that this reason be withdrawn.

The Committee supported the Director's recommendation that application 3/06/1530/FP be refused planning permission for the reasons now detailed.

RESOLVED – that in respect of application 3/06/1530/FP, planning permission be refused for the following reasons:

DRS

1. The proposed development would result in an overdevelopment of the site by virtue of its cramped and congested layout, out of character with the form and density of existing development in the area, and is of poor relationship with adjacent development and the street scene in general. It would therefore be contrary to the aims and objectives of policies BE1, BE2 and Appendix I of the East Hertfordshire Local Plan and Policies ENV1(a), and ENV3 of the East Herts Local Plan Second Review Re-Deposit Version November 2004 including pre Inquiry Changes.
2. The proposed development by reason of its layout, scale, massing, and detailed appearance is of a poor standard of design, unsympathetic to the context of the site and fails to take the opportunities available for improving the character of Stansted Road streetscape and the locality in general. The proposal is thereby contrary to Policies BE2 and Appendix I of the East Herts Local Plan and Policy ENV1(a) East Herts Local Plan Second Review Re-Deposit Version November 2004 including pre Inquiry

Changes and national planning guidance in PPS1 'Delivering Sustainable Development' para 34.

3. Insufficient information regarding the impact of the development upon the residential amenities of neighbouring residential properties in Heath Row and Stansted Road have been submitted to enable the Local Planning Authority to properly form a judgment. Without such information, the proposal is contrary to Policy BE2 and Appendix I of the East Herts Local Plan and Policy ENV1(a) East Herts Local Plan Second Review Re-Deposit Version November 2004 including pre Inquiry Changes
4. Inaccurate information regarding the protection of existing landscaping both pre and post development has been submitted to enable the Local Planning Authority to properly form a judgment. Without such information, the proposal is contrary to policy BE8 of the East Herts Local Plan and Policies ENV3 and ENV5 of the East Herts Local Plan Second Review Re-Deposit Version November 2004 including pre Inquiry Changes.

260 3/06/1342/RP – REDEVELOPMENT TO FORM MIXED USE SCHEME INCORPORATING RETAIL UNITS (A1 AND A3), 105 RESIDENTIAL UNITS AND ASSOCIATED PARKING AND LANDSCAPING. SUBMITTED AS RESERVED MATTERS TO OUTLINE PERMISSION REF. 3/02/0962/OP AT LAND ADJACENT TO RIVERSIDE, BISHOP'S STORTFORD (JACKSON SQUARE PHASE 2) FOR WILSON BOWDEN DEVELOPMENTS LTD

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Mr J Rhodes, on behalf of the Bishop's Stortford Civic Federation, addressed the Committee in opposition to the

application. Mr D Ward spoke in favour of the application.

The Director of Regulatory Services advised of additional information in respect of cycle storage provision. He advised that the British Waterways Board had raised no objections to the application provided a condition was attached relating to the protection of the river bank during construction.

Also, he reported that the Environment Agency had objected to the application in respect of the provision of a pathway between the river and the development. The applicant had indicated a willingness to remove this pathway. In respect of the Agency's comments regarding a mooring jetty by the public square, the Director advised that this fell outside of the application site.

The Director of Regulatory Services recommended that in respect of application 3/06/1342/RP, planning permission be granted subject to the conditions detailed in the report now submitted.

A number of Members expressed concern with this application and suggested that the proposals would result in overdevelopment, excessive density, a lack of cycle facilities provision and a lack of parking for residents. It was also suggested that the proposals were out of keeping with the historic market town. Councillor Mrs M H Goldspink moved and Councillor K A Barnes seconded, a motion that the application be refused planning permission on these grounds.

The Director of Regulatory Services reminded the Committee that outline permission had already been granted. He indicated that there were no express provisions in that permission limiting the development in terms of the scale of the buildings or the number of residential units.

After being put to the meeting and a vote taken, the Committee agreed that application 3/06/1342/RP be

refused planning permission for the reasons now detailed.

Councillors M R Alexander and W Ashley asked that their dissent from this decision be recorded. Councillor D A A Peek asked that his support for the decision be recorded.

RESOLVED – that in respect of application 3/06/1342/RP, planning permission be refused for the following reasons:

DRS

1. The proposed development represents a form of overdevelopment of the site and by reason of its height, scale, massing and detailed appearance is of a poor standard of design, unsympathetic to the context of the site and fails to take account of the opportunities available for improving the character and quality of the area, and the wider historic townscape. The proposal is thereby contrary to Policy BE2 and BE16 of the East Hertfordshire Local Plan and national planning guidance in PPS1 'Delivering Sustainable Development'.
2. The proposed development by reason of the number of residential units would result in the overdevelopment of the site contrary to Policy BE1 of the East Herts Local Plan.
3. The layout of the site provides inadequate circulation arrangements for cyclists and inadequate provision for the parking of cycles. The proposal is thereby contrary to Policy M6 and M10 of the East Herts Local Plan and Policy TR3, TR9, TR10, TR12, TR14 and Appendix 1 of the East Herts Local Plan Second Review Redeposit Version.
4. Inadequate provision is made within the site for the parking of vehicles. The proposal would therefore be contrary to Policy M8 of



the East Herts Local Plan and Policy TR6 of the East Herts Local Plan Second Review Redeposit Version.

- 261 3/06/1376/FP – PROVISION OF NEW SPORTS PLAYING FIELDS, FENCING AND CAR PARK IMPROVEMENTS AT ST JOSEPH'S IN THE PARK, ST MARYS LANE, HERTINGFORDBURY FOR ST JOSEPH'S IN THE PARK PREPARATORY SCHOOL.

The Director of Regulatory Services advised that following the Herts and Middlesex Wildlife Trust's concern in respect of the dumping of construction materials, an additional condition relating to the reuse of materials could be attached, if the Committee was minded to approve the application.

In response to a Member's concern on whether this application was a prelude to a further application for development of the site, the Director advised that he was not aware of any such application.

It was suggested that an additional condition could be attached restricting the use of the new development to the school itself.

The Committee supported the recommendation of the Director of Regulatory Services, that in respect of application 3/06/1376/FP, planning permission be granted subject to the conditions now detailed.

RESOLVED – that in respect of application 3/06/1376/FP, planning permission be granted subject to the following conditions:

DRS

1. Three Year Time Limit (1T12)
2. No floodlighting or external lighting of the facilities hereby approved shall take place without the prior written consent of the local

planning authority

Reason: To protect the rural character of the site and surroundings and the visual amenity of the Metropolitan Green Belt.

3. Levels (2E05)
4. Provision and retention of Parking Spaces (3V23)
5. Bat Survey (2E41).
6. There shall be no raising of ground levels at the site consequent upon the development.

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

7. The new boundary fencing shall be an open estate railing of a design and detail to be first submitted and approved in writing by the local planning authority. The railings shall be erected in conjunction with the implementation of the development hereby permitted.

Reason: In the interests of maintaining and enhancing the rural and parkland character of the site and its surroundings and the approach to the listed house of Park House.

8. Landscape Design Proposals (4P12) Add “The south west boundary planting to the site shall provide for a 3 – 4m strip of landscaped land protected by fencing”
9. Landscape Works Implementation (4P13)

10. The development hereby permitted shall only be used in association with the Preparatory School unless otherwise agreed in writing by the local planning authority.

Reason: In order to control any intensification of use and any associated traffic generation in accordance with Policy M11 of the East Herts Local Plan.

11. Materials arising from demolition (2E32)

Directives:

1. Other legislation – 010L

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 policies RA2, RA14, BE2 and BE8 ; and policies GBC3, GBC16a, ENV1a, ENV5, ENV27 of the East Herts Local Plan Second Review Re-Deposit Version. 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.

- 262 (A) 3/06/1414/RP – RESERVED MATTERS APPLICATION (FOLLOWING OUTLINE PERMISSION 3/02/1577/OP) FOR RESIDENTIAL DEVELOPMENT OF THE FORMER HOSPITAL GROUNDS COMPRISING 12 NO 1 AND 2 BED AFFORDABLE FLATS AND 9 NO 4 BED TOWN HOUSES, WITH ASSOCIATED LANDSCAPING AND PARKING. (B) 3/06/1415/FP- CONVERSION OF FORMER HERTFORD COUNTY HOSPITAL INTO 16 NO. 1 AND 2 BED FLATS (FOLLOWING APPROVAL 3/02/1629/FP FOR CONVERSION TO A MAXIMUM OF 20 FLATS.) (C) 3/06/1416/LB – PROPOSED INTERNAL

AND EXTERNAL ALTERATIONS, ENABLING  
CONVERSION OF FORMER HOSPITAL BUILDING TO  
FORM 16 FLATS. GENERAL REPAIRS AND MAKING  
GOOD OF BUILDING BASEMENT WITH SINGLE LIGHT  
WELL AT FORMER HERTFORD COUNTY HOSPITAL,  
NORTH ROAD HERTFORD FOR ASHWELL HOMES

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The Director of Regulatory Services advised of additional comments that had been received. The Conservation Officer had reiterated his concerns as detailed in the report now submitted and in addition, he remained concerned with regard to the proportion and hierarchy of the window design. An e-mail had been received in respect of the lack of car parking provision for occupants of the affordable housing units. Finally, the County Archaeologist had requested an additional condition requiring an archaeological survey being attached to any approval.

The Director of Regulatory Services recommended that in respect of applications 3/06/1414/RP, 3/06/1415/FP and 3/06/1416/LB, planning permission be granted subject to the conditions detailed in the report now submitted.

Members expressed concern in respect of the lack of parking for the affordable housing units. Councillor S Rutland-Barsby moved and Councillor J Demonti seconded, a motion that application 3/06/1414/RP be deferred, in order to facilitate further discussions with the applicant in respect of the provision of car parking.

After being put to the meeting and a vote taken, the Committee agreed that application 3/06/1414/RP be deferred, in order to facilitate further discussions with the applicant in respect of the provision of car parking.

The Committee supported the recommendation of the Director of Regulatory Services that applications 3/06/1415/FP and 3/06/1416/LB be granted planning permission subject to the conditions now detailed.

RESOLVED – that (A) in respect of application 3/06/1414/RP, planning permission be deferred to enable officers to enter into further discussions regarding parking;

DRS

(B) application 3/06/1415/FP be granted planning permission subject to the following conditions:

DRS

1. Three year time Limit (1T12)
2. Programme of archaeological work (2E02)
3. Boundary Treatment (2E07)
4. Complete Accordance (2E10)
5. Samples of materials (2E12)
6. No further windows (2E17)
7. Lighting details (2E27)
8. Communal TV facilities (2E28)
9. Materials arising from demolition (2E32)
10. External details of extraction equipment (2E37)
11. Matching material (2E95)
12. Parking provision (servicing & parking) (3V18)
13. Retention of parking space (3V20)
14. No access from Sele Road.

(There shall be no vehicular or pedestrian access to the site through or across the boundary shared with Sele Road, and the boundary treatment shall reflect this).

Reason: In the interest of the amenity of the residents of Sele Road.

15. Hard surfacing (3V21)
16. Construction parking and storage (3V22)
17. Wheel washing facilities (3V25)
18. Landscape design proposals (4P12)  
(All elements, a-l)
19. Landscape works implementation (4P13)
20. Tree planting (4P15)
21. Landscape maintenance (4P17)
22. Retention of landscaping (4P21)

Directives:

1. Other Legislation (01OL)
2. Date of Plans received (10DP)
3. Relationship with Listed Building (26LB)  
(LPA ref: 3/06/1416/LB)

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 BE1, BE2, BE18, M8 and DP1; and policies ENV3, ENV1a, BH6, BH8, TR6 and TR13 of the East Herts Local Plan Second Review Re-Deposit Version November 2004, including Pre-Inquiry changes. The balance of considerations having regard to these policies and other material considerations in this case is that planning permission should be granted, and

(C) application 3/06/1416/LB be granted listed building consent subject to the following conditions:

DRS

1. Listed Building three year Time Limit (1T14)
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 plasterwork) (8L05)
8. Listed Building (new brickwork) (8L06)
9. Listed Building (new external render) (8L08)
10. Listed building (new rainwater goods) 8L09
11. Listed Building (making good) (8L10)
12. Listed Building (repairs schedule) (8L11)

Directives:

1. Other Legislation (01OL)
2. Ownership (02OW)
3. Listed Building advice (25LB)

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 BE1, and BE16; and policies ENV3, BH13 and BH7 of the East Herts Local Plan Second Review Re-Deposit Version November 2004, including Pre-Inquiry changes. The balance of considerations having regard to these policies and other material considerations in this case is that planning permission should be granted.

263 3/03/1522/OP – DEMOLITION OF DILAPIDATED FARM BUILDINGS AND ERECTION OF SIX STAFF/KEY WORKER DWELLINGS AT HOLE FARM, OLD HALL GREEN, WARE FOR ST. EDMONDS COLLEGE

The Committee supported the recommendation of the Director of Regulatory Services that application 3/03/1522/OP be refused planning permission for the reasons now detailed.

RESOLVED – that in respect of application 3/03/1522/OP, an extension of three months from the date of this meeting to allow the applicant to undertake a viability assessment of the proposals be refused; and

DRS

(B) the resolution previously reached in respect of planning application 3/03/1522/OP from the

DRS



Development Control Committee meeting held on 4 March 2004, not be re-affirmed and that planning permission be refused for the following reason:

Within Rural Area (R031)

264 3/06/1349/SV – MODIFICATION OF PLANNING OBLIGATION DATED 20 MARCH 2002 PURSUANT TO APPLICATION 3/00/2176/FP TO ALLOW THE PLANTING OF THREE SEPARATE HEDGEROWS TO DIVIDE REAR ASPECT LAND AT PATIENT END FARM, PATIENT END, FURNEUX PELHAM FOR JONATHAN LITTLE ON BEHALF OF THE PATIENT END BARNS MANAGEMENT COMPANY

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Mr J Little addressed the Committee in support of the application.

The Director of Regulatory Services recommended that in respect of application 3/06/1349/SV, planning permission be refused for the reasons now detailed.

Councillor M J Tindale moved and Councillor Rutland-Barsby seconded, a motion that the application be granted, in order to provide the residents with some privacy without compromising the open character of the area.

After being put to the meeting and a vote taken, the Committee agreed that in respect of application 3/06/1349/SV, the variation of the Section 106 agreement dated 20 March 2002, pursuant to application 3/00/2176/FP, be varied for the reason now detailed.

RESOLVED – that in respect of application 3/06/1349/SV, the variation of the Section 106 agreement dated 20 March 2002, pursuant to application 3/00/2176/FP, be varied for the following reason:

DRS

To allow a degree of privacy to residents without unreasonably comprising the open character of the

area.

265 3/05/1568/FP – ERECTION OF 9 FLATS AT CLAYHALL,  
LONDON ROAD, SAWBRIDGEWORTH FOR PHASE 4  
DEVELOPMENTS LTD

The Director of Regulatory Services advised of additional comments that had been submitted in respect of this application. These included two objections from residents on the grounds of the loss of privacy and of the proposed development being out of keeping with the area.

A Member expressed concern with the proposals on the grounds of overdevelopment, car parking and access issues. Councillor Mrs M H Goldspink moved and Councillor J Demonti seconded a motion that the application be refused for the reasons detailed. After being put to the meeting and a vote taken, the motion was declared lost.

The Committee supported the Director's recommendation that application 3/05/1568 be granted planning permission subject to the conditions now detailed.

RESOLVED – that in respect of application 3/05/1568/FP, planning permission be granted subject to the following conditions:

DRS

1. Three year time limit (1T12)
2. Levels (2E05)
3. Boundary walls and fences (2E07)
4. Samples of materials (2E12)
5. Obscure glazing (2E17) insert 'first and second floor flank elevations'
6. Refuse disposal facilities (2E24)

7. Lighting details (2E27)
8. Cycle parking facilities (2E29)
9. Materials arising from demolition (2E32)
10. Existing access closure (3V05)
11. Sight lines (3V08) (2.4m x 30 m to the west and 2.4 m x 10 m to the east)
12. Pedestrian visibility splays (3V10) (2m x 2m)
13. Hard surfacing (3V21)
14. Construction parking and storage (3V22)
15. Provision and retention of parking spaces (3V23)
16. Wheel washing facilities (3V25)
17. Landscape design proposals (4P12)
18. Landscape work implementation (4P13)
19. Landscape maintenance (4P17)
20. New windows and doors – unlisted buildings (2E34) insert ‘and balconies’ ‘and BE18’
21. Sample brickwork panel- unlisted buildings (2E35) insert ‘ and BE18’
22. Construction hours of working- plant and machinery (6N07)
23. Prior to the first occupation of the development, the proposed public turning

area shall be provided as shown on plan no. BRD/05/008/102A and shall be retained unobstructed thereafter, unless otherwise agreed in writing by the Local planning Authority.

Reason: To ensure that a vehicle can wait clear of the carriageway and that space is permanently provided for turning in Sayesbury Avenue in accordance with Policy BE2 of the East Herts Local Plan.

24. Prior to the commencement of development a cross sections, at a scale of not less than 1:50, shall be submitted showing the relationship of the central flat roofed area with the pitched roof sections of the building, The cross section shall include details of the roof lights proposed on the flat roof and method of drainage.

Reason: In the interest of achieving a high quality of design and finish for the development in accordance with policies BE2 and BE16 of the East Herts local plan and national guidance in PPS1.

Directives:

1. Other legislation (010L)
2. Street numbering (19SN)
3. Disabled access (09DA)

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 the Local Plan Second Review Re-Deposit Version,

November 2004), and in particular policies BE1, BE2, BE8, BE18, BE26 and M8 and Re-Deposit policies ENV1a, ENV3, ENV5, ENV6, BH6, BH8 and TR6. The balance of the considerations having regard to those policies and 3/02/2596/FP and the advice contained in PPG 3 'Housing' and PPG13 'Transport' is that permission should be granted.

266 3/06/1612/FP – ERECTION OF BLACK JOINT 2 CAMERA CCTV COLUMN AND TRAFFIC SIGN WITH BOTH CAMERAS IN DOMES, ON FOOTPATH ADJACENT TO SOUTH STREET, NEW TOWN ROAD, BISHOP'S STORTFORD FOR EAST HERTS COUNCIL

The Committee supported the recommendation of the Director of Regulatory Services in respect of application 3/06/1612/FP and agreed that the application be granted planning permission subject to the conditions now detailed.

RESOLVED – that in respect of application 3/06/1612/FP, planning permission be approved, subject to the following conditions:

DRS

1. 3 Year time limit (1T12)
2. Materials of construction (2E11)
3. The CCTV column and camera permitted under planning permission 3/05/1665/FP shall not be constructed following implementation of the permission hereby granted. The CCTV camera hereby permitted shall not be constructed if the CCTV camera permitted under planning permission 3/05/1665/FP is implemented.

Reason: In the interests of the appearance of the area in accordance with Policy BE18 of the East Herts Local Plan.

### Directives

1. Other legislation (01OL)
2. Highway Works (05FC)

### 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 the Local Plan Second Review Re-Deposit Version, November 2004), and in particular Adopted Local Plan policies BE2, BE18, BE21 and BE27 and Re-Deposit Local Plan policies ENV1(a), BH8, BH10 and ENV7. The balance of the considerations having regard to those policies is that permission should be granted.

267 3/06/1405/OP – ERECTION OF A NEW DWELLING AT THE HEIGHTS, GALLOWAY ROAD, BISHOP'S STORTFORD FOR DR. J CURREY

Mr J Boodrie addressed the Committee in opposition to the application.

Some Members expressed concern in respect of access to the site by construction vehicles as Robert Wallace Close was a very narrow road.

The Director of Regulatory Services advised that as Robert Wallace Close was a private road, issues of the rights of access were a civil matter and not a planning consideration.

The Committee supported the Director's recommendation that application 3/06/1405/OP be granted planning permission subject to the conditions now detailed.

RESOLVED – that in respect of application 3/06/1405/OP, planning permission be granted subject to the following conditions:

DRS

1. Outline permission time limit (1T03)
2. Outline – submission of details (2E01)

Directives

1. Other legislation (010L)
2. The granting of this permission does not convey or imply any consent to build upon or over land not within the ownership of the applicant, without the approval of the landowner.
3. Street numbering (19SN)

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 policies BE1 and BE2 and policies ENV1(a) and ENV3 of the East Herts Local Plan Second Review Re-Deposit Version. The balance of the considerations having regard to these policies is that planning permission should be granted.

268 3/06/1372/FP – SITING OF RESIDENTIAL MOBILE HOME AT CONTESSA RIDING CENTRE, WILLOW TREE FARM, COLLIERS END, WARE. FOR MISS TINA LAYTON

The Committee supported the Director's recommendation that application 3/06/1372/FP be granted planning

permission subject to the conditions now detailed.

RESOLVED – that in respect of application 3/06/1372/FP, planning permission be granted subject to the following conditions:

DRS

1. The mobile home hereby permitted shall not be occupied other than by persons wholly or mainly employed in connection with the Contessa Riding Centre, Colliers End, and their dependents.

Reason: To ensure occupancy only in connection with the Riding Centre having regard to the particular circumstances of this case.

2. The mobile home hereby permitted shall be removed from the site should the Contessa Riding Centre cease business.

Reason: The siting of a residential unit in this location would not normally be permitted under policy RA3 of the Local Plan. The grant of permission relates solely to the individual circumstances of this case.

#### 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 of the Adopted Plan; and policies GBC5, GBC6 and GBC8 of the East Herts Local Plan Second Review Re-Deposit Version. The balance of the considerations having regard to these policies, and the material considerations of Certificate of Lawful Use or Development 3/99/1879/CL and planning applications 3/00/0609/FP and 3/03/0874/FN, is that planning permission should be



granted.

269 3/06/1265/FP – REPLACEMENT DWELLING AND GARAGE AT PILGRIMS, EAST END, FURNEUX PELHAM FOR PELHAM STRUCTURES LTD

The Committee supported the Director's recommendation that application 3/06/1265/FP be granted planning permission subject to the conditions now detailed.

RESOLVED – that in respect of application 3/06/1265/FP, planning permission be granted subject to the following conditions:

DRS

1. Three Year Time Limit (1T12)
2. Carried out in accordance (2E92)
3. Levels (2E05)
4. Samples of Materials (2E12)
5. Withdrawal of P.D. (Part 1, Class A) (2E20)
6. Withdrawal of P.D. (Part 1, Class E) (2E22)
7. Materials arising from demolition (2E32)
8. Tree Retention and Protection (4P05)

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 the Local Plan Review Re-Deposit Version November 2004), and in particular policies RA3, RA11, BE2 and BE8 and Re-Deposit policies HSG13, GBC6, GBC16b, ENV1a and ENV5. The balance of the

considerations having regard to those policies, the extensions previously granted to the property (ref. 3/05/2362/FP) and the approval for a replacement bungalow (ref. 3/06/0425/FP), is that permission should be granted.

270 3/06/1235/FN – RENEWAL OF PLANNING PERMISSION GRANTED UNDER REF 3/02/0203/FN FOR THE ERECTION OF 1 DWELLING, AT 8A THORN GROVE, BISHOP'S STORTFORD FOR MR AND MRS M DENNIS.

Mr N Cameron addressed the Committee in opposition to the application.

The Director of Regulatory Services recommended that in respect of application 3/06/1235/FN, planning permission be granted subject to the conditions detailed in the report now submitted.

Some Members expressed concerns that the proposals were out of character for the area and would be detrimental to the local street scene. Concern was also expressed for the potential damage to trees.

Councillor M Wood proposed and Councillor K A Barnes seconded a motion that the application be refused planning permission for these reasons.

After being to the meeting and a vote taken, the Committee agreed that application 3/06/1235/FN be refused planning permission for the reasons now detailed.

RESOLVED – that in respect of application 3/06/1235/FN, planning permission be refused for the following reasons:

DRS

1. The proposed development is in close proximity to trees within/adjacent to the site of significant amenity value. The proposed development due to the proximity to the trees is likely to result in pressure for tree removal

or pruning in the future or harm during construction. The development would therefore prejudice their long term health and retention. The loss of these trees will be detrimental to the appearance of the site and surroundings and the proposal is therefore contrary to Policies BE2 and BE8 of the East Herts Local Plan.

2. The proposed development by virtue of its siting and design which results in minimal private amenity space is detrimental to, and out of keeping with, the street scene and character of surrounding properties. The proposal would therefore be contrary to Policy BE2 of the East Herts Local Plan and Policies ENV1a and BIS22 of the East Herts Local Plan Second Review Re-Deposit Version.

271 3/06/1688/SV – MODIFY THE SECTION 52 AGREEMENT ATTACHED TO PLANNING PERMISSION REF: 3/89/0123/FP BY REMOVAL OF THE CLAUSE THAT REQUIRES OCCUPATION OF FOXEARTH BY ANY PERSON/ PERSONS EMPLOYED OR LAST EMPLOYED IN AGRICULTURE ON HOME FARM, LITTLE HADHAM FOR MR AND MRS STIGWOOD

The Committee supported the Director's recommendation that in respect of planning permission 3/89/0123/FP, the Section 52 Agreement be modified by removing the clause requiring occupation of Foxearth by any person/persons employed or last employed in agriculture on Home Farm, Little Hadham.

RESOLVED - that subsection 2 e) of the Section 52 Agreement for planning permission reference 3/89/0123/FP, requiring that the dwelling only be occupied by any person employed or last employed in agriculture on Home Farm, Little Hadham, be removed.

DRS

272 3/06/1283/FP – CHANGE OF USE FROM DOCTOR'S SURGERY TO A ONE BEDROOM FLAT AT 40 HAMELS DRIVE, HERTFORD FOR PROPERTY DIVISION, EAST HERTS COUNCIL

The Committee supported the Director's recommendation that application 3/06/1283/FP be granted planning permission subject to the conditions now detailed.

RESOLVED – that in respect of application 3/06/1283/FP, planning permission be granted subject to the following conditions:

DRS

1. Three year time limit (1T01)

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan, (East Herts Local Plan, Local Plan Review Re-Deposit Version, November 2004 including Pre-Inquiry Changes), and in particular policy H4 and H5 and Re-Deposit Policy HSG1. The balance of the considerations having regard to that policy is that permission should be granted.

273 3/06/1369/FP – TWO STOREY FRONT, SIDE AND REAR EXTENSIONS, SINGLE STOREY POOL AND HOT TUB EXTENSION (AMENDED APPLICATION). 4 THORNFIELD ROAD, BISHOPS STORTFORD, CM23 2RB FOR MR ROBIN NUNN

Mr G Carr addressed the Committee in opposition to the application.

The Director of Regulatory Services recommended that in respect of application 3/06/1369/FP, planning permission be granted subject to the conditions detailed in the report now submitted.

Some Members expressed concern that the proposals would be detrimental to the amenity of the neighbour's property and were overbearing and out of keeping.

Councillor Mrs M H Goldspink moved and Councillor M Wood seconded a motion that the application be refused planning permission for the reasons now detailed. After being put to the meeting and a vote taken, the Committee agreed that application 3/06/1369FP be refused planning permission for the reasons now detailed.

RESOLVED – that in respect of application 3/06/1369/FP, planning permission be refused for the following reason:

DRS

1. The proposed development by reason of the size and siting of the proposed extensions would be detrimental to the character of the original house and would have an overbearing impact on, and would be detrimental to, the amenity of the adjacent property. It would thereby be contrary to Policy BE5 of the East Herts Local Plan.

274 (A) 3/06/1563/FP AND (B) 3/06/1564/LB –  
REPLACEMENT SINGLE STOREY EXTENSION AND  
GARAGE AT ROXFORD HOUSE, ST MARY'S LANE,  
HERTINGFORDBURY FOR MR AND MRS D HAYSEY

The Committee supported the Director's recommendation that applications 3/06/1563/FP and 3/06/1564/LB be granted planning permission and listed building consent respectively, subject to the conditions now detailed.

RESOLVED – that (A) in respect of application 3/06/1563/FP, planning permission be granted subject to the following conditions:

DRS

1. Three year time limit (IT12)

2. Samples of materials (2E12)
3. Tree retention and protection (4P05)
4. Tree/natural feature protection: fencing (4P07)
5. Landscape Design Proposals (4P12)

No works or development shall take place until full details of both hard and soft landscape proposals have been submitted to and approved in writing by the Local Planning Authority. These details shall include, as appropriate: (a) Car parking layout (b) Hard surfacing materials (c) Minor artefacts and structures (e.g. lighting) (d) Planting plans (e) Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate (f) Implementation timetables

Reason: To ensure the provision of amenity afforded by appropriate landscape design, in accordance with policy BE8 of the East Herts Local Plan.

6. Landscape Works Implementation (4P13)
7. Vehicular use of garage (5U10)
8. Clearance of the site

On completion of the demolition works hereby permitted, the site shall be cleared of all resultant rubble and debris.

Reason: In the interests of the appearance of the site and in accordance with the aims and objectives of Policy BE16 of the East Herts Local Plan

Directive:

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, Minerals Local Plan, Waste Local Plan and East Herts Local Plan) and in particular Policies RA2, BE6 and BE8; and Policies GBC3, ENV11 and ENV5 of the East Herts Local Plan Second Review Re-Deposit Version. The balance of the considerations having regard to these policies is that planning permission should be granted, and

(B) in respect of application 3/06/1564/LB, Listed Building Consent be granted subject to the following conditions:

DRS

1. Listed Building Three year time limit (1T14)
2. Samples of Materials (2E12)
3. Listed Building (new windows) (8L03)
4. Listed Building (new doors) (8L04)
5. Listed Building (new rainwater goods) (8L09)
6. Listed Building (making good) (8L10)

Directives:

1. Other Legislation (01OL)
2. Listed Building Advice (25LB)

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 BE16 and Policy BH13 of the East Herts Local Plan Second Review Re-Deposit Version. The balance of the considerations having regard to these policies is that Listed Building consent should be granted.

275 E/06/0190/A – UNAUTHORISED SINGLE STOREY  
TIMBER SUMMERHOUSE ON LAND AT 62 HIGH  
STREET, BUNTINGFORD

The Director of Regulatory Services advised that additional comments had been submitted by the owner, who had requested that enforcement action be deferred.

The Committee supported the Director's recommendation that in respect of E/06/0190/A, enforcement action be authorised.

RESOLVED - that in respect of E/06/0190/A, 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 any such further steps as may be required to secure the removal of the unauthorised building and the reinstatement of the land to its former state at 62 High Street, Buntingford.

DRS/  
DCG

Period for compliance: 1 month.

Reason why it is expedient to issue an enforcement notice:

1. The unauthorised development is detrimental to the setting of the Grade II Listed Building and the character and appearance of the



Buntingford Conservation Area, wherein the site is situated, thereby contrary to policies BE16 and BE18 of the East Herts Local Plan.

Officers were requested to continue discussions with the owner of the property.

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

The Director of Corporate Governance submitted a report recommending 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 applications detailed in the report now submitted. If and when an obligation was completed, the Director of Regulatory Services should, it was felt, be authorised to grant permission in respect of the planning applications submitted in the report.

The Committee supported the recommendation of the Director that an extension of six months be granted for the conclusion of planning obligations detailed in the report now submitted.

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

DCG

Planning Reference

Site and Proposals

- |    |           |   |
|----|-----------|---|
| 1. | 04.06.655 | Former Pines JMI School, Divot Place, Hertford. |
|----|-----------|---|

26 Dwellings, and

(B) the Director of Corporate Governance report back following the grant of planning permission, or on the expiry of the six months period, whichever is the sooner.

DCG

277 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.

278 CONFIRMATION OF EAST HERTFORDSHIRE DISTRICT COUNCIL TREE PRESERVATION ORDER (No. 3) 2006 P/TPO 529 TITLE No. 8 AND No. 18 BELL MEAD SAWBRIDGEWORTH HERTS

The Director of Direct and Contract Services submitted a report seeking confirmation for the Tree Preservation Order (TPO) (No 3) 2006.

Mrs S Webber addressed the Committee in opposition to the Order.

The Committee noted the circumstances in which the TPO had been served as now detailed in the report submitted. Two objections had been received and the Director had recommended that the Order be confirmed as an opposed Order.

In response to a Member's query, it was confirmed that the Committee had the option of either confirming the Order covering all three trees or not. It had no discretion to confirm only part of the Order.

The Committee noted the process that the owners of affected properties had to follow, in the event of a protected tree causing damage to a property.

The Committee supported the Director's recommendation to confirm the Order as now detailed.

RESOLVED – that Tree Preservation Order (No 3) 2006 be confirmed as an opposed order and that the Director of Regulatory Services be authorised to bring it into operation.

DRS

The meeting closed at 10.34 pm.

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

Nps\Devcon\27 Sept 2006\Minutes 27 September 2006