

MINUTES OF A MEETING OF THE
DEVELOPMENT CONTROL COMMITTEE HELD
IN THE WAYTEMORE ROOM, THE COUNCIL
OFFICES, BISHOP'S STORTFORD ON
WEDNESDAY 7 MARCH 2007 AT 7.30 PM

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

OFFICERS IN ATTENDANCE:

Glyn Day	- Principal Planning Enforcement Officer
Simon Drinkwater	- Director of Neighbourhood Services
Peter Mannings	- Democratic Services Assistant
Caroline Robins	- Solicitor
Kevin Steptoe	- Head of Development Control
Alison Young	- Development Control Manager

641 APOLOGIES

Apologies for absence were submitted on behalf of
Councillors K A Barnes and D A A Peek. The Committee
noted that Councillor G D Scrivener was in attendance as
substitute for Councillor D A A Peek.

642 CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed the press and public to the
meeting.

ACTION

The Chairman advised that the application detailed below had been withdrawn from consideration:

11. 3/06/2522/FP – Change of use of scaffolders compound to coach park & barn to maintenance depot, erection of ancillary offices and creation of segregated footpath at Foxholes Farm, London Road, Hertford.

The Chairman reported that an Officer presentation in respect of Bishop's Stortford Goodsyield was due to take place on 21 March 2007, at 7.00 pm, in the Waytemore Room, Bishop's Stortford.

The Chairman advised that the planning statistics had not been included in the agenda due to the lack of time since the previous meeting. It was noted that these would be available at the next meeting.

643 DECLARATIONS OF INTEREST

Councillor R N Copping declared a personal interest in respect of application 3/07/0178/LB, as he was an acquaintance of the applicant's neighbour.

Councillor P A Ruffles declared personal interests in respect of applications 3/04/2521/OP and 3/07/0178/LB, as he was an acquaintance of the applicants.

Councillor W Ashley declared a personal interest in respect of application 3/07/0178/LB, as in his position as a magistrate, he was an acquaintance of the applicant's wife, who was also a magistrate.

Councillor M J Tindale declared a personal interest in respect of application 3/06/2394/FP, as he was an acquaintance of the applicants.

ACTIONRESOLVED ITEMSACTION644 MINUTES

RESOLVED – that the Minutes of the meeting held on 14 February 2007 be confirmed as a correct record and signed by the Chairman.

645 3/04/2521/OP – DEMOLITION OF EXISTING SCHOOL BUILDINGS AND REDEVELOPMENT OF SITE FOR RESIDENTIAL AND RELATED PURPOSES FORMER PINES JMI SCHOOL, DIVOT PLACE, HERTFORD FOR HERTFORDSHIRE COUNTY COUNCIL (CHILDREN SCHOOLS AND FAMILIES (CSF) DEPARTMENT)

The Director of Regulatory Services recommended that in respect of application 3/04/2521/OP, outline planning permission be refused for the reasons now detailed.

The Committee supported the recommendation of the Director of Regulatory Services that application 3/04/2521/OP be refused outline planning permission for the reasons now detailed.

RESOLVED – that (A) an indefinite extension from the date of this meeting to allow the applicant to undertake a viability assessment of the proposals not be approved; and

DRS

(B) the resolution previously reached in respect of planning application 3/04/2521/OP from the Development Control Committee on 1 April 2005 not be reaffirmed and that outline planning permission be refused for the following reasons: -

1. The proposed development does not make adequate provision for infrastructure improvements to mitigate against the impact of the development, in terms of highway

ACTION

improvements; transport measures; and the provision of a play area. It would therefore be contrary to policies M8, L1, L4 of East Herts Local Plan, TR6, LRC1, and LRC2 of East Herts Local Plan Second Review Re-Deposit Version incorporating Pre-Inquiry Changes and the Lea Valley Area Plan (Hertford Transport Plan).

2. The proposed development fails to make provision for 30% of the total dwellings on the site to be affordable housing through a registered Social Landlord, and with an agreed percentage of shared equity and rented accommodation contrary to policies H4 and H5 of the East Herts Local Plan and policies HSG7 and HSG8 of the East Herts Local Plan Second Review Re-Deposit Version incorporating Pre-Inquiry Changes.

646 3/06/2394/FP – ERECTION OF 21 NO. SELF CONTAINED 2 AND 3 BED FLATS AT OXFORD HOUSE, LONDON ROAD, BISHOP'S STORTFORD FOR G. Q. PROPERTIES

Peter Adams addressed the Committee in support of the application.

The Director of Regulatory Services recommended that in respect of application 3/06/2394/FP, planning permission be refused for the reasons now detailed.

The Chairman advised that he had received an e-mail from Mr Adams, which had included a copy of a letter sent to the Case Officer.

The Director reported that Officers had felt that reasons for refusal numbers 1, 4 and 6 should remain and advised that a draft legal agreement had been submitted that covered the second reason for refusal, therefore, the Director

ACTION

recommended that this reason not be pursued.

The Director reported that the issues raised by the third reason for refusal had been satisfactorily dealt with and as such, this reason should no longer be pursued. Members were also advised that the footpath link issues referred to in refusal reason number 5 had been addressed and this reason should also no longer be pursued.

The Director advised that, in respect of altering the application, addressing flood risk issues would require a substantially new application.

Councillor Mrs M H Goldspink supported the Director's recommendation that reasons 1, 4 and 6 be retained as reasons for refusal and expressed concern over the highly visible nature of the proposal. Councillor Goldspink suggested that an opportunity existed to secure a good quality building on the site and that the proposed development was too high and not visually pleasing.

Councillor Goldspink also raised concerns in respect of a considerable shortfall in car parking provision, this being below the minimum level required at the site. Concerns were also raised in respect of flooding, therefore Councillor Goldspink emphasised the importance of reason for refusals number 4 being retained.

In respect of a request from Councillor J Demonti relating to adding a further reason for refusal on the grounds that the application constituted a change from light industrial use to residential, the Director reported that the land use was currently office based.

In response to a query from Councillor M J Tindale in respect of Environment Agency representation, the Director reported that of the two grounds for objection raised, one had subsequently been withdrawn.

In response to Members' concerns that the application had come to Committee prematurely, the Director advised that

ACTION

Officers had engaged in discussions as long as possible prior to proceeding to a recommendation to Committee.

Councillor M Wood supported the Officer's report and expressed concerns in respect of the knock on effect the development could have on parking in the area, stating that 23 spaces was below the minimum requirement of 27 spaces stipulated for such a development.

After being put to the meeting and vote taken, the Committee supported the recommendation of the Director of Regulatory Services that application 3/06/2394/FP be refused planning permission for the reasons now detailed.

RESOLVED - that in respect of application 3/06/2394/FP, planning permission be refused for the following reasons: -

DRS

1. The proposed development 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 the opportunities available for improving the character of the street scene and the locality in general. The proposal is thereby contrary to Policy BE2 & Appendix I of the East Herts Local Plan, Policy ENV3 of the East Herts Local Plan Second Review Re-Deposit Version incorporating Pre Inquiry Changes (June 2005), and national planning guidance in PPS1 'Delivering Sustainable Development' para 34.
2. Insufficient information has been submitted regarding flood risk issues to demonstrate that the River Stort and the Thorley Tributary Western Arm Main River would not be adversely affected by the impact of the proposed development. Without such an assessment the proposal is contrary to Policy 39 of the Hertfordshire Structure Plan; Policy BE9 of the East Herts Local Plan; Policy ENV26

ACTION

of the East Herts Local Plan Second Review Re-Deposit Version incorporating Pre-Inquiry Changes (June 2005) and national planning guidance in PPS25 'Development and Flood Risk'.

3. Inadequate provision is made within the site for car parking contrary to the guidance in the East Herts Local Plan Second Review Re-Deposit Version including Pre-Inquiry Changes and the Draft Vehicle Parking at new Developments Supplementary Planning Document. The proposal is therefore contrary to Policy M8 of the East Herts Local Plan and Policy TR6 of the East Herts Local Plan Second Review Re-Deposit Version including Pre-Inquiry Changes (June 2005).

647 3/07/0053/FP – PROPOSED NEW DWELLING IN CORNER OF EXISTING GARDEN AT 17 MANGROVE DRIVE, HERTFORD FOR MR B GARDNER

The Director of Regulatory Services recommended that in respect of application 3/07/0053/FP, planning permission be refused for the reasons now detailed.

Bernard Gardner addressed the Committee in support of the application.

Councillor S Rutland-Barsby sympathised with the applicant and stated the proposed energy efficient dwelling was a natural inclusion to Mangrove Drive. Councillor Rutland-Barsby looked to Officers and the Committee for grounds to approve the application.

The Director advised that the gap between the nearest corner of the house and front hedge was 8 metres, as opposed to 7 metres as stated in paragraph 1.2 of his report.

ACTION

Councillor P A Ruffles reported that Hertford Town Council's viewpoints had been reflected in Officer comments in the report and at this meeting. Councillor Ruffles also sympathised with the applicant, on the grounds that a Planning Officer's sound advice had been followed and the Inspector's decision had come as a surprise to all involved.

Councillor Mrs M H Goldspink sympathised with the applicant and reported that the development would not have a detrimental impact on the view of the greenbelt as the existing property was already located in the residential curtilage.

The Director advised Members that the issue was the impact on the openness of the greenbelt and that the issue of the property already being in the curtilage and not having a detrimental effect on the greenbelt was best avoided.

Councillor M J Tindale sympathised with the applicant but reminded Members that a decision to grant the application could not be justified as this went against Council policy. Councillor J Demonti also expressed this viewpoint.

After being put to the meeting and a vote taken, the Committee supported the recommendation of the Director of Regulatory Services that application 3/07/0053/FP be refused planning permission for the reason now detailed.

RESOLVED - that in respect of application 3/07/0053/FP, planning permission be refused for the following reason: -

DRS

1. Within Metropolitan Green Belt (RO21).

ACTION

648 3/07/0145/FP – VARIATION TO APPROVED SCHEME
3/06/0077/FP TO CONSTRUCT 6 NO. DETACHED
DWELLINGS (RETROSPECTIVE APPLICATION) AT
FORMER TRUNDLES YARD, ACORN STREET,
HUNSDON FOR WISTERIA HOMES

The Director of Regulatory Services recommended that in respect of application 3/07/0145/FP, planning permission be granted subject to the conditions now detailed.

Phillip Hughes addressed the Committee in opposition to the application. Dominico Padalino spoke for the application.

The Director reported that Hunsdon Parish Council had contacted Officers to repeat previous objections and to express concern in respect of minor alterations to windows resulting in overlooking of neighbouring properties. Members were also advised of a letter received from Phillip Hughes raising the same concerns he had made in addressing the Committee.

The Director advised that representation had been received from Three Valleys Water raising no objections but a number of technical issues were raised that could be dealt with by standard conditions. Members were advised of an e-mail from Councillor D Clark to all Committee Members raising concerns in respect of distances to neighbouring properties.

In response to a query from Councillor W Ashley, the Chairman and the Director confirmed the location had not changed and that minor amendments were proposed for the windows and overhanging eaves. Members were also advised that the previous basement was to be moved from where previously proposed.

Councillor Mrs M H Goldspink expressed concerns in respect of loss of privacy for residents of Walnut Tree

ACTION

House and advised Members of the potential confusion resulting from the varying measurements used between plots.

Councillor M J Tindale suggested that the differences detailed in the report were minimal and centred on the removal of the basement and an increase in building height of 11 cm. Councillor Tindale commented that practical building reasons probably existed to explain the small alterations proposed by this application.

Some Members expressed concern in respect of developers submitting amended schemes with little regard for regulations and conditions imposed under previously approved applications.

The Director reported that the application could be deferred and brought back before Members to clearly define the dimensions between the plots and surrounding dwellings.

The Chairman proposed that application 3/07/0145/FP be deferred to enable Officers to check further the distances between the new buildings on Plots 1 and 6, and the existing properties. After being put to the meeting and a vote taken, the Committee supported this proposal.

RESOLVED – that application 3/07/0145/FP be deferred to enable Officers to check further the distances between the new buildings on Plots 1 and 6, and the existing properties.

DRS

ACTION

649 3/07/0146/FP – CONSTRUCTION OF REPLACEMENT DWELLING WITH DETACHED GARAGE AND STORES, REVISED SITE ENTRANCE, NEW DRIVEWAY, ASSOCIATED LANDSCAPING AND DRAINAGE WORKS. INSTALLATION OF PRIVATE SEWAGE TREATMENT WORKS. DEMOLITION OF EXISTING BUNGALOW, GARAGES AND STORES. AT THE FIRS, GREAT HORMEAD, BUNTINGFORD, FOR MR & MRS JOHN COCKERTON

The Director of Regulatory Services recommended that in respect of application 3/07/0146/FP, planning permission be granted subject to the conditions now detailed.

The Director reported that representation had been received from the Environment Agency raising no objections to the application. Members were also advised that condition 10 related to the withdrawal of permitted development part 1.

After being put to the meeting and a vote taken, the Committee supported the recommendation of the Director of Regulatory Services that application 3/07/0146/FP be granted planning permission, subject to the conditions now detailed.

RESOLVED - that in respect of application 3/07/0146/FP, planning permission be granted subject to the following conditions: -

DRS

1. Three year time limit (1T12)
2. Samples of materials (2E12)
3. Levels (2E05)
4. Materials arising from demolition (2E32)
5. Construction workers vehicles (3V22)

ACTION

6. Wheel washing facilities (3V25)
7. Tree retention and protection (4P05)
8. Hedge retention and protection (4P06)
10. Withdrawal of PD Part 1 Class A (2E20)
11. Withdrawal of PD Part 1 Class E (incidental structures) (2E21)
11. Landscape design proposals b), c), e) i) j) k) l) (4P12)
12. Landscape works implementation (4P13)
13. Details of boundary walls and fences (2E0)
14. Hours of working (6N05)

Directive: -

1. Other legislation (01OL)

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (Hertfordshire County Structure, Minerals Local Plan, Waste Local Plan and East Herts Local Plan) and in particular policies RA3, BE2, BE16, BE18; and policies GBC5, GBC6, HSG13, BH8 and BH13 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.

ACTION

650 3/07/0178/LB – PARTIAL DEMOLITION OF EXISTING BOUNDARY WALL TO PROVIDE VEHICULAR ACCESS, ERECTION OF BOTH A NEW BRICK PIER AND A SECTION OF ESTATE STYLE FENCING AT THE CLOCK HOUSE, HODDESDON ROAD, STANSTEAD ABBOTTS FOR MR C J GORDON

The Director of Regulatory Services recommended that in respect of application 3/07/0178/LB, planning permission be granted subject to the conditions now detailed.

Colin Gordon addressed the Committee in support of the application.

The Director reported that representation had been received from the occupant of 49 Hoddesdon Road, objecting on the grounds previously raised, namely in respect of the impact to the area's character. The resident had also objected to access to the site via the walled area.

Members were also advised that although English Heritage had not formally objected, concerns had been raised in respect of the listed status of the wall and the potential for damage to the setting of the Clock House. The Director concluded by reporting that agreement had been reached between the Highways Authority and the applicant and that conditions had been drafted to support this agreement.

Councillor R N Copping praised Officers on the report and drew attention to paragraph 7.1 of the report now submitted. Councillor Copping spoke against the recommendation on the grounds that the application was determined on policy and not economics.

The Director reported that having approved an application, which had allowed access via the wall, refusing this application for that access would be a difficult position for Members to support. The Chairman suggested that finding a structural solution to site access via the pond would

ACTION

prove difficult.

Councillor W Ashley supported the Officer's recommendation and acknowledged that utilising the existing access would result in more of the wall to be demolished than the 18 metres proposed by this application.

In response to a query from Councillor M R Alexander, the Director reported that the wall was listed as it was within the curtilage of a listed building. Councillor P A Ruffles expressed concern with the demolition of a listed structure and echoed the position of English Heritage.

Councillor J J Taylor repeated her concerns from the previous application in respect of the listed structure and reported that despite the lesser distance of 18 metres, no part of the wall should be demolished.

On the request of the Chairman, the Director of Neighbourhood Services reminded Members of the details of the previous application and advised on the options for access to the site.

After being put to the meeting and a vote taken the Committee supported the recommendation of the Director of Regulatory Services that application 3/07/0178/LB be granted planning permission, subject to the conditions now detailed.

RESOLVED - that in respect of application 3/07/0178/LB, listed building consent be granted subject to the following conditions: -

DRS

1. Listed Building three year time limit (1T14)
2. Prior to any building works being first commenced, detailed drawings showing the new brickwork and pier capping detail and a precise specification and description of the brick and capping material - or a sample of 4 bricks

ACTION

to provide a representative range of the colour and texture of the brick - together with a specification of the mortar mix, pointing profile and finish, jointing width and the bond of the brickwork, shall be submitted to and approved in writing by the Local Planning Authority. Where required, a sample panel of the brickwork using the bond, mortar and jointing/pointing proposed, shall be provided and retained during building works as a reference for the new brickwork.

Reason: To ensure the historic and architectural character of the remainder of the structure is properly maintained, in accordance with policy BE16 of the East Herts Local Plan.

3. Prior to any building works first being commenced there detailed drawings shall be submitted to the Local Planning Authority showing the specification and materials of construction of the proposed estate fencing. Once agreed in writing those details shall be implemented as such during the course of the works and shall be completed no later than the completion of the new wall pier, or within such other time as may be agreed in writing by the Local Planning Authority.

Reason: To ensure the historic and architectural character of the remainder of the structure is properly maintained, in accordance with policy BE16 of the East Herts Local Plan.

4. Conservation Area (clearance of site) (8L13)
5. Prior to any building works being first commenced there shall be submitted to and writing by the local planning authority, detailed drawings of the new access to be created, showing visibility splays and associated works to Hoddesdon Road. Once agreed the works

ACTION

shall be implemented as such and completed prior to the occupation of the new dwellings which they serve.

Reason: To ensure that the demolition and loss of the historic wall is kept to a minimum.

Directive: -

1. This consent enables the creation of an access, which is different in specification to that approved under permission 3/05/1679/FP. You are advised that only this latest specification access can be achieved by virtue of this consent and to do so you should apply to vary condition 13 of 3/05/1679/FP.

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 BE16 and BE18, The St Margarets Farm, Stanstead St Margaret's Development Brief, and policies BH6, BH12, BH13 and BH14 of the East Herts Local Plan Second Review Re-deposit version. The balance of the considerations, having regard to these considerations and all other material considerations, is that consent should be granted in this case.

651 3/07/0206/FL – TEMPORARY SITING OF STATIC CARAVAN, AT WELLBURY, DASSELS, BRAUGHING, WARE, SG11 2RP FOR CLIVE WELLS

The Director of Regulatory Services recommended that in respect of application 3/07/0206/FL, planning permission be granted subject to the conditions now detailed.

Councillor S A Bull requested that Officers closely monitor

ACTION

the 6 months referred to at condition one in the Officer's report.

The Committee supported the recommendation of the Director of Regulatory Services that application 3/07/0206/FL be granted planning permission, subject to the conditions now detailed.

RESOLVED – that in respect of application 3/07/0206/FL, planning permission be granted subject to the following conditions: -

DRS

1. The caravan hereby permitted shall be removed from the site within 6 months of the date of this decision, and the land shall be reinstated to the satisfaction of the Local Planning Authority.

Reason: The development is a temporary expedient only.

2. Carried out in Accordance (2E92)

Directive: -

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 policy RA3 and policies GB5 and GB6 of the East Herts Local Plan Second Review Re-Deposit Version. The balance of the considerations having regard to these policies in this case is that planning permission should be granted.

ACTION

652 3/06/2427/FP–PROPOSED REAR DECKING (OVER EXISTING PATIO AND GARDEN) AT 13 SANDLE ROAD, BISHOPS STORTFORD FOR LORINDA PIETERSON

The Director of Regulatory Services recommended that in respect of application 3/06/2427/FP, planning permission be granted subject to the conditions now detailed.

The Committee supported the recommendation of the Director of Regulatory Services that application 3/06/2427/FP be granted planning permission, subject to the conditions now detailed.

RESOLVED – that in respect of application 3/06/2427/FP, planning permission be granted subject to the following conditions: -

DRS

1. Three year time limit (1T121)
2. Complete Accordance (2E10)

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 BE2, BE5 and BE18 and Re-Deposit policies ENV1 (a), ENV9, ENV10 and BH7.

653 E/06/0443/B – UNAUTHORISED ERECTION OF A NEW FRONT BOUNDARY WALL AND GATE AT MARSHLANDS, VICARAGE LANE, WATERFORD, HERTFORD

The Director of Regulatory Services submitted a report recommending enforcement action in respect of

ACTION

E/06/0443/B.

The Committee supported the Director's recommendation that in respect of E/06/0443/B, enforcement action be authorised.

RESOLVED – that in respect of E/06/0443/B, 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 enclosure and gate.

DRS/DCG

Period of Compliance: 28 days

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

The inappropriate siting, length, height and general appearance of the wall and gate result in a forbidding, intrusive and urbanizing form of development at odds with the character of the rural surroundings, to the detriment of the quality and character of the local area. The development is considered as contrary to the aims and objectives of Policy RA2 of the Adopted Local Plan and GBC2 and GBC3 of the East Herts Local Plan: Written Statement Showing Pre-Inquiry Changes (June 2005).

654 E/06/0447/B – UNAUTHORISED INCORPORATION OF AMENITY LAND WITHIN THE RESIDENTIAL CURTILAGE OF 55 BIRDIE WAY, HERTFORD

The Director of Regulatory Services submitted a report recommending enforcement action in respect of E/06/0447/B.

The Committee supported the Director's recommendation that in respect of E/06/0447/B, enforcement action be

ACTION

authorised.

RESOLVED – that in respect of E/06/0447/B, 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 that may be required to secure the removal of the unauthorised development and the reinstatement of the land to its former condition.

DRS/DCG

Period for compliance: 28 days

Reason why it is expedient to issue an enforcement notice:

The enclosure of this amenity open space is detrimental to the appearance of the street scene and contrary to policy BE7 (III) of the East Hertfordshire Local Plan and policy ENV12 (IIa) of the emerging Plan.

655 ARRANGEMENTS TO ENABLE PROJECTED DISPLAY OF PLANS AT DEVELOPMENT CONTROL COMMITTEE MEETINGS

The Chairman advised the Committee that the display of plans electronically at Development Control Committee meetings was now possible and referred to the proposed revisions to seating arrangements to facilitate this.

In response to a query from Councillor R N Copping, the Director of Regulatory Services reported that, subject to Member opinion, Officers hoped to display such plans beginning at either the 28 March or 25 April meetings of the Committee.

Councillor P A Ruffles welcomed the proposals but requested that the display of plans be restricted to plan drawings only and should not include the projection of

ACTION

photos, so that Members' perspective was not distorted.

Councillor Ruffles stated that the display of plans should not detract from the high quality of Officers' written reports and the benefits to Members of conducting site visits prior to considering planning applications coming before the Committee.

Councillor G D Scrivener praised the recommendation, stating that the display of plans would be advantageous to Members in deciding planning applications. The Chairman advised that in meetings in the Council Chamber, Members should remember to sit on the arms of the outer circle and not at the top of the 'U' in front of the Chairman.

Councillor M R Alexander suggested that Members did not prejudge the format of plans and should leave it to Officers to decide which formats to bring forward from one meeting to the next. Councillor Alexander also suggested that Members could assess the arrangements in the same manner as for public speaking, via a report after 6 months of operation.

In response to a query from Councillor M J Tindale, the Director of Regulatory Services confirmed that Officers were seeking a technical solution to making plans available on the internet.

RESOLVED – that the change to seating arrangements set out in this report and those revised arrangements to enable the introduction of the electronic display of plans at Development Control Committee meetings be approved.

DRS

656 UPDATE ON AUTHORISED ENFORCEMENT ACTION

The Head of Development Control submitted a report that updated Members on the progress of authorised enforcement action. Verbal updates were given on a number of enforcement cases.

ACTION

The Head of Development Control advised that the number of enforcement cases for January and February 2007 was 55 and 85 respectively, giving a total of 140 for these months. Members were also advised that the likely total of enforcement cases for 2007 would be 840, this being higher than the 2006 yearly total of 642.

Councillor W Ashley welcomed the update as a valued agenda item. The Chairman expressed concern in respect of the length of elapsed time on outstanding enforcement action.

Councillor M R Alexander enquired as to whether the update report could include a flow chart detailing the stages of the enforcement process from a notice being served to enforcement action being taken.

In response to concerns raised over delays to the enforcement process, the Director of Neighbourhood Services advised of the current staffing position.

RESOLVED – that the quarterly report be noted.

657 ITEMS FOR REPORT AND NOTING

Councillor M R Alexander reminded the Committee that all East Herts Councillors had been invited to the Jackson Square Phase Two appeal hearing, which was due to be held on 22 to 23 March 2007, in the Waytemore Room, Bishop's Stortford.

Members were advised that the lodged planning appeal in respect of 3a, South Street, The Dells, South Street, Bishop's Stortford, as detailed on page 127 of the Officer's report, had been withdrawn.

RESOLVED - that the following reports be noted:

- (A) Appeals against refusal of planning

ACTION

permission/non determination, and

(B) Planning Appeals Lodged.

The meeting closed at 9.20 pm.

Chairman
Date