

MINUTES OF A MEETING OF THE
DEVELOPMENT CONTROL COMMITTEE
HELD IN THE COUNCIL CHAMBER,
WALLFIELDS, HERTFORD ON
WEDNESDAY 10 MARCH 2010, AT 7.30 PM

PRESENT: Councillor W Ashley (Chairman)
Councillors M R Alexander, S A Bull,
A L Burlton, Mrs R F Cheswright, J Demonti,
R Gilbert, Mrs M H Goldspink,
G E Lawrence, D A A Peek, S Rutland-
Barsby, J J Taylor, R I Taylor and
B M Wrangles.

ALSO PRESENT:

Councillors D Andrews, L O Haysey and
J P Warren.

OFFICERS IN ATTENDANCE:

Liz Aston	- Development Control Team Leader
Lorraine Blackburn	- Committee Secretary
Roy Crow	- Facilities Manager
Glyn Day	- Principal Planning Enforcement Officer
Simon Drinkwater	- Director of Neighbourhood Services
Kevin Steptoe	- Head of Planning and Building Control
Alison Young	- Development Control Manager

615 APOLOGY

An apology for absence was submitted on behalf of Councillor K A Barnes.

616 CHAIRMAN'S ANNOUNCEMENTS

The Chairman commented that the meeting of the Committee would be webcast for training purposes. He added that there would be further training on webcasting on 23 March 2010.

The Chairman commented that with Members' consent, he would change the order of the agenda slightly, which was agreed.

The Chairman announced that the next meeting of Development Control Committee had been moved forward in the event that there might be a General Election and the requirements of purdah. The meeting would now be held on 31 March 2010.

Councillor R L Gilbert queried why there was a need to worry about the General Election when Development Control was not supposed to be a political committee. The Director of Neighbourhood Services referred to the need to be careful during purdah in terms of agenda content and of any comments which may be made by Members. A decision had been taken not to hold a Development Control meeting on 6 April 2010.

617 DECLARATIONS OF INTEREST

Councillor A L Burlton declared a personal interest in Minute 621 – Application 3/09/2029/FP, South Road Nurseries, South Road, Bishop's Stortford. The nature of that interest was not stated.

RESOLVED ITEMS618 MINUTES

RESOLVED – that the Minutes of the Development Control Committee meeting held on 10 February 2010 be confirmed as a correct record and signed by the Chairman.

619 3/09/2001/FP - DEMOLITION OF EXISTING RETAIL AND COMMERCIAL PREMISES AND CONSTRUCTION OF 72 BED HOTEL WITH RETAIL USE (CLASS A1) TO GROUND FLOOR INCLUDING ANCILLARY WORKS AND CAR PARK AT 71-77 SOUTH STREET, BISHOP'S STORTFORD FOR DOMLAND LIMITED

Mr Shepherd spoke for the application.

The Director of Neighbourhood Services recommended that, in respect of application 3/09/2001/FP, subject to the applicant entering into a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 by 22 March 2010, planning permission be granted subject to the conditions now detailed.

Councillor Mrs M H Goldspink, as the Ward Councillor supported the application, stating that the application was better than that previously submitted and noted that the height of the development had been reduced. She added that this would tidy up this part of the town and that there was a lot of concern about the appearance of the building. She commented that the applicant was planning to use materials in keeping with the area.

Councillor A L Burlton stated that the buildings were actually 4 storeys high. He acknowledged the contribution to Sustainable Transport Programmes, but felt that there should be a contribution to other social aspects and that some of the Section 106 monies should be spent in South Road.

The Director stated that Officers had been able to justify the requirements for the financial contribution and that this would go towards sustainable transport which included Bishop's Stortford and other parts of the District.

Councillor D A A Peek supported the previous comments made by Members and the application. He referred to the fact that both the Conservation Officer and English Heritage were happy with the proposals and that a lot of residents would like to see that area redeveloped.

The Committee accepted the recommendation of the Director of Neighbourhood Services that, subject to the applicants entering into a legal obligation pursuant to Section 106 of the Town and Country Planning Act 1990 by 22 March 2010, application 3/09/2001/FP be granted planning permission subject to the conditions now detailed.

RESOLVED – that (A) subject to the applicant entering into a legal obligation pursuant to Section 106 of the Town and Country Planning Act 1990 by 22 March 2010, to cover the following matter:

DNS

1. A financial contribution of £35,000 Towards Sustainable Transport Programmes.

in respect of application 3/09/2001/FP, planning permission be granted subject to the following conditions:

1. Three Year Time Limit (1T12)
2. Programme of archaeological work (2E02)
3. Levels (2E05)
4. Prior to the commencement of the development hereby approved, details of all boundary walls, fences or other means of enclosure shall be submitted to and approved

in writing by the Local Planning Authority, and thereafter the approved means of enclosure shall be erected and retained to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with policies ENV1 and BH6 of the East Herts Local Plan Second Review April 2007.

5. Samples of Materials (2E12)
6. Lighting details (2E27)
7. Materials arising from demolition (2E32)
8. Contaminated land survey and remediation (2E33)
9. Hard Surfacing (3V21)
10. Provision and retention of parking spaces (3V23)
11. Wheel washing facilities (3V25)
12. Prior to the commencement of the development hereby approved, detailed drawings of the alterations to the South Street footway and the new access arrangement and service vehicle lay by shall be submitted to and approved in writing by the Local Planning Authority, and thereafter all works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority. No part of the development shall be occupied until such time as the approved alterations to the footway, access and service vehicle lay by have been constructed.

Reason: In the interests of highway safety.

13. Prior to the commencement of the development hereby approved, details of construction vehicle movements and construction access arrangements shall be submitted and approved in writing by the Local Planning Authority, and thereafter all construction vehicle movements shall accord with the approved arrangement unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and the free and safe flow of traffic.

14. Landscape design proposals (4P12)
Delete a, b, c, d, e, g, h
15. Landscape works implementation (4P13)
16. Landscape maintenance (4P17)
17. Construction hours of working – plant and machinery (6N07)
18. Prior to the commencement of development, a scheme for the implementation of energy efficiency measures within the development to secure at least 10% of the energy supply of the development from decentralized and renewable or low-carbon sources, shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented in accordance with the approved scheme.

Reason: To ensure the development assists in reducing climate change emissions in accordance with policy ENG1 of the East of England Plan May 2008 and policy SD1 of the East Herts Local Plan Second Review April

2007.

19. Prior to the commencement of the development, detailed drawings of the elevations of the bin stores shall be submitted to and approved in writing by the Local Planning Authority, and thereafter shall be constructed in accordance with the approved details.

Reason: In the interest of the appearance of the development in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007.

20. Prior to the commencement of the development, detailed drawings of the elevations of the cycle stores shall be submitted to and approved in writing by the Local Planning Authority, and thereafter shall be constructed in accordance with the approved details.

Reason: In the interest of the appearance of the development in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007.

21. Prior to the commencement of the development, detailed drawings of the elevations of the car port structures shall be submitted to and approved in writing by the Local Planning Authority, and thereafter shall be constructed in accordance with the approved details.

Reason: In the interest of the appearance of the development in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007.

Directives:

1. Other Legislation (01OL)
2. Highway Works (05FC)
3. Planning Obligation (08PO)
4. The attention of the applicant is drawn to the Control of Pollution Act 1974 relating to the control of noise on construction and demolition sites.
5. If the presence of any significant unsuspected contamination on the site becomes evident during the development, the Council should be informed.
6. The shop units hereby approved are A1 general retail only and no other uses within this class i.e. A2/A3 of the Town & Country (Use Classes) Order 1987 (as amended) may be undertaken without separate planning permission.

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (East of England Plan May 2008, Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and East Herts Local Plan Second Review April 2007), and in particular SD1, SD2, TR1, TR2, TR7, TR8, TR13, EDE2, STC1, STC3, ENV1, ENV2, ENV3, ENV4, ENV18, ENV19, ENV23, ENV24, BH1, BH3, BH6 and IMP1. The balance of the considerations having regard to those policies and the amendments made to the proposed development following the refused application ref. 3/08/2038/FP is that permission should be granted.

(B) where the legal agreement referred to in

DNS

recommendation (A) above is not completed by 22 March 2010, the Director of Neighbourhood Services be authorised to refuse planning permission for the following reason:

1. The development fails to make the appropriate financial provision for infrastructure improvements considered necessary to support the proposed development. As such, it would be contrary to the provisions of Policy IMP1 of the East Herts Local Plan Second Review April 2007.

620 3/09/2018/FP - THIRTY CARAVAN PITCHES WITH ASSOCIATED PARKING, EXTENSION TO ACCESS ROAD AND CONSTRUCTION OF TOILET AND SHOWER BUILDING INCORPORATING BOOKING IN OFFICE AT WESTMILL FARM, WESTMILL ROAD, WESTMILL, WARE, HERTS, SG12 0ES FOR DJ AND DM VIGUS

Mr Vigus spoke for the application.

The Director of Neighbourhood Services recommended that, in respect of application 3/09/2018/FP, planning permission be refused for the reasons now detailed.

The Director commented that an amended plan had been received but that this could not be considered as part of the current application due to its late submission. The Director commented that it could however form the basis of a pre-application discussion on an amended scheme.

Councillor J J Taylor stated that there had been much development on the site over the years and supported Officers' recommendation to refuse the application. She referred to the concerns expressed by Environmental Health Officers and the issues relating to disposal of foul water and waste.

Councillor S A Bull stated that the proposal could increase trade in the local area and that problems with sewerage /

water could be overcome.

Councillor Rutland-Barsby stated that Mr Vigus was trying to conduct a good business but that there was a need to protect the countryside from caravans and the Green Belt.

Councillor Mrs J J Taylor stated that the site was in the Metropolitan Green Belt and that there needed to be very special circumstances to approve the application adding that the development would be harmful to the countryside.

The Committee supported the recommendation of the Director of Neighbourhood Services that application 3/09/2018/FP be refused for the reasons now detailed.

RESOLVED – that in respect of application 3/09/2019/FP planning permission be refused for the following reasons:

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1. Within Metropolitan Green Belt (R0212)
2. The proposed development, by reason of the extent and topography of the area proposed for the change of use; the number of caravans proposed; and the prominent siting of the facilitated pitches, toilet/shower building and associated access tracks, would be unduly prominent in the surrounding countryside and harmful to the openness and rural character of the Metropolitan Green Belt. The proposed screening would not adequately mitigate the harm to the Green Belt, and the proposal would therefore be contrary to policies GBC1, LRC5, LRC10, GBC7, GBC8 and ENV2 of the East Herts Local Plan Second Review April 2007.

621 3/09/2046/FP - ERECTION OF 2NO. SEMI DETACHED HOUSES WITH ASSOCIATED PARKING, LANDSCAPING, FENCING AND ACCESS AT 122 CAMBRIDGE ROAD, SAWBRIDGEWORTH, CM21 9BU FOR LASOR MOTOR CO

Mr Cook spoke in support of the application.

The Director of Neighbourhood Services recommended that, in respect of application 3/09/2046/FP planning permission be granted subject to the conditions now detailed.

Councillor R L Gilbert stated that part of the application was located in the Green Belt and could see no reason to go against Green Belt Policy.

Councillor J Demonti supported Councillor Gilbert's view adding that it would also make it more difficult to market the adjoining garage site.

Councillor Mrs M Goldspink supported the application stating that it made sensible use of the site as only a very small proportion of it was actually in the Green Belt. She stated that the garden would still be open and would be part of the Green Belt. She stated that Members should not be worrying about the detrimental effects on the garage.

Councillor R I Taylor referred to the current use of the site for the storage of cars and its untidy appearance.

Councillor A L Burlton was concerned at how the existing garage site could accommodate 19 spaces. He suggested that a Directive be added, stating that the part of the site within the Green Belt should remain open and with limited landscaping.

The Director referred to the special circumstances of the application and referred to the fact that the site was within an area formerly used for the storage of cars. He explained that there was a need to protect the openness of the Green Belt and that by allowing this to be open amenity garden area

would achieve this. A plan had been submitted which showed how the garage site would accommodate sufficient provision for car parking. He stated that there would be no harm to the openness of the Green Belt.

The Director stated that a condition had been suggested to require landscaping details to be agreed. Requiring no landscaping of the garden area would be unreasonable. Permitted Development rights had been withdrawn. Any proposals for outbuildings in the garden would require planning permission.

The Committee supported the recommendation of the Director of Neighbourhood Services that application 3/09/2046/FP be granted subject to the conditions now detailed.

RESOLVED – that in respect of application 3/09/2046/FP planning permission be granted subject to the conditions now detailed.

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1. Three Year Time Limit (1T121)
2. Samples of Materials (2E12)
3. Construction hours of working (6N07)
4. Landscape Design Proposals (4P12)
b), e), f), i), j), k) & l)
5. Landscape works implementation (4P13)
6. Contaminated land survey and remediation (2E332)
7. Before first occupation of the approved development, all access and junction/parking arrangements serving the development shall be completed in accordance with drawing number BRD/08/055/03 Rev A, unless otherwise agreed in writing by the Local Planning Authority.

Reason : In order to secure the provision of a suitable access and parking arrangement in the interests of highway safety and convenience.

8. Approved accesses only (3V044)
9. Construction parking and storage (3V221)
10. Withdrawal of P.D. (Part 1 Class E) (2E223)
amend reason:

Reason: To ensure that the Local Planning Authority retains control over future development in the interests of securing appropriate levels of amenity space in respect of Plot 2 and in order to protect the openness and visual quality of the Green Belt in respect of Plot 1 in accordance with policies GBC1, ENV1 and ENV9 of the East Herts Local Plan Second Review April 2007.

11. Withdrawal of P.D. (Part 1 Class A)
Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order, 1995, the enlargement, improvement or other alteration of the dwellinghouse on Plot 1, as described in Schedule 2, Part 1, Class A of the Order shall not be undertaken without the prior written permission of the Local Planning Authority.

Reason: To ensure the Local Planning Authority retains control over any future development as specified in the condition in the interests of amenity and in order to protect the openness and visual quality of the Green Belt in accordance with policies GBC1 and ENV9 of the East Herts Local Plan

Second Review April 2007.

Directives:

1. The applicant is advised that that work undertaken on the highway must be constructed to the current Highway Authority's specification, to an appropriate standard and by a contractor who is authorised to work in the public highway. All works to be undertaken on the adjoining highway shall be constructed to the satisfaction of the Highway Authority and in accordance with Hertfordshire County Council publication "Roads in Hertfordshire - A Guide for New Developments". Before proceeding with the proposed development, the applicant should contact the East Herts Highways Area Office (01992 526900) to obtain their permission and requirements.
2. Street Naming and Numbering (19SN4)
3. The applicant is advised to ensure that no part of the public right of way adjacent to the site, or the entrance to the public right of way from Cambridge Road or Bullfields, is obstructed at any stage of the development.
4. With regards to relocating the cycle symbol marking on the adjacent footway the applicant should contact Hertfordshire Highways on 01438 757880.

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 Second Review 2007), and in particular SD1, SD2, GBC1, EDE2, ENV1, ENV2, ENV24, HSG1, TR2, TR7,

BH12. The balance of the considerations having regard to those policies and the amendments made to the proposed development following the withdrawn application reference 3/09/1302/FP is that permission should be granted.

622 3/09/2029/FP - DEMOLITION OF EXISTING REDUNDANT NURSERY BUILDINGS AND ERECTION OF 6 THREE BEDROOM DWELLINGS WITH ASSOCIATED CAR PARKING AT SOUTH ROAD NURSERIES, SOUTH ROAD, BISHOP'S STORTFORD, HERTFORDSHIRE, CM23 3JG FOR PHASE 4 DEVELOPMENTS LTD

Mr Bintley spoke in support of the application.

The Director of Neighbourhood Services recommended that, in respect of application 3/09/2029/FP planning permission be refused for the reasons now detailed.

The Director reported the receipt of additional information from local residents in support of the application. They referred to issues such as the previous use of the site, traffic matters and commercial uses of other sites in the area. It was reported that Councillor K A Barnes was in support of the proposal.

Councillor R I Taylor, as one of the three Ward Members for the area commented that the site had been an "eye sore" for 20 years, with the buildings only in use for part of the year. He commented that the site detracted from South Road and to suggest that it was viable for anything other than housing was wrong. He supported the use of the site for housing.

Councillor Mrs M H Goldspink, as a Ward Member, supported the application, stating that it was not an employment site and that it was surrounded by houses. She supported its use for housing purposes.

The Chairman referred to Officers' concerns about a reduction in employment land.

Councillor A L Burlton stated that he lived close by and that many residents wanted the area developed for housing and especially houses rather than flats. He added that there were employment units close by on the local industrial estate.

Councillor R Gilbert referred to the fact that the land was used as a nursery before many of the houses were built in the area.

Councillor D A A Peek stated that Officers had correctly recommended the application for refusal on policy grounds but that in this case, there were special circumstances to go against Policy. He added that he knew the site well and that use of the site for housing would be the best use for the site.

Councillor R I Taylor stated that there were empty employment units in the area and commented that the Goods Yard site in Bishop's Stortford would provide additional land for employment use.

Councillor Mrs R F Cheswright commented that County Highways had recommended that permission should be granted and that the Town Council had no objection. She stated that the area was very tatty and that a housing use would be the best use for the site.

The Director stated that Officers had taken a policy approach to the application in relation to the protection of employment land.

Councillor A L Burlton proposed and Councillor Mrs R F Cheswright seconded a motion that application 3/09/2029/FP be approved subject to the conditions now detailed.

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

The Committee rejected the recommendation of the Director of Neighbourhood Services that application 3/09/2029/FP be refused for the reasons now detailed.

RESOLVED – that in respect of planning application 3/09/2029/FP planning permission be granted subject to the following conditions:-

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1. Three year time limit (1T12)
2. Materials as on plan (2E422)
3. Boundary walls and fences (2E073)
4. Prior to the commencement of the development, detailed drawings of the elevations of the waste/recycling enclosure shall be submitted to and approved in writing by the Local Planning Authority, and thereafter shall be constructed in accordance with the approved details.

Reason: In the interests of the appearance of the development in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007.

5. Construction parking and storage (3V221)
6. Landscape design proposals (4P124)
e), i), j), k), l)
7. Landscape works implementation (4P133)
8. Prior to the commencement of the development hereby permitted detailed drawings showing the proposed finished floor levels shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To reduce the risk of flooding to the proposed development in accordance with policy ENV19 of the East Herts Local Plan

April 2007.

9. Construction hours of working (6N072)
10. Provision and retention of parking space (3V234)

Directives:

1. Highway works (05FC2)
2. Street naming and numbering (19SN4)

Summary of Reasons:

The proposal has been considered with regard to the policies of the Development Plan (East of England Plan May 2008, Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and East Herts Local Plan Second Review April 2007), and in particular SD2, TR7, HSG7, EDE2, ENV1, ENV2, ENV19, ENV24. The balance of the considerations having regard to those policies is that permission should be granted.

623 3/10/0090/FP - ERECTION OF 6 NO. FLATS, 2 NO HOUSES AND EXTENSION TO PUBLIC LIBRARY AT ADAMS YARD, MAIDENHEAD STREET FOR ATLANTIC HERTFORD LTD

The Director of Neighbourhood Services recommended that, in respect of application 3/10/0090/FP planning permission be granted subject to the conditions now detailed.

The Director advised that a number of late representations had been received. Officers stated that the date restriction in relation to the Section 106 agreement was no longer appropriate, therefore Officer's recommended a change to recommendation (A) and that recommendation (B) deleted. The Director also advised that the wording of (A) 1 be amended.

The Director advised that the Environment Agency had withdrawn their objection subject to a condition being attached to any grant of permission in relation to finished floor levels. Officers provided a summary of representations received from County Highways, the Country Archaeologist and a local resident.

Councilor B M Wrangles stated that the proposal would be like a “breath of fresh air” to the area.

Councillor S Rutland-Barsby supported the proposals which she stated would tidy up the area.

The Committee supported the recommendation of the Director of Neighbourhood Services that, subject to the applicants entering into a legal obligation pursuant to Section 106 of the Town and Country Planning Act 1990, application 3/10/0090/FP be granted planning permission subject to the conditions now detailed.

RESOLVED – that subject to the applicant entering into a legal obligation pursuant to Section 106 of the Town and Country Planning Act 1990 covering the following matters:-

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1. The provision of two public rights of way for pedestrians connecting Adams Yard with the Riverside public space, the remainder of Adams Yard to the south, and through Maidenhead Yard along the eastern edge of the listed Seed Warehouse
2. The provision of one dwelling to lifetime homes standards
3. The provision of extended CCTV coverage to include Adams Yard and Maidenhead Yard
4. The establishment of a management company to be responsible for the maintenance of the development including the Maidenhead Yard

area.

in respect of application 3/10/0090/FP planning permission be granted subject to the following conditions:

1. Three Year Time Limit (1T12)
2. Boundary walls and fences (2E07)
3. Materials of construction (2E11)
4. Details of facilities to be provided for the storage and removal of refuse for the various businesses and uses around Maidenhead Yard, including elevation drawings and materials of construction, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The facilities shall be provided in accordance with the approved details prior to the first occupation of the development and thereafter maintained to the satisfaction of the local planning authority.

Reason: In the interests of the appearance of the development within the Conservation Area, the setting of the listed building Seed Warehouse and the amenity of future residents, in accordance with policies BH6, BH 12 and ENV1 of the East Herts Local Plan Second Review April 2007.

5. Lighting details (2E27)
6. Landscape design proposals (4P12 b, e, I, k,)
7. Landscape works implementation (4P13)

8. Construction hours of working- plant & machinery (6N07)
9. Prior to the first occupation of the development hereby permitted, spaces shall be provided within the application site for the parking of cars as shown on the plans accompanying the application and such spaces shall be retained at all times for use in connection with Adams Yard, the Seed Warehouse, the relocation of parking from Dolphin Yard and the parking for the approved Co-op development as indicated in the subitted Planning Statement January 2010 or as otherwise may be agreed in writing with the local planning authority.

Reason: To ensure a comprehensive approach to the planning of the Riverside Yards area and adequate off street parking provision for the approved development and other adjoining users in the vicinity and in the interests of highway safety and the appearance of the Conservation Area in accordance with policy TR7 and Appendix II of the East Herts Local Plan Second Review April 2007)

10. Removal of permitted development rights (Part 2 Class A) (2E213).
11. Prior to first occupation of the development, the access from The Wash shall be resurfaced and completed in accordance with details to be submitted and approved in writing by the Local Planning Authority.

Reason: In the interests of the appearance of the development the Conservation Area and Setting of the Listed Building and appropriate pedestrian and vehicular access to the

development in accordance with policies BH6, BH12 and ENV1 of the East Herts Local Plan Second Review April 2007.

12. The presence of any significant unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of the Local Planning Authority and a scheme for mitigation shall be agreed in writing. The development shall thereafter be carried out in accordance with those agreed details.

Reason: To ensure adequate protection of human health, the environment and water courses in accordance with policies SD5 and ENV20 of the East Herts Local Plan Second Review April 2007.

13. Prior to the commencement of the development hereby permitted detailed drawings showing the finished floor levels shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To reduce the risk of flooding to the proposed development in accordance with policy ENV19 of the East Herts Local Plan April 2007.

14. Prior to the commencement of the development hereby permitted details of the access arrangements and routing for construction traffic shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be carried out in accordance with those approved details.

Reason: To ensure a satisfactory route for construction traffic.

15. Programme of archaeological work (2E023)

Directives:

1. Other Legislation (01OL)
2. Planning Obligation (08PO)
3. Street Naming and Numbering (19SN)
4. The applicant is advised that it will be necessary for the developer to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access works. The applicant is advised to contact the Eastern Herts Highways Area Office, Hertford House, Meadway Corporate Centre, Rutherford Close, Stevenage SG1 3HL (Telephone 01438 757880) to obtain the requirements on the procedure to enter into the necessary agreement with the highway authority prior to commencement of development.

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (East of England Plan May 2008, Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and East Herts Local Plan Second Review April 2007), and in particular SD1, HSG6, TR1, TR2, TR7, ENV1, ENV2, ENV3, ENV19, BH6, BH12, LRC4, IMP1 The balance of the considerations having regard to those policies and the provisions of the Riverside Yards Planning

Brief 1998 is that permission should be granted.

624 3/09/2095/FP - TWO SINGLE STOREY EXTENSIONS TO SCHOOL BUILDING AT THE LEVENTHORPE SCHOOL, CAMBRIDGE ROAD, SAWBRIDGEWORTH FOR THE GOVERNORS OF LEVENTHORPE SCHOOL

The Director of Neighbourhood Services recommended that, in respect of application 3/09/2095/FP, planning permission be granted subject to the conditions now detailed.

The Committee supported the recommendation of the Director of Neighbourhood Services that application 3/09/2095/FP be granted subject to the conditions now detailed.

RESOLVED – that in respect of application 3/09/2095/FP planning permission be granted subject to the following conditions:

DNS

1. 3 year time limit (1T12)
2. Matching Materials (2E13)
3. Contaminated Land Survey and Remediation (2E33)

Directives:

1. Other Legislation (01OL)

Summary of Reasons for Decision:

The proposal has been considered with regard to the policies of the Development Plan (East of England Plan May 2008, Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and East Herts Local Plan Second Review April 2007), and in particular GBC1, GBC4 and ENV1. The balance of the considerations having regard to those policies and the limited impact that the proposed extensions would have on the

Metropolitan Green Belt is that permission should be granted.

625 3/10/0049/FP - SINGLE STOREY REAR EXTENSION AND RE-POSITIONING OF EXISTING CONSERVATORY AT 41 HEATH DRIVE, WARE SG12 0RF FOR MRS N COMPTON

The Director of Neighbourhood Services recommended that, in respect of application 3/10/0049/FP, planning permission be granted subject to the conditions now detailed.

The Director advised that the Town Council had submitted an objection on the grounds of overdevelopment and the effect on the amenity of the next door neighbour. Additionally, a local resident had expressed concerns about work already done to the house and additional noise nuisance.

The Committee supported the recommendation of the Director of Neighbourhood Services that application 3/10/0049/FP be granted subject to the conditions now detailed.

RESOLVED – that in respect of application 3/10/0049/FP, planning permission be granted subject to the following conditions:

DNS

1. Three year time limit (1T12)
2. Matching Materials (2E133)

Directive:

1. Other legislation

Summary of Reasons for Decision:

The proposal has been considered with regard to the policies of the Development Plan (East of England Plan May 2008, Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and East Herts Local Plan Second Review April 2007), and in particular ENV1, ENV5 and

ENV6. The balance of the considerations having regard to those policies is that permission should be granted.

626 3/10/0002/AD - TWO EXTERNALLY ILLUMINATED FASCIA SIGNS AT CHARRINGTONS HOUSE, THE CAUSEWAY, BISHOP'S STORTFORD FOR EAST HERTS DISTRICT COUNCIL

The Director of Neighbourhood Services recommended that, in respect of application 3/10/0002/AD advertisement consent be granted subject to the condition now detailed.

The Director advised that a letter of objection had been received stating that the signs would be out of character with the area and would attract a gathering of young people in the evenings.

After being put to the meeting and a vote taken, the Committee supported the recommendation of the Director of Neighbourhood Services that, application 3/10/0002/AD be granted Advertisement Consent subject to the condition now detailed.

RESOLVED – that in respect of application 3/10/0002/AD Advertisement Consent be granted subject to the following condition:

DNS

1. Standard advertisement (7A012).

(Note - Councillor Mrs. M H Goldspink requested that her abstention from voting be recorded).

627 E/08/0051/B - UNAUTHORISED CHANGE OF USE OF LAND FOR RESIDENTIAL PURPOSES AND SITING OF CARAVANS FOR RESIDENTIAL PURPOSES AT CALVES GROVE WOOD, WHITE STUBBS LANE, BAYFORD, HERTS, SG13 8QA

The Director of Neighbourhood Services recommended that, in respect of the site relating to E/08/0051/B enforcement action be authorised on the basis now detailed.

The Director advised that a further letter had been received from the owner of the property.. He commented that the content of the letter did not add any further information relevant to consideration of the matter.

The Committee supported the Director's recommendation for enforcement action to be authorised in respect of the site relating to E/08/0051/B on the basis now detailed.

RESOLVED – that in respect of E/08/0051/B the Director of Neighbourhood Services, in consultation with the Director of Internal Services, 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 cessation of the unauthorised residential use of the land and caravans and the removal of the caravans from the site.

DNS/
DIS

Period for compliance: 6 months

Reason why it is expedient to issue an enforcement notice:

1. The application site lies within the Metropolitan Green Belt as defined in the East Hertfordshire Local Plan wherein permission will not be given except in very special circumstances for development for purposes

other than those required for mineral extraction, agriculture, small scale facilities for participatory sport and recreation or other uses appropriate to a rural area. No such special circumstances are apparent in this case, and the proposal would therefore be contrary to policy GBC1 of the East Herts Local Plan Second Review April 2007.

628 ITEMS FOR REPORTING AND NOTING

The Chairman, on behalf of Members, congratulated Officers on achieving a 100% success rate in relation to appeals against refusal of planning permission /non determination.

RESOLVED – that the following reports be noted:

- (A) Appeals against refusal of planning permission / non determination;
- (B) Planning Appeals lodged;
- (C) Planning Appeals: Inquiry and Informal Hearing dates; and
- (D) Planning Statistics.

The meeting closed 8.45 pm

Chairman
Date