

MINUTES OF A MEETING OF THE
DEVELOPMENT CONTROL
COMMITTEE HELD IN THE
WAYTEMORE ROOM, BISHOP'S
STORTFORD ON WEDNESDAY 17
DECEMBER 2008 AT 7.30 PM

PRESENT: Councillor R Gilbert (Chairman)
Councillors K A Barnes, S A Bull, A L Burlton,
Mrs R F Cheswright, R N Copping, A F Dearman
(substitute for Councillor W Ashley), J Demonti,
Mrs M H Goldspink, S Rutland-Barsby,
G D Scrivener (substitute for Councillor M R
Alexander), J J Taylor, A L Warman (substitute for
Councillor G E Lawrence), B M Wrangles.

ALSO PRESENT:

Councillors D Andrews, M G Carver and
P A Ruffles.

OFFICERS IN ATTENDANCE:

Glyn Day	- Principal Planning Enforcement Officer
Simon Drinkwater	- Director of Neighbourhood Services
Liz Humby	- Development Control Team Leader
Peter Mannings	- Democratic Services Assistant
Kevin Steptoe	- Head of Planning and Building Control
Alison Young	- Development Control Manager

462 APOLOGIES

Apologies for absence were submitted on behalf of
Councillors M R Alexander, W Ashley, G E Lawrence,
D A A Peek and W Quince. It was noted that Councillors

A F Dearman, G D Scrivener and A L Warman were in attendance as substitutes for Councillors W Ashley, M R Alexander and G E Lawrence respectively.

463 CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed the press and public to the meeting.

The Chairman advised that the following items had been withdrawn:

3/08/1431/FP - Erection of single storey extension to reception area. Extension to existing maintenance workshop and existing crèche facility. New indoor swimming pool. New basement for plant and changing facilities at Great Hadham Golf and Country Club, Great Hadham Road, Much Hadham for Great Hadham Golf and Country Club.

3/08/1670/FP – Demolition of existing outbuildings and erection of new 40 bedroom wing, together with change of use of 5 no. associated cottages from Class C2 (residential institutions) to C3 (dwellinghouses) at Libury Hall, Great Munden for Libury Hall Residential Home.

The Chairman also advised that he had agreed to application 3/08/1761/OP being deferred so that Officers could consider additional highways information that had been received.

The Chairman requested that Members who wished to participate in an organised visit to the site of the Benington Wind farm inform the Head of Planning and Building Control before Christmas.

464 DECLARATIONS OF INTEREST

Councillor B M Wrangles declared a personal and prejudicial interest in application 3/08/1674/FP, on the basis that she was a Member of Hertford Town Council and was a Member of the working party for the allotments. After speaking as a Ward

Member, she left the room prior to consideration of this item.

Councillor P A Ruffles declared a personal interest in application 3/08/1674/FP, on the basis that he was a Member of Hertford Town Council.

Councillor Mrs M H Goldspink declared a personal and prejudicial interest in application 3/08/1663/FP, on the basis that the site was within walking distance of her house and she was closely acquainted with one of the objectors. She left the room prior to consideration of this item.

RESOLVED ITEMS

465 MINUTES

RESOLVED - that the Minutes of the Development Control Committee meeting held on 19 November 2008 be confirmed as a correct record and signed by the Chairman.

466 3/08/1384/FP – REFURBISHMENT OF MILL HOUSE, REBUILDING OF 5-STOREY BUILDING AND ERECTION OF TWO-STOREY LINK TO PROVIDE ELEVEN DWELLINGS. REPLACE STABLES WITH WOODEN CYCLE SHED AND PROVISION FOR PARKING AND ASSOCIATED LANDSCAPING AT WARE PARK MILL, HERTFORD FOR GARRARDS

Mrs Moloney addressed the Committee in opposition to the application. Mr Lane spoke for the application.

The Director of Neighbourhood Services recommended that in respect of application 3/08/1384/FP, planning permission be refused for the reasons now detailed.

Councillor S Rutland-Barsby agreed with the points raised by the objecting speaker in respect of the greenbelt location, the impact on trees and wildlife and the unacceptable access to the site resulting in a danger to the public. Councillor Rutland-Barsby expressed concern relating to the applicant's

position that the scheme was a restoration of a historic building. She commented that the proposed development was more suited to a town centre location.

The Committee supported the recommendation of the Director of Neighbourhood Services that application 3/08/1384/FP be refused planning permission for the reasons now detailed.

RESOLVED – that in respect of application 3/08/1384/FP, planning permission be refused for the following reasons:

DNS

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.
2. The size and appearance of the proposed five-storey building would be detrimental to the openness and visual amenity of the Green Belt. The proposal would therefore be contrary to policies GBC1 and ENV1 of the East Herts Local Plan Second Review April 2007 and national guidance in Planning Policy Guidance Note 2: Green Belts.
3. Insufficient information has been provided to demonstrate that the applicant is able to undertake improvements to the bridleway forming vehicle access required to ensure that highway safety is not compromised by the proposed development. The proposal would therefore be

contrary to policy TR2 of the East Herts Local Plan Second Review April 2007.

4. The application fails to show that the potential impact of the development on native wildlife has been adequately assessed, and that appropriate measures have been put in place to ensure the safety of protected species on the site. The proposal is therefore contrary to policy ENV16 of the East Herts Local Plan Second Review April 2007.
5. The development fails to make the appropriate financial provision for infrastructure improvements to support the proposed development and it is unclear that provision would be made for affordable housing. It would thereby be contrary to the provisions of policies IMP1, HSG3, HSG5 and GBC1 of the East Herts Local Plan Second Review April 2007.
6. The scale and mass of the proposed block of flats is overdominant in relation to the architectural character and setting of the adjoining Listed Building, which comprises a simple and traditional building form. It would thereby be contrary to policy BH10 of the East Herts Local Plan Second Review 2007.
7. The proposed development would involve the removal of protected trees with no provision made for their replacement. The proposed development would therefore have a detrimental impact on the landscape character of the surrounding area, contrary to policy ENV11 of the East Herts Local Plan Second Review 2007.
8. The flood risk assessment submitted with the application does not provide sufficient information to show that the development would not result in an increased flood risk to the occupants of the

proposed development and neighbouring properties. It therefore fails to comply with policy ENV19 of the East Herts Local Plan Second Review 2007.

9. The proposed development would result in a loss of privacy to neighbouring occupiers through overlooking from the proposed raised walkway, contrary to policy ENV1 of the East Herts Local Plan Second Review 2007.

467 3/08/1674/FP – CONSTRUCTION OF TIMBER GARDEN ROOM, COMPOSTING TOILET AND TOOL SHED AT CROMWELL ROAD ALLOTMENTS, CROMWELL ROAD, HERTFORD FOR MUDLARKS

Mr Fairbrass addressed the Committee in opposition to the application. Vicky Hobson spoke for the application.

The Director of Neighbourhood Services recommended that, in respect of application 3/08/1674/FP, planning permission be granted subject to the conditions now detailed.

The Director advised that one additional letter of objection had been received from a resident of Cromwell Road, raising objections similar to those summarised in the report now submitted.

Councillor B M Wrangles, as the local ward Member, addressed the Committee in opposition to the application. Councillor Wrangles expressed concerns that larger than average structures on allotment land and the potential use of it could set a precedent for businesses being run from allotment sites.

She commented on the potential for the unacceptable loss of allotment land and that the application was contrary to policy GBC1 of the East Herts Local Plan Second Review April 2007. Councillor Wrangles left the room prior to the Member debate.

Councillor Mrs M H Goldspink commented that the proposed scheme encouraged environmental care and was a laudable scheme. She commented that the development would be well screened and a special case existed for approving the application in the green belt.

The Director assured Members the application would not set a precedent. He reported that although the proposed structure was larger than average, planning conditions ensured Members had full control over any future use of the building. Hertford Town Council also had control over the use of the allotment.

Councillor A L Burlton sought and was given clarification that planning conditions in the report now submitted were sufficiently robust to prevent the introduction of business activities on the site. Councillor J Demonti commented that the proposed scheme would be more appropriate in a location where the land was not set aside for allotments.

In response to a query from Councillor S A Bull, the Director cautioned against speculating about other potential uses of the site. He reminded Members to consider the merits of this application.

Councillor Mrs R F Cheswright expressed concern in respect of the size and scale of the proposed structure. The Director commented that a height of 2.2 metres to the eaves and 3.2 metres to the roofline was not excessive.

Councillor S A Bull proposed and Councillor R N Copping seconded, a motion that application 3/08/1674/FP be refused on the grounds that the buildings would be excessive in scale and detrimental to the openness of the Green Belt and the proposal would therefore be contrary to policy GBC1 of the East Herts Local Plan Second Review April 2007.

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

The Committee rejected the recommendation of the Director of Neighbourhood Services that application 3/08/1674/FP be granted planning permission, subject to the conditions now detailed.

RESOLVED – that in respect of application 3/08/1674/FP, planning permission be refused for the following reason:

DNS

1. RO212

After “rural area” delete remainder and insert:-

“In this case although the allotment use is appropriate in the Green Belt the buildings are considered to be excessive in scale and therefore detrimental to the openness of the Green Belt. The proposal would therefore be contrary to policy GBC1 of the East Herts Local Plan Second Review April 2007.”

468 3/08/1663/FP – DEMOLITION OF EXISTING HOUSE AND CONSTRUCTION OF NEW 5 BEDROOM DETACHED DWELLING AT 9 CRESCENT ROAD, BISHOP’S STORTFORD FOR MR I D JACK

Mrs Richardson addressed the Committee in opposition to the application.

The Director of Neighbourhood Services recommended that, in respect of application 3/08/1663/FP, planning permission be granted subject to the conditions now detailed.

In response to a query from Councillor A L Burlton, the Director commented that should the applicant wish to subdivide the dwelling for flats, a separate planning permission would be required. Separate permission would not be required for a number of residents sharing the facilities in a single dwelling.

After being put to the meeting and a vote taken, the Committee supported the recommendation of the Director of Neighbourhood Services that application 3/08/1663/FP be granted planning permission, subject to the conditions now detailed.

RESOLVED – that in respect of application 3/08/1674/FP, planning permission be granted subject to the following conditions:

DNS

1. Three Year Time Limit (1T121)
2. Materials of construction (2E113)
3. Before first occupation of the approved development, the modified access arrangements serving the development shall be completed in accordance with the approved plan 07/IDJ/TC/12 revision E and constructed to the specification of the Highway Authority and to the satisfaction of the Local Planning Authority.

Reason: To ensure the provision of an access appropriate for the development in the interests of highway safety.

4. Landscape design proposals (4P124)
5. Landscape works implementation (4P133)
6. Tree retention and protection (4P053)
7. Levels (2E051)

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 SD2, HSG7, ENV1, ENV2, ENV11 and TR7. The balance of the considerations having regard to those policies is that permission should be granted.

469 3/08/1288/FP – PROPOSED 9M WIND TURBINE AT 55 TOWN LANE, BENINGTON FOR MR BERNARD COOPER

The Director of Neighbourhood Services recommended that in respect of application 3/08/1288/FP, planning permission be refused for the reasons now detailed.

Councillor Mrs M H Goldspink commented on the importance of considering alternative forms of energy. She expressed concerns over the stance of the neighbours in objection to the application. Councillor Goldspink stated that a material consideration had to be the level of local objection. She expressed her regret over the situation and hoped to be in a position where such applications could be approved in future.

Councillor G D Scrivener commented on the topical nature of this application, given the application for commercial wind turbines on a site in his ward. He stated that the proposed turbine was too close to local residents and should be sited where there was less potential impact on the surrounding area.

Councillor A L Warman commented that a similar turbine had been refused in Hertford and as this application was very similar in terms of scale and location, the Committee should refuse the application.

After being put to the meeting and a vote taken, the Committee supported the recommendation of the Director of Neighbourhood Services that application 3/08/1288/FP be refused planning permission for the reasons now detailed.

RESOLVED – that in respect of application 3/08/1288/FP, planning permission be refused for the following reason:

DNS

1. The proposed wind turbine would, by reason of its size and siting, have an unacceptable impact on the outlook and visual amenity of neighbouring residents, contrary to policies ENV1 and SD3 of the East Herts Local Plan Second Review April 2007.

470 (A) 3/08/1746/FP – ERECTION OF 8 FLATS AND ONE HOUSE; AND (B) 3/08/1747/LC – DEMOLITION OF 2 LEAN TO EXTENSIONS AT THE CASTLE, 38 CASTLE STREET, BISHOP'S STORTFORD FOR NEWPERTIES LTD

Mr Stockley addressed the Committee in opposition to the application. Mr Stevenson spoke for the application.

The Director of Neighbourhood Services recommended that, in respect of applications 3/08/1746/FP and 3/08/1747/LC, planning permission and conservation area consent be granted subject to the conditions now detailed.

The Director reported that one additional letter of objection had been received, covering the concerns detailed in paragraph 5.2 of the report now submitted. A letter had also been received from the local MP, requesting that Members give the application careful consideration.

Councillor A L Burlton expressed concerns that the £6,625 section 106 contribution would not be used for the benefit of transport in Bishop's Stortford. He commented that the application was in keeping with the surrounding area as this part of the town comprised housing of a high density.

Councillor K A Barnes, as the local ward Member, addressed the Committee in opposition to the application. He provided a brief history of the Castle Street area and commented that the Castle Pub was a focal point for residents. He commented that, since the area had been redeveloped for social housing, all properties had some amenity space. He referred to an overwhelming weight of local objection to the application.

Councillor Barnes summarised residents' concerns in relation to highways impact, inadequate parking provision, loss of vegetation and trees, the loss of the pub garden, the effect on Castle Street and the impact on the property known as Broomsticks.

Councillor Barnes stated that proposed parking provision fell short of current standards and cited a concern that the safety of a cycle route in the area could be jeopardised by the development. He reminded Members that the Landscape Officer had objected to the application.

Councillor J Demonti expressed concerns that the application would be detrimental to the character of the area. She referred to the Castle as providing a small oasis in what was a densely populated part of Bishop's Stortford.

The Director reported that the East Herts planning policies tended to favour high density development, particularly when an application fitted in within the surrounding area. He stated that, due to the high density development in the area, this application was in keeping due to the density proposed.

The Director reminded Members that the parking standards were maximums and a lesser provision was considered acceptable. He cautioned Members that the Authority would be tested against these standards. The Committee was also advised that due to the pub's location, the public would be likely to walk to the venue, making the proposed levels of parking acceptable.

The Director advised caution on using highways concerns and the application being out of character with the area as reasons for refusal. He reported that Member concerns in respect of the scale and design of the buildings and the amenity impact were sustainable reasons for refusal.

Councillor G D Scrivener expressed concerns in respect of the proposed parking being insufficient. He also believed that building more flats, which would prove difficult to sell in the

currently economic climate, was not a sensible option.

Councillor K A Barnes proposed and Councillor Mrs M H Goldspink seconded, a motion that application 3/08/1746/FP be refused as the proposed development made inadequate provision for car parking, would be of detriment to highways safety, would be detrimental to the character and appearance of the surrounding Conservation Area and would result in an unacceptable loss of amenity space.

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

The Committee rejected the recommendation of the Director of Neighbourhood Services that application 3/08/1746/FP be granted planning permission subject to the conditions now detailed.

The Committee supported the recommendation of the Director of Neighbourhood Services that application 3/08/1747/LC be conservation area consent, subject to the conditions now detailed.

RESOLVED - that (A) in respect of application 3/08/1746/FP, planning permission be refused for the following reasons:

DNS

1. The proposed development, by reason of its size, mass, scale and design would be detrimental to the character and appearance of the surrounding Conservation Area, contrary to policy BH6 of the East Herts Local Plan Second Review April 2007.
2. Inadequate provision is made within the site for the parking of vehicles in accordance with the Councils adopted standards for car parking provision and the proposal would thereby exacerbate existing parking problems in the surrounding area contrary to policy TR7 of the East Herts Local Plan Second Review April 2007.

3. The proposed development would result in the loss of an existing visual open space and landscaping and would provide inadequate new amenity space for future occupiers. It would therefore be detrimental to the character and appearance of the surrounding area contrary to policies ENV1, ENV2 and BH6 of the East Herts Local Plan Second Review April 2007.
4. The proposed development would result in additional vehicle movements to and from the site to the detriment of highway safety, in particular because of the use of roads in the area as a safe cycle route to the town centre. This would be contrary to policy TR10 of the East Herts Local Plan Second Review April 2007.

(B) in respect of application 3/08/1747/LC, conservation area consent be granted subject to the following conditions:

DNS

1. Listed Building Three Year Time Limit (1T141)

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 2007), and in particular policies ENV1, and BH4. The balance of the considerations having regard to those policies is that permission should be granted.

471 3/08/1630/FP- CHANGE OF USE TO ALLOW STORAGE, DISTRIBUTION AND SALE OF HARD WALL AND FLOOR COVERINGS AND ASSOCIATED PRODUCTS AT 1 BIRCHANGER INDUSTRIAL ESTATE, STANSTED ROAD, BISHOP'S STORTFORD FOR MULTI TILE LTD

Mr Bester addressed the Committee in support of the application.

The Director of Neighbourhood Services recommended that in respect of application 3/08/1630/FP, planning permission be refused for the reasons now detailed.

In response to a query from Councillor Mrs M H Goldspink relating to employment land, the Director advised that planning policies were long term in outlook, often 10 years ahead in terms of the likely demand for specific land uses.

Councillor S Rutland-Barsby commented on whether a temporary permission for 3 years was an option. The Director advised that 3 years was quite a restrictive timescale for the business needs of this type of operation.

Councillor Mrs M H Goldspink proposed and Councillor R N Copping seconded, a motion that application 3/08/1630/FP be granted planning permission on the grounds that the application was an appropriate sui generis use on this site.

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

The Committee rejected the recommendation of the Director of Neighbourhood Services that application 3/08/1630/FP be refused planning permission for the reasons now detailed.

RESOLVED – that in respect of application 3/08/1630/FP, planning permission be granted subject to the following conditions:

DNS

1. Retention of parking space (3V204)
2. No external storage (5U071)

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 2007), and in particular policies EDE1 and BIS9. The balance of the considerations having regard to those policies and the weight to be assigned to the employment generated by the use, is that permission should be granted.

472 3/08/1881/FP – DEMOLISH EXISTING ATTACHED GARAGE AND REPLACE WITH NEW ATTACHED STUDY AT 16 ROWNEY GARDENS, SAWBRIDGEWORTH FOR MRS F MARNELL

The Director of Neighbourhood Services recommended that, in respect of application 3/08/1881/FP, planning permission be granted subject to the conditions now detailed.

The Director reported that Sawbridgeworth Town Council had raised no objections.

The Committee supported the recommendation of the Director of Neighbourhood Services that application 3/08/1881/FP be granted planning permission, subject to the conditions now detailed.

RESOLVED – that in respect of application 3/08/1881/FP, planning permission be granted subject to the following conditions:

DNS

1. Three year time limit (1T121)

2. Matching materials (2E13)

Directives:

1. Other Legislation (01OL1)

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 2007), and in particular policies ENV1, and ENV5. The balance of the considerations having regard to those policies is that permission should be granted.

473 3/08/1734/FP - TWO STOREY SIDE EXTENSION AND ROOF EXTENSION TO FRONT AND REAR AT BAYTREE LODGE, PERRY GREEN FOR MR A ANDERSON

Mr Flexton addressed the Committee in opposition to the application. Mr Anderson spoke for the application.

The Director of Neighbourhood Services recommended that, in respect of application 3/08/1734/FP, planning permission be granted subject to the conditions now detailed.

Councillor Mrs M H Goldspink expressed concerns in respect of the size and scale of the proposed extensions.

Councillor M G Carver, as the local ward Member, commented that the proposal was for a significant extension that would have a detrimental impact on neighbouring residential properties. He raised a particular concern relating to the potentially overbearing nature of the proposed scheme.

Councillor Carver stated that whether nearby sites had similar extensions was irrelevant and requested that the Committee disregard any precedents in the area and consider the merits

of the application in reference to appropriate planning policies. He commented that Members should refuse the application as being wholly inappropriate in this location.

The Director reported that the proposed scheme was to extend the ground floor of Baytree Lodge to the south and also up over the top of the existing first floor. In response to a query from Councillor G D Scrivener relating to the likely impact on the neighbouring property to the north, the Director advised that the only window facing Springfield was an obscure glazed roof light.

Councillor Mrs M H Goldspink proposed and Councillor K A Barnes seconded, a motion that application 3/08/1734/FP be refused on the grounds that the application would have a severe detrimental effect on neighbour amenity and would result in loss of light and a form of development detrimental to the character and appearance of the street scene and rural area due to the overbearing nature of the proposed development.

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

The Committee rejected the recommendation of the Director of Neighbourhood Services that application 3/08/1734/FP be granted planning permission, subject to the conditions now detailed.

RESOLVED – that in respect of application 3/08/1734/FP, planning permission be refused for the following reasons:

DNS

1. The proposed extensions, by reason of their size and siting in relation to the adjacent properties, would have an overbearing effect, resulting in a loss of light to those properties to the detriment of the residents thereof. It would thereby be contrary to policies ENV1 and ENV5 of the East Herts Local Plan Second Review April 2007.

2. The proposed extensions, by reason of their size and scale, would result in a form of development detrimental to the character and appearance of the street scene and the rural area. It would thereby be contrary to policies ENV1 and ENV5 of the East Herts Local Plan Second Review April 2007.

474 E/07/0278/B - UNAUTHORISED USE OF GARAGE AS SEPARATE RESIDENTIAL UNIT AT 1 HOME FARM COTTAGES, HUNSDON ROAD, STANSTEAD ABBOTTS, SG12 8LJ

The Director of Neighbourhood Services recommended that, in respect of the site relating to E/07/0278/B, enforcement action be authorised on the basis now detailed.

The Committee supported the Director's recommendation for enforcement action to be authorised in respect of the site relating to E/07/0278/B on the basis now detailed.

RESOLVED – that in respect of E/07/0278/B, the Director of Neighbourhood Services, in consultation with the Acting 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 cease the unauthorised use of the garage as a separate residential unit.

DNS/
DIS

Period for compliance: 6 months.

Reasons why it is expedient to issue an enforcement notice:

1. The 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 development is therefore contrary to Policy GBC1 of the East Herts Local Plan Second Review April 2007.

2. The unauthorised use results in a change to the character of the site and an increase in activity that is contrary to Metropolitan Green Belt policy and the sustainable development strategy of the Development Plan. It is thereby contrary to policies GBC1, SD1 and SD2 of the East Herts Local Plan Second Review April 2007.

475 E/07/0517/A – UNAUTHORISED CHANGE OF SHOP FRONT AT 6A HIGH STREET, BUNTINGFORD, SG9 9AG

The Director of Neighbourhood Services recommended that, in respect of the site relating to E/07/0517/A, enforcement action be authorised on the basis now detailed.

The Committee supported the Director's recommendation for enforcement action to be authorised in respect of the site relating to E/07/0517/A on the basis now detailed.

RESOLVED – that in respect of E/07/0517/A, the Director of Neighbourhood Services, in consultation with the Acting Director of Internal Services, be authorised to take enforcement action under Section 172 of the Town and Country Planning Act 1990 and/or Section 38 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and any such further steps as may be required to secure the removal of the unauthorised shop front.

DNS/
DIS

Period for compliance: 4 months.

Reason why it is expedient to issue an enforcement

notice:

1. The unauthorised shopfront, by reason of its form, design and materials is detrimental to the historic character and appearance of the listed building and surrounding Conservation Area as a whole. It is therefore contrary to policies BH6, BH10, BH14 and ENV1 of the East Herts Local Plan Second Review April 2007.

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

The Acting Director of Internal Services submitted a report recommending that an extension of time of six months from the date of this meeting be granted for the completion of the planning obligations pursuant to Section 106 of the Town and Country Planning Act 1990, in respect of the following applications and, if an obligation was completed, the Director of Neighbourhood Services be authorised to grant permission in respect of the planning applications submitted in the report.

The Committee noted the updated schedule of planning obligations as now submitted and supported the recommendation of the Director of Internal Services 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 time of six months from the date of this meeting be granted for the completion of the planning obligations pursuant to Section 106 of the Town and Country Planning Act 1990, in respect of the following applications and, if an obligation is completed, the Director of Neighbourhood Services be authorised to grant permission in respect of the following applications:

DNS

<u>Planning Reference</u>	<u>Site and Proposals</u>
1. 04.06.702	Seven Acres

49, 54 and 56 Upper Green Road,
Tewin, 18 Dwellings, Associated
Parking and other works.

2. 04.06.709

10 Acorn Street, Hunsdon

Erection 16 dwellings and creation
access land south of.

(B) the Acting Director of Internal Services report
back following the grant of planning permission, or
within 6 months of this meeting, whichever is the
sooner.

DIS

477 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,
- (C) Planning Appeals: Inquiry and Informal Hearing Dates, and
- (D) Planning statistics.

The meeting closed at 9.40 pm

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Chairman
Date