

EAST HERTS COUNCIL

DEVELOPMENT CONTROL COMMITTEE – 23 JUNE 2004

6. REPORT BY ASSISTANT DIRECTOR (LAW AND CONTROL)

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

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

<u>Planning Reference</u>	<u>Site and Proposals</u>
1. 04.06.598	London Road/Pig Lane, Bishop's Stortford. Six rink flat green indoors bowling club.

(B) the Assistant Director (Law and Control) report back following the grant of planning permission, or on the expiry of the six months period, whichever is the sooner.

1.0 Background

1.1 The Development Control Sub-Committee has resolved to grant planning permission, subject to planning obligations under Section 106 of the Town and Country Planning Act 1990, in the above cases, subject to conditions. It has not been possible to complete negotiations for the obligations within the six month period. The delays in these cases have been due to various circumstances and a short explanation is set out below.

1. London Road/Pig Lane, Bishop's Stortford. Six rink flat green indoors bowling club

The developers are having problems of a non-development control nature and have asked for an extension of time to complete this matter. It is understood they are keen to proceed once these problems have been resolved.

- 1.2 The following agreements have recently been completed:-

<u>Planning Reference</u>	<u>Site and Proposals</u>
04.06.622	Bishop's Stortford College, Maze Green Road, Bishop's Stortford. Completed 20 April 2004.
04.06.620	Herts & Essex Hospital, Haymeads Lane, Bishop's Stortford. Completed 11 May 2004.
04.06.631	Land adjacent to Rooks Nest Farm, Walkern, Stevenage. Completed 18 May 2004.

Background Papers

The various planning obligation files.

Contact Officer: Simon Drinkwater – Assistant Director (Law and Control)
Ext 2003

PLANNING OBLIGATIONS

<u>REFERENCE</u>	<u>SITE & PURPOSE</u>	(a) Date of expiry of Committee authority (b) Completed	<u>CURRENT POSITION AS AT 03/06/04</u>
04.06.540	Adoptive reuse of Maltings building for residential purposes at Barber's Yard, Old Cross Wharf, Hertford and proposed residential development for 6 No dwellings at Hertford Haulage Yard, Old Cross, Hertford. Demolition of boundary wall and garage/store in connection with the erection of six houses.	<u>Agreement 1</u> (a) 30.11.04 (b)	Agreement 1 for bridge – details being agreed. A meeting is to be held between the numerous parties involved. *Agreement 2 – completed. (29.02.00) *Agreement 3 – completed (03.05.01). *Original Committee authority 28.07.99.
04.06.588	Church Farm, Ardeley. New office accommodation.	(a) 19.09.04 (b)	Awaiting title details.
04.06.592	Dolphin Yard, Bull Plain, Hertford New build of 6 x 2 bed flats; 10 x 2 bed maisonettes and public library.	(a) 12.12.04 (b)	Chasing the Highways Authority and Developer to progress the matter.
04.06.594	Lamb & Flag Public House, Colliers End. Raising level and hardsurfacing land to provide additional car parking (retrospective)	(a) 10.08.04 (b)	Matter gone quiet - developers being asked to progress.
04.06.597	Adams Yard, Maidenhead Street, Hertford. Erection of 4 buildings comprising 9 flats and parking spaces.	(a) 05.11.04 (b)	There are queries regarding this title.

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<u>REFERENCE</u>	<u>SITE & PURPOSE</u>	(a) Date of expiry of Committee authority (b) Completed	<u>CURRENT POSITION AS AT 03/06/04</u>
04.06.598	London Road/Pig Lane, Bishop's Stortford. Six rink flat green indoors bowling club.	(a) 26.06.04 (b)	Ownership issues are delaying progress.
04.06.605	Hertford County Hospital, North Road, Hertford. Change of use healthcare to 20 flats + outline application residential units.	(a) 20.11.04 (b)	Site being sold. Matter currently out to tender.
04.06.619	Former Trinity Centre, Fanhams Hall Road, Ware. Demolition of existing buildings and redevelopment of site for residential and community use and related purposes. Demolition of existing buildings and redevelopment of site for open spaces and community use, elderly persons care home and related purposes.	(a) 21.11.04 (b)	Developer's proposals re maintenance of play area and open space and location details of offsite woodland are being resubmitted.
04.06.620	Residential development including demolition of redundant buildings, conversion of main Y shaped building into 31 dwellings and conversion of listed infirmary into 6 residential units and conversion of Rutherford House into 3 residential units. Erection of 149 free market	(a) 03.12.04 (b)	Completed 11 May 2004.

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<u>REFERENCE</u>	<u>SITE & PURPOSE</u>	(a) Date of expiry of Committee authority (b) Completed	<u>CURRENT POSITION</u> <u>AS AT 03/06/04</u>
	<p>dwelling, 81 affordable dwellings and new crèche facility together with construction of vehicular access, access road, parking and associated work - further amended scheme at Herts and Essex Hospital, Haymeads Lane, Bishop's Stortford.</p>		
04.06.621	<p>123/127 South Street, Bishop's Stortford. Demolition of existing car showroom and offices and erection of 19 No.2 bed flats; 4 No.3 bed flats; 6 No.1 bed flat and 3 No.3 bed town houses.</p>	<p>(a) 18.11.04 (b)</p>	Site being sold.
04.06.626	<p>Sanville Gardens, Hoddesdon Road, Stanstead Abbots.</p>	<p>(a) (b)</p>	Awaiting Committee approval.
04.06.627	<p>Broken Green Farm, Broken Green, Standon - Change of use part existing barn to extend existing residential annexe.</p>	<p>(a) 05.11.04 (b)</p>	Draft being agreed.
04.06.628	<p>102-106 Burnham Green Road, Burnham Green - Rationalisation of frontage building to provide 2 No 2 bed cottages and an extension to the Post Office General Stores together with residential accommodation above.</p>	<p>(a) 05.11.04 (b)</p>	There are some queries on title.

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<u>REFERENCE</u>	<u>SITE & PURPOSE</u>	(a) Date of expiry of Committee authority (b) Completed	<u>CURRENT POSITION AS AT 03/06/04</u>
04.06.629	Land at Woodside, Dunmow Road, Bishop's Stortford (A) Existing Car Park to be used as a public car park between the hours of 6am and 12 midnight with 330 spaces and removal of Condition 4 of Permission 3/99/0905/FP (relating to days and hours of use of Car Park) (B) Left hand turn only for buses to enter public Car Park (C) Change of use, extension to existing Car Park for 135 spaces for public Car Park between the hours of 6am and 12 midnight at land at Woodside, Dunmow Road, Bishop's Stortford	(a) 03.12.04 (b)	Draft being considered.
04.06.630	Howe Fencing, Horse Cross, Standon Road, Braughing. Replacement stores and sales building; access improvements and parking; change of use of land for storage purposes and enhanced landscape	(a) 03.12.04 (b)	Awaiting input from HCC regarding highways
04.06.631	Land adjacent to Rooks Nest Farm, Walkern, Stevenage. Stables and access track	(a) 04.08.04 (b)	Completed 18 May 2004.

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<u>REFERENCE</u>	<u>SITE & PURPOSE</u>	(a) Date of expiry of Committee authority (b) Completed	<u>CURRENT POSITION AS AT 03/06/04</u>
04.06.632	Former Buffalo's Head Car Park, High Street, Puckeridge. 4 x 3 bed 3 x 5 bed houses	(a) 04.08.04 (b)	Draft being agreed.
04.06.633	117-121 Hadham Road, Bishop's Stortford. Erection of 13 dwellings, new access, landscaping and ancillary development	(a) 04.08.04 (b)	Draft being agreed.
04.06.634	Land at Crane Mead, Ware. Erection of 28 1 & 2 bed flats; prov parking access together with all associated ancillary works (former plots 189-194 live work units)	(a) 04.09.04 (b)	Unilateral draft received from developer being considered.
04.06.635	St Mary's Catholic School, Windhill, Bishop's Stortford. New 4 court sports hall, library/science block and improvements to coach and car parking	(a) 04.09.04 (b)	Draft being agreed.
04.06.637	Hole Farm, Old Hall Green, Nr Ware. Demolition of dilapidated farm buildings, erection of six staff/keyworker dwellings.	(a) 04.09.04 (b)	Draft being agreed.

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<u>REFERENCE</u>	<u>SITE & PURPOSE</u>	(a) Date of expiry of Committee authority (b) Completed	<u>CURRENT POSITION AS AT 03/06/04</u>
04.06.638	Former John Dyde Training Centre, Bishop's Stortford. 145 free market apartments, 63 Affordable Apartments, surface and basement car parking, associated highway works and landscaping.	(a) 26.11.04 (b)	Draft being agreed.

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