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Chairman and Members of the
Development Management
Committee

Your contact: Peter Mannings
Tel: 01279 502174
Date: 5 November 2024

cc. All other recipients of the
Development Management
Committee agenda

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE - 13 NOVEMBER 2024

Please find attached the minutes of the meeting held on 23 October 2024,
which were marked "to follow" on the agenda for the above meeting:

4. Minutes - 23 October 2024 (Pages 2 - 6)

To confirm the Minutes of the meeting of the Committee held on 23
October 2024.

Yours faithfully,

Peter Mannings
Committee Support Officer
East Herts Council
peter.mannings@eastherts.gov.uk

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 13 NOVEMBER 2024
TIME : 7.00 PM

Agenda Item 4

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MINUTES OF A MEETING OF THE
DEVELOPMENT MANAGEMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER,
WALLFIELDS, HERTFORD ON WEDNESDAY
23 OCTOBER 2024, AT 7.00 PM

PRESENT: Councillor S Watson (Chair)
Councillors R Buckmaster, V Burt, S Copley,
I Devonshire, J Dunlop, Y Estop, G Hill,
A Holt, S Marlow, V Smith and T Stowe

ALSO PRESENT:

Councillors R Carter, V Glover-Ward and
S Hopewell

OFFICERS IN ATTENDANCE:

Erica Gant	- Electoral Services Officer
Rani Ghattoura	- Planning Lawyer
Lewis Grant	- Assistant Planning Officer
Peter Mannings	- Committee Support Officer
Martin Plummer	- Service Manager (Development Management and Enforcement)
Sara Saunders	- Head of Planning and Building Control
Claire Sime	- Service Manager (Planning Policy, Design and Conservation)
Hannah Weston	- Interim Development

Management Team
Leader

195 APOLOGIES

Apologies for absence were submitted from Councillor Carter. It was noted that Councillor Smith was substituting for Councillor Carter.

196 CHAIR'S ANNOUNCEMENTS

The Chair welcomed everyone present at the meeting and those that were watching online. He introduced the Officers and reminded everyone to use the microphones for the webcast.

197 DECLARATIONS OF INTEREST

Councillor Watson declared a personal interest under the Council's Code of Conduct in respect of application 3/24/0824/HH, on the grounds that he was also a Member of Hertford Town Council and sat on the Planning Sub-Committee, which had made representations about this Application. He confirmed that he had not pre-determined the application and could consider the application with an open mind based on its merits.

198 MINUTES - 18 SEPTEMBER 2024

Councillor Stowe proposed and Councillor Devonshire seconded, a motion that the Minutes of the meeting held on 18 September 2024 be confirmed as a correct record and signed by the Chair.

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

RESOLVED – that the Minutes of the meeting held on 18 September 2024, be confirmed as a correct record, and signed by the Chair.

199 3/24/0824/HH - REAR outhouse AT 1 Mangrove Drive, Hertford, Hertfordshire, SG13 8AW

The Head of Planning and Building Control recommended that in respect of application 3/24/0824/HH, planning permission be granted subject to the conditions set out at the end of the report.

The planning case officer summarised the application and presented a series of slides that set out the key details for Members to consider. He detailed the proposed building heights and the separations distances to the boundaries of the site and footprint of the proposed development.

Mr Scott Laban addressed the Committee on objection to the application. Mr Neil Davis addressed the Committee on behalf of the applicant in support of the application.

Councillors Carter and Hopewell addressed the committee as the local ward Members. The Head of Planning and Building Control said that in line with the council's constitution, a member call in request was received and accepted by the Chair of Development Management Committee (DMC) that the Officer delegation would be removed.

The Head of Planning and Building Control said that following this, amendments were made to the application and Officers incorrectly took the matter back to the Chair in the belief that it was now possible to revert back to delegated powers. Members were advised that once the Chair had accepted a referral to DMC, this could not be reversed.

The Committee debated the application and asked questions of the planning officers in respect of noise, landscaping and landscape features and the ancillary use of the proposed development. The planning case officer confirmed that the planning permission would run with the land and not the occupant of the house. Members were advised that it would be unreasonable to condition for noise insulation and Environmental Health had the powers to control noise.

Councillor Stowe proposed and Councillor Buckmaster seconded, a motion that application 3/24/0824/HH be granted planning permission, subject to the conditions set out at the end of the report and subject to the following amendments to the conditions:

- details of screening to the southern boundary are specifically included in the reasons for condition 6.
- a new condition re the proposed development remains ancillary to the main building.

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

RESOLVED – that application 3/24/0824/HH be granted planning permission, and subject to the conditions set out at the end of the report and subject to the following amendments to conditions:

- details of screening to the southern boundary are specifically included in the reasons for condition 6.
- a new condition re the proposed development remains ancillary to the main building.

200 ITEMS FOR REPORTING 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.

201 URGENT BUSINESS

There was no urgent business.

The meeting closed at 7.47 pm

Chairman
Date