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Chairman and Members of the
Development Management
Committee

Your contact: Peter Mannings
Tel: 01279 502174
Date: 11 August 2026

cc. All other recipients of the
Development Management
Committee agenda

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE - 12 AUGUST 2026

Please find attached the following reports which were marked "to follow" on the agenda for the above meeting:

6. Items for Reporting and Noting (Pages 2 - 9)

Please read through these additional papers before the meeting tomorrow evening.

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 12 AUGUST 2026
TIME	:	7.00 PM

**EAST HERTS DISTRICT COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE
ITEMS FOR REPORT AND NOTING
PLANNING APPEAL DECISIONS IN THE MONTH OF JULY 2026**

APPEAL / APPLICATION NUMBER	ADDRESS	DESCRIPTION	APPEAL DECISION	DATE OF APPEAL DECISION
24/00111/REFUSE 3/24/1682/CLPO	Land At Chalk Stream Close Hertford Hertfordshire SG14 2RW	Erection of a 1.8 metre high entrance gate and piers across the access to the site and a 1.2 metre high gate across the walkway into the meadow area at the back of the site.	03/07/2026 00:00	APPEAL ALLOWED
25/00002/REFUSE 3/24/1861/CLXU	1 Vine Cottages Hare Street Hertfordshire SG9 0EG	Use of land as residential garden land.	06/07/2026 00:00	APPEAL ALLOWED
25/00042/LAWFUL 3/24/1557/CLEO	Land Adj To Robin Hill High Molewood Hertford Herts SG14 2PL	Continued erection of building comprising stable, tack room and hay store.	03/07/2026 00:00	DISMISSED
25/00090/REFUSE 3/24/0929/FUL	Land Adjacent To Furneux Pelham Hall South Of The Street Furneux Pelham Hertfordshire SG9 0LB	Erection of 1 self build and custom eco dwelling with detached garage.	31/07/2026 00:00	DISMISSED
26/00009/REFUSE 3/25/1534/HH	32 High Street Hunsdon Hertfordshire SG12 8NT	Single storey rear extension and internal alterations	14/07/2026 00:00	DISMISSED
26/00010/REFUSE 3/25/1535/LBC	32 High Street Hunsdon Hertfordshire SG12 8NT	Single storey rear extension, internal alterations to kitchen and utility area, first floor ensembles to bedrooms.	14/07/2026 00:00	DISMISSED

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26/00020/NONDET 3/25/1769/FUL	Oddicombe Mill End Standon Hertfordshire SG11 1LP	Demolition of existing bungalow and outbuildings and erection of four 3-bed detached dwellings with associated parking and landscaping	10/07/2026 00:00	DISMISSED
26/00025/REFUSE 3/25/1919/HH	20 The Avenue Hertford Hertfordshire SG14 3DR	Construction of part single/part two storey rear extension with rooflights, part single storey/part two-storey side extension, front porch canopy and entrance alterations, roof alterations, external rendering, installation of stone cills, and replacement of windows, following demolition of existing garage	31/07/2026 00:00	DISMISSED
26/00030/REFUSE 3/25/1892/HH	1 Gypsy Lane Great Amwell Hertfordshire SG12 9RL	Demolition of garage and outbuildings. Erection of two storey side and front extension, part two storey part single storey rear extension, raising of the roof, erection of two chimneys, installation of solar panels, fenestration alterations, material alterations, associated landscape alterations	03/07/2026 00:00	DISMISSED
26/00046/REFUSE 3/26/0523/FUL	Bluebell Cottage B1368 North From Junc With Hare Street Road To Biggin Hill Hare Street Hertfordshire SG9 0DY	Demolition of 6 existing outbuildings, erection of a new dwelling with detached double garage, air source heat pump, solar panels, vehicular access and associated works	28/07/2026 00:00	INVALID APPEAL
AP/24/0004/ENFORC E/24/0038/ENF	Brookfield Farm Barns West End Road Wormley West End Broxbourne Hertfordshire EN10 7QN	Without the required planning permission, and within the last 4 years, the erection of a two-storey, flat roof extension to the rear of the property and a single storey, flat roof extension to the western elevation.	03/07/2026 00:00	DISMISSED, ENFORCEMENT NOTICE UPHELD

**EAST HERTS DISTRICT COUNCIL
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PLANNING APPEAL DECISIONS IN THE MONTH OF JULY 2026**

AP/26/0021/ENFORC	Little Croft Ermine Street Colliers End Hertfordshire SG11 1EH	Appeal against issuance of enforcement notice for unauthorised erection of a building and the laying of hardstanding on the land. The material change of use of the land from agriculture to a mixed residential use	29/07/2026 00:00	APPEAL WITHDRAWN
E/25/0167/ENF				

**EAST HERTS DISTRICT COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE
ITEMS FOR REPORT AND NOTING
PLANNING APPEAL STARTS IN THE MONTH OF JULY 2026**

APPEAL / APPLICATION NUMBER	ADDRESS	DESCRIPTION	DATE APPEAL START	APPEAL PROCEDURE
26/00043/REFUSE 3/26/0495/VAR	48 Burnham Green Road Burnham Green Hertfordshire AL6 0NJ	Removal of Condition 3 (PD Classes A and E) pursuant to planning permission (ref: 3/21/2024/HH/Dated 11/02/2022) for (Ground floor front and side extensions and demolition of existing front porch)	14/07/202 6 00:00	HOUSEHOLDER
26/00044/LAWFUL 3/25/1203/CLEO	Bluebell Cottage Hare Street Hertfordshire SG9 0DY	Use of the land as residential amenity land in connection with Bluebell Cottage	13/07/202 6 00:00	WRITTEN REPRESENTATION S
26/00045/REFUSE 3/26/0105/HH	23 Bishops Road Tewin Wood Tewin Hertfordshire AL6 0NP	Part two storey, part single storey rear extension	20/07/202 6 00:00	HOUSEHOLDER
AP/26/0020/ENFORC E/25/0247/ENF	Land Between Ford Lane And Brookfield Lane (Plot 1) Aston Hertfordshire SG2 7HG	Appeal against issuance of enforcement notice for the unauthorised material change of use of the Land from its previous use for agriculture (including horticulture) to a mixed use comprising the storage of metal and timber products, the storage and use of a mobile caravan and without planning permission, the operational development comprising the erection of two wooden buildings.	09/07/202 6 00:00	WRITTEN REPRESENTATION S
AP/26/0021/ENFORC E/25/0167/ENF	Little Croft Ermine Street Colliers End Hertfordshire SG11 1EH	Appeal against issuance of enforcement notice for unauthorised erection of a building and the laying of hardstanding on the land. The material change of use of the land from agriculture to a mixed residential use	08/07/202 6 00:00	WRITTEN REPRESENTATION S

**EAST HERTS DISTRICT COUNCIL
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PLANNING APPEAL STARTS IN THE MONTH OF JULY 2026**

AP/26/0022/ENFORC E/25/0243/ENF	Land Between Ford Lane And Brookfield Lane (Plot 6) Aston Hertfordshire SG2 7HG	Without planning permission, the operational development comprising the erection of a building with tiled roof on the land	22/07/202 6 00:00	WRITTEN REPRESENTATION S
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Remember to keep the sheet updated when you are notified on appeal outcomes - the number of cases 'pending' should tend to zero.

Criteria: Quality

Council:

Council:

District matter Majors								Non-majors							
		All Major Decisions	Refusals	Appeals	Dismissed	Appeals allowed	Pending	Result	All Non-Major Decisions	Refusals	Appeals	Dismissed	Appeals allowed	Pending	Result
Quarter 01	Apr - Jun 2024	5	1	1	0	1	0	20.00%	368	92	24	16	8	0	2.17%
Quarter 02	Jul - Sep 2024	1	0	0	0	0		0.00%	316	61	20	10	10	0	3.16%
Quarter 03	Oct - Dec 2024	9	0	0	0	0		0.00%	333	49	20	11	6	3	1.80%
Quarter 04	Jan - Mar 2025	12	1	1	1	0	0	0.00%	315	55	20	14	5	1	1.59%
Quarter 05	Apr - Jun 2025	6	2	1	1	0	0	0.00%	349	80	25	16	9	0	2.58%
Quarter 06	Jul - Sep 2025	2	0	0	0	0		0.00%	213	38	16	6	6	4	2.82%
Quarter 07	Oct - Dec 2025	9	2	2	0	0	2	0.00%	312	70	34	13	11	10	3.53%
Quarter 08	Jan - Mar 2026	5	0	0	0	0		0.00%	288	41	36	11	6	19	2.08%
total		49	6	5	2	1	2	2.04%	2494	486	195	97	61	37	2.45%
Maximum level required								10.00%	Maximum level required						10.00%

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10.00%

Designation Period 2022-24

Criteria: Speed

Council

District matter Majors (151a)								
	All Major Decisions	Major Decisions within 13 weeks	PPA, EoT or EIA Decisions	PPA, EoT or EIA Decisions in time	Out of time (allowing EOTs)	Out of time (excluding EOTs)	Result (allowing EOTs)	Result (excluding EOTs)
Q1 Oct - Dec 2025	9	1	8	7	1	8	89%	11%
Q2 Jan - Mar 2026	5	0	5	5	0	5	100%	0%
Q3 Apr - Jun 2026	7	0	6	6	1	7	86%	0%
Q4 Jul - Sep 2026	1	0	1	1	0	1	100%	0%
	total (allowing EOTs)	22	1	20	19	2	91%	
	total (excluding EOTs)	22	1			21		5%

County matter majors (151b)								
	All Major Decisions	Major Decisions within 13 weeks	PPA, EoT or EIA Decisions	PPA, EoT or EIA Decisions in time	Out of time (allowing EOTs)	Out of time (excluding EOTs)	Result (allowing EOTs)	Result (excluding EOTs)
Q1								
Q2								
Q3								
Q4								
	0	0	0	0				
	0	0			0			

Non-majors (153)								
	Non-major Decisions	Non-major Decisions within 8 weeks	PPA, EoT or EIA Decisions	PPA, EoT or EIA Decisions in time	Out of time (allowing EOTs)	Out of time (excluding EOTs)	Result (allowing EOTs)	Result (excluding EOTs)
Q1	263	160	90	82	21	103	92%	61%
Q2	238	125	99	91	22	113	91%	53%
Q3	274	142	120	110	22	132	92%	52%
Q4	153	68	77	73	12	85	92%	44%
	928	495	386	356	77		92%	
	928	495				433		53%

Min. level required (inc. EOTs) 60%
Assessment is made late December 2026, for designation announcement early 2027

Min. level required (inc. EOTs) 60%

Min. level required (inc. EOTs) 70%