

# Public Document Pack



Chairman and Members of the  
Council

Your contact: Martin Ibrahim  
Ext: 2173  
Date: 11 December  
2013

cc. All other recipients of the Council  
agenda

Dear Councillor

## **COUNCIL - 11 DECEMBER 2013: SUPPLEMENTARY AGENDA NO 2**

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

### 9. Executive Report - 9 December 2013 (Pages 3 - 12)

*To receive a report from the Leader of the Council and to consider recommendations on the matters below:*

(A) Homeless and Homeless Prevention Strategy  
*Minute 393 refers*

(B) Draft revisions to the Council Tax support scheme for 2014/15  
*Minute 394 refers*

(C) Puckeridge Conservation Area Appraisal and Management Plan  
*Minute 395 refers*

(D) Standon Conservation Area Appraisal and Management Plan  
*Minute 396 refers*

(E) London Commuter Belt (East) Sub-Region: Older People's Housing  
Requirements: October 2013  
*Minute 397 refers*

(F) District Plan – Update Report  
*Minute 398 refers*

(G) District Plan Topic-Based Policies Report (October 2013)  
*Minute 399 refers*

(H) Transport Update Report and Modelling Results  
*Minute 400 refers*

(I) East Herts Green Belt Review – Parts 2 to 6 (December 2013)  
*Minute 401 refers*

(J) Duty to Co-operate – Update Report  
*Minute 402 refers*

(K) District Plan Update Report and Supporting Document Chapter 6  
*Minute 403 refers*

(L) Local Development Scheme (LDS) Version 5 (December 2013)  
*Minute 404 refers*

*Note – Members are asked to bring their copy of the Executive agendas to the meeting.*

16. Development Management Committee: Minutes - 5 December 2013  
(Pages 13 - 26)

*Chairman: Councillor Mrs R Cheswright*

Please bring these papers with you to the meeting next Wednesday.

Yours faithfully

Martin Ibrahim  
Democratic Services Team Leader  
Democratic Services  
[martin.ibrahim@eastherts.gov.uk](mailto:martin.ibrahim@eastherts.gov.uk)

MINUTES OF A MEETING OF THE  
EXECUTIVE HELD IN THE COUNCIL  
CHAMBER, WALLFIELDS, HERTFORD ON  
MONDAY 9 DECEMBER 2013, AT 7.00 PM

PRESENT: Councillor A Jackson (Chairman/Leader)  
Councillors M Alexander, M Carver,  
L Haysey, P Phillips and S Rutland-Barsby.

ALSO PRESENT:

Councillors D Andrews and P Ruffles.

OFFICERS IN ATTENDANCE:

Martin Ibrahim	- Democratic Services Team Leader
George A Robertson	- Chief Executive and Director of Customer and Community Services
Adele Taylor	- Director of Finance and Support Services

393 **HOMELESS AND HOMELESS PREVENTION STRATEGY**

**The Executive Member for Health, Housing and Community Support submitted a report seeking the adoption of the Council's new Homeless Review and Strategy 2013 – 18, following internal and external consultation.**

**The Executive recalled that the draft Strategy had been considered by Community Scrutiny Committee on 24 September 2013 and the Executive on 1 October 2013. The draft Strategy had been supported by both for the purposes of consultation with external partners and stakeholders.**

The Executive Member advised that the process of consultation had now been completed. The draft Strategy had been welcomed and agreed by partners and there were no significant recommended changes. The Strategy and Action Plan were detailed in the Executive Member's report now submitted.

The Executive recommended the Strategy as now submitted.

**RECOMMENDED** – that the East Herts Homeless Review and Strategy 2013-2018 be adopted.

394 **DRAFT REVISIONS TO THE COUNCIL TAX SUPPORT SCHEME FOR 2014/15**

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The Executive considered a report proposing arrangements for implementing a Council Tax Scheme for 2014/15. This detailed the consultation that had taken place and also referred to the consideration given by Corporate Business Scrutiny Committee, at its meeting held on 26 November 2013. The conclusion drawn was that the existing scheme should be continued.

The Executive noted that references to Hertfordshire Police Authority should be replaced with Police and Crime Commissioner for Hertfordshire.

The Executive supported the recommendations as now detailed.

**RECOMMENDED** – that (A) the comments of Corporate Business Scrutiny Committee be received;

(B) the forecasted financial implications arising from the recommended scheme for the Council Tax Reduction Scheme (CTS) with effect from 1 April 2014 and the risks and assumptions attached to these, be approved; and

(C) the proposed CTS Scheme be approved.

395 **PUCKERIDGE CONSERVATION AREA APPRAISAL AND  
MANAGEMENT PLAN**

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The Executive Member for Strategic Planning and Transport submitted a report on the Puckeridge Conservation Area Appraisal following public consultation. He detailed the outcome of the public consultation in the report now submitted.

The Appraisal identified the special character of the Conservation Area together with the elements that should be retained or enhanced and those which detracted from the identified character. Once adopted by the Council, the Appraisal would become a 'material consideration' in the process of determining planning applications. It would also link into the development of neighbourhood planning.

The Executive supported the recommendations as now detailed.

**RECOMMENDED** - that (A) the responses to the public consultation be noted and the Officer responses and proposed changes to the Puckeridge Conservation Area Appraisal be agreed; and

(B) authority be delegated to the Head of Planning and Building Control, in consultation with the Executive Member for Strategic Planning and Transport, to make any further minor and consequential changes to the Appraisal which may be necessary; and

(C) the Puckeridge Conservation Area Appraisal be adopted.

396 **STANDON CONSERVATION AREA APPRAISAL AND  
MANAGEMENT PLAN**

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The Executive Member for Strategic Planning and Transport submitted a report on the Standon Conservation Area Appraisal following public consultation. He detailed the outcome of the public consultation in the report now submitted.

The Appraisal identified the special character of the Conservation Area together with the elements that should be retained or enhanced and those which detracted from the identified character. Once adopted by the Council, the Appraisal would become a 'material consideration' in the process of determining planning applications. It would also link into the development of neighbourhood planning.

The Executive supported the recommendations as now detailed.

**RECOMMENDED** – that (A) the responses to the public consultation be noted and the Officer responses and proposed changes to the Standon Conservation Area Appraisal be agreed;

(B) authority be delegated to the Head of Planning and Building Control, in consultation with the Executive Member for Strategic Planning and Transport, to make any further minor and consequential changes to the Appraisal which may be necessary; and

(C) the Standon Conservation Area Appraisal be adopted.

397 **LONDON COMMUTER BELT (EAST) SUB-REGION:  
OLDER PEOPLE'S HOUSING REQUIREMENTS:  
OCTOBER 2013**

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The Executive considered and approved the recommendations of the District Planning Executive

Panel, at its meeting held on 18 November 2013, on the London Commuter Belt (East) Sub-Region: Older People's Housing Requirements: October 2013.

**RECOMMENDED** - that the London Commuter Belt (East) Sub-Region: Older People's Housing Requirements Study: October 2013, be agreed as part of the evidence base to inform and support the preparation of the District Plan, and for housing and other corporate strategy purposes.

(see also Minute 408)

398 **DISTRICT PLAN – UPDATE REPORT**

The Executive considered and approved the recommendations of the District Planning Executive Panel, at its meeting held on 18 November 2013, on the District Plan Update Report.

**RECOMMENDED** – that the summary report on the Member Event on 24 October 2013 detailed at Essential Reference 'B', and the schedule of meetings contained at Essential Reference Paper 'C' of the report submitted, be noted.

(see also Minute 408)

399 **DISTRICT PLAN TOPIC-BASED POLICIES REPORT (OCTOBER 2013)**

The Executive considered and approved the recommendations of the District Planning Executive Panel, at its meeting held on 18 November 2013, on the District Plan Topic-Based Policies Report (October 2013).

In response to a Member's question, the Executive Member for Strategic Planning and Transport confirmed that, if approved by Council, these policies would be a material consideration when determining future planning applications, even prior to the District Plan being formally adopted.

**RECOMMENDED** – that (A) the topic-based policies be agreed for inclusion in the Draft East Herts District Plan for consultation purposes; and

(B) the Head of Planning and Building Control, in consultation with the Executive Member for Strategic Planning and Transport, be authorised to make non-material, and typographical corrections to the topic based policies, prior to inclusion in the District Plan for consultation purposes.

(see also Minute 408)

400 **TRANSPORT UPDATE REPORT AND MODELLING RESULTS**

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The Executive considered and approved the recommendations of the District Planning Executive Panel, at its meeting held on 3 December 2013, on the Transport Update Report and Modelling Results.

In response to Members' concerns about the impact of large scale developments on highways infrastructure, the Executive Member for Strategic Planning and Transport commented on the continuing dialogue with neighbouring Authorities, the need for further study assessments and the availability of funding from Government or the Local Enterprise Partnership.

**RECOMMENDED** – that Hertfordshire County Council's Transport Update November 2013, informed by transport modelling, be noted and agreed as part of the technical evidence base to inform the preparation of the District Plan.

(see also Minute 409)

401 **EAST HERTS GREEN BELT REVIEW – PARTS 2 TO 6 (DECEMBER 2013)**

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The Executive considered and approved the



recommendations of the District Planning Executive Panel, at its meeting held on 3 December 2013, on the East Herts Green Belt Review – Parts 2 to 6 (December 2013).

**RECOMMENDED** – that (A) the East Herts Green Belt Review – Parts 2 to 6, December 2013, be agreed as part of the evidence base to inform and support the East Herts District Plan; and

(B) the Head of Planning and Building Control, in consultation with the Executive Member for Strategic Planning and Transport, be authorised to make non-material, and typographical corrections to the Green Belt Review.

(see also Minute 409)

402 **DUTY TO CO-OPERATE – UPDATE REPORT**

The Executive considered and approved the recommendations of the District Planning Executive Panel, at its meeting held on 3 December 2013, on the Duty to Co-operate – Update Report.

**RECOMMENDED** – that the notes of recent Member-level meetings with Harlow and Uttlesford Councils, as now submitted, be noted.

(see also Minute 409)

403 **DISTRICT PLAN UPDATE REPORT AND SUPPORTING DOCUMENT CHAPTER 6**

The Executive considered and approved the recommendations of the District Planning Executive Panel, at its meeting held on 3 December 2013, on the District Plan Update Report and Supporting Document Chapter 6.

**RECOMMENDED** - that (A) the revised approach to the presentation of the strategy for the District

Plan, set out at Essential Reference Paper 'B', be agreed; and

(B) Essential Reference Paper 'C', containing District Plan Supporting Document Chapter 6: Conclusions, be agreed.

(see also Minute 409)

404 **LOCAL DEVELOPMENT SCHEME (LDS) VERSION 5  
(DECEMBER 2013)**

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The Executive considered and approved the recommendations of the District Planning Executive Panel, at its meeting held on 3 December 2013, on the Local Development Scheme (LDS) Version 5 (December 2013).

**RECOMMENDED** – that the Local Development Scheme (LDS) Version 5 – December 2013 be agreed, to take effect from 12 December 2013.

(see also Minute 409)

405 **APOLOGIES**

An apology for absence was submitted on behalf of Councillor M Tindale.

406 **MINUTES**

**RESOLVED** – that the Minutes of the Executive meeting held on 5 November 2013 be approved as a correct record and signed by the Leader.

407 **ISSUES ARISING FROM SCRUTINY**

The Executive received a report detailing those issues referred to it by the Scrutiny Committees, which were noted. Issues relating to specific reports for the Executive were considered and detailed at the relevant report of the Executive Member.

RESOLVED – that the report be received.

408 DISTRICT PLANNING EXECUTIVE PANEL: MINUTES - 18  
NOVEMBER 2013

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RESOLVED – that the Minutes of the District Planning Executive Panel meeting, held on 18 November 2013, be received.

(see also Minutes 397 - 399)

409 DISTRICT PLANNING EXECUTIVE PANEL: MINUTES - 3  
DECEMBER 2013

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RESOLVED – that the Minutes of the District Planning Executive Panel meeting, held on 3 December 2013, be received.

(see also Minutes 400 - 404)

410 MONTHLY CORPORATE HEALTHCHECK - OCTOBER 2013

The Leader submitted an exception report on the finance and performance monitoring for East Herts Council for September 2013.

The Executive approved the recommendations as now detailed.

RESOLVED - that (A) the budgetary variances set out in paragraph 2.1 of the report be noted;

(B) £15k of the planning contingency budget being used for joint enforcement manager role, as detailed at paragraph 2.9 of the report, be noted;

(C) the transfer of any underspend in 2013/14 on the priority spend budget to the new homes bonus priority reserve, as detailed at paragraph 2.12 of the report, be supported;

(D) the slippage of £0.777 million of capital schemes to 2014/15 be supported and the budget adjustment for Community Capital Grants, as detailed at paragraphs 2.25 and 2.26 of the report, be agreed; and

(E) £45,000 capital budget for property Investment, as detailed at paragraph 2.27 of the report, be approved.

The meeting closed at 7.32 pm

Chairman	.....
Date	.....

MINUTES OF A MEETING OF THE  
DEVELOPMENT MANAGEMENT  
COMMITTEE HELD IN THE THE MITRE  
SUITE, BISHOPS STORTFORD FOOTBALL  
CLUB, WOODSIDE, DUNMOW ROAD,  
BISHOP'S STORTFORD. ON THURSDAY 5  
DECEMBER 2013, AT 4.00 PM

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PRESENT: Councillor Mrs R Cheswright (Chairman).  
Councillors M Alexander, D Andrews,  
E Bedford, A Burlton, G Jones, J Jones  
(substitute for K Crofton), P Moore,  
M Newman, T Page (substitute for S Bull),  
N Symonds and G Williamson.

ALSO PRESENT:

Councillors W Ashley, R Beeching,  
G McAndrew, K Warnell, C Woodward and  
J Wyllie.

OFFICERS IN ATTENDANCE:

Fiona Brown	- Planning Technician
Shirley Downham	- Planning Enforcement
Simon Drinkwater	- Director of Neighbourhood Services
Annie Freestone	- Senior Planning Technician
Jeff Hughes	- Head of Democratic and Legal Support Services
Peter Mannings	- Democratic Services Officer
Alasdair McWilliams	- Information and Digital Media Manager

Will O'Neill	- Head of Communications, Engagement and Cultural Services
Martin Plummer	- Assistant Planning Officer
George A Robertson	- Chief Executive and Director of Customer and Community Services
Kevin Steptoe	- Head of Planning and Building Control Services
Stephen Tapper	- Senior Planning Officer
Alison Young	- Development Manager

ALSO IN ATTENDANCE:

Paul Chappell	- Highways Officer
Vetti Vettivelu	- Highways Officer

388 APOLOGIES

Apologies for absence were submitted on behalf of Councillors S Bull and K Crofton. It was noted that Councillors J Jones and T Page were substituting for Councillors K Crofton and S Bull respectively.

389 CHAIRMAN'S ANNOUNCEMENTS

The Chairman announced that applications 3/13/1605/FP and 3/13/1606/LC – Conversion and extension of Scott House to create six flats, conversion and extension of existing stable block to create one dwelling and the erection of three new detached dwellings with associated gardens, off street parking and landscaping at Scott House, Hagsdell Road, Hertford, SG13 8WA for Deerpark Properties Limited had been withdrawn.

The Chairman advised that teas and coffees would be available for the public from 6 pm to 6.45 pm, as there would be a 1 hour break between the public speaking session and the Member debate.

390 MINUTES – 6 NOVEMBER 2013

RESOLVED – that the Minutes of the meeting held on 6 November 2013 be confirmed as a correct record and signed by the Chairman.

391 3/13/0075/OP – LAND AT BISHOP'S STORTFORD NORTH – APPLICATION BY BISHOP'S STORTFORD NORTH CONSORTIUM AND LANDOWNERS

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The following people addressed the Committee in objection to the application:

- James Horrax (via a pre recorded video message)
- Councillor John Barfoot (Hertfordshire County Council)
- John Rhodes (Bishop's Stortford Civic Federation)
- Duncan Forbes (Transport consultant for Save our Stortford)
- Diane Basavaraj (Save our Stortford)
- John Browne (Grove Residents Action Group)
- Rob Francis (Chantry Community Association)
- Kim Shaw
- Mione Goldspink
- David Glass (Ramblers Association)
- Megan Thomas
- Richard Cahill (Bishop's Stortford Community Football Club)

The following people addressed the Committee in support of the application:

- Tom Hill QC (for the Bishop's Stortford North Consortium)

At this point (5.45 pm), the meeting was adjourned and the Committee reconvened at 7 pm.

The Director of Neighbourhood Services recommended that, in respect of application 3/13/0075/OP, in consultation with the Chairman of the Development Management Committee and the Head of Planning and Building Control, the Head of Democratic and Legal Support Services completes a Section 106 agreement in accordance with the heads of terms detailed in Essential Reference Paper 'A' of the report submitted.

The Director also recommended that, in consultation with the Chairman of the Development Management Committee and the Head of Democratic and Legal Support Services, the Head of Planning and Building Control be authorised to make amendments to the heads of terms, the scale of financial contributions to be assigned to the various service areas referred to in the heads of terms and the service areas to which financial contributions should be assigned and the Head of Democratic and Legal Support Services be authorised to complete a Section 106 Agreement as may be amended, in all cases to ensure a satisfactory development.

The Director further recommended that, upon completion of the Section 106 agreement, planning permission be approved subject to the conditions detailed in Essential Reference Paper 'B' of the report submitted. Finally, the Director recommended that, in consultation with the Chairman of the Development Management Committee, the Head of Planning and Building Control be authorised to add or remove conditions and directives, and make such changes to the wording as may be necessary, to ensure clarity and enforceability and to ensure a satisfactory development.

The Director introduced the application in outline form for 2200 houses and he explained the format for the meeting. He stated that the Areas of Special Restraint (ASR) sites



1–5, as well as the Special Countryside Area (SCA) in Bishop's Stortford, had been identified as suitable for housing development for some time. Members were advised that the application would comprise two distinct neighbourhood centres as well as retail, education, employment and other supporting community uses.

The Director detailed the proposed 4 points of access to the ASR sites, which were generally referred to as Bishop's Stortford North. Members were reminded that application 3/13/0057/OP was in outline form and the Committee had to determine whether the principle of housing was appropriate. Whilst it was appropriate to consider the associated Section 106 obligations and proposed conditions now, all other matters of detail would be dealt with by future reserved matters applications.

The Committee was provided with a detailed summary of the proposals that were the subject of the application. Members were referred to the additional representations summary for a range of additional information. The Director stated that the proposed affordable housing provision was 30.4% over two phases of the development.

Members were advised that although this fell short of the 40% that was the Council's maximum policy provision, 30.4% of 2200 houses was a very significant affordable housing provision. Members were further advised that the affordable housing would initially comprise affordable rented and shared ownership in the ratio of 75% to 25%. There would be review points at the completion of the 750<sup>th</sup> and 1500<sup>th</sup> homes, secured by the Section 106 agreement, to enable the Council and the developers to adjust the affordable mix to meet changing community needs.

The Director stated that the green belt between ASRs 1–2 and 3–4 meant the site fell naturally into the two proposed neighbourhoods. The eastern neighbourhood would be the larger of the two neighbourhoods and would include

the Foxdells Farm buildings.

Members were referred to Essential Reference Paper 'A' for the detailed Section 106 proposals. This would ensure the provision of a 1 form of entry (FE) primary school in the western neighbourhood and a 2FE primary school in the eastern neighbourhood, which would have the capacity to increase to 3FE in future.

A framework would be established through the Section 106 agreement that would enable the provision of a 5FE secondary school and appropriate amounts of funding would be secured through the Section 106 agreement to enable these educational buildings to be constructed. The Dane O'Coys Meadow would have a managed access and there would be a further 58 hectares of open land for informal access.

The Director advised that the financial Section 106 arrangements ensured that the Authority had control over how sports facilities were provided in Bishop's Stortford. Sustainable drainage patterns would be implemented extensively across the site in line with best practice guidelines. Members were advised that consultants had assisted Officers in conducting very thorough checks to ensure that the impact of the development could be appropriately mitigated.

Councillor G McAndrew, as the local ward Member, referred to the likely lasting impact of the application on large areas of Bishop's Stortford and surrounding rural areas. He referred in particular to increased traffic from Bishop's Stortford to Much Hadham and on minor country roads and also increased traffic through Allens Green and Perry Green. He also stated that congestion at the Little Hadham traffic lights would be greater with additional queuing.

Councillor McAndrew commented that highways considerations were a significant material planning consideration, in particular the various access points to

ASR sites 1–4. He stated that he hoped Members would explore all the issues in great detail in the context of the likely severe local impacts of the application.

Councillor McAndrew concluded that the development would cause significant adverse impacts on local roads in around Bishop's Stortford Town Centre, including the Hockerill Junction, which was an Air Quality Management Area. He stressed that the traffic impacts of the proposed development had been materially underestimated due to the assumed car trip reductions used to model the effect of both Smarter Choices and Travel Planning.

The Director set out the policy context for Members to consider, including the National Planning Policy Framework (NPPF) policy, the policy basis of the East Herts Local Plan Second Review April 2007, as well as the material planning considerations.

Members were reminded that the Authority was not currently able to demonstrate a 5 year housing land supply. The NPPF set out a range of criteria for a presumption in favour of sustainable development. The Director stressed that Members should give full weight to NPPF policies and, in accordance with the policy context set out in the report, they must approve the application if they considered the development to be sustainable.

In response to a query from Councillor T Page, the Director stated that, when considering the impacts and sustainability considerations of the application, whilst they should consider local impacts, the Committee must also have regard to District wide considerations. He referred in particular, to the NPPF requirement that Members should have regard to general housing delivery across all of East Herts.

Councillor G Jones stated that 2,200 houses could probably be accommodated within the ASR sites 1–4. He commented however, that sustainability was a key concern, particularly in relation to the traffic impact as the

application would result in increased traffic flows, congestion and increased journey times.

Councillor G Jones referred to the modal shift data regarding significant numbers of car users using alternative means of transport. He referred to the fact that buses would be delayed by the same traffic queues as cars as there would be no priority bus routes and some passengers would consequently experience very significant bus journey times.

Councillor G Jones commented that cyclists, in any number, would hold up traffic as overtaking would be a challenge on Bishop's Stortford's narrow roads. The town also had some significant hills which posed a challenge to pedestrians.

Councillor G Jones referred to the air quality management issue at the Hockerill traffic light controlled junction. He concluded that any highways solution would be compromised by the very narrow roads in Bishop's Stortford. He referred to the suggestion that 1 in 4 people would shift to bus use, walking or cycling and believed this was optimistic and the actual figure would be much less.

Councillor G Jones stated that, in terms of traffic gridlock, there was no definition of severe within the NPPF and he was concerned the high bar in terms of acceptable congestion relating to this application would set an awkward precedent in East Herts. He stated that the likely increases in traffic would make this application unsustainable and contrary to the NPPF.

In reply to a query from Councillor M Alexander, Members were advised that initial assessments had concluded that the impact of a new secondary school on the site would not generate any more extra journeys over and above those created by the overall development.

Councillor E Bedford stated that significant applications

for housing could not be rejected every time due to traffic implications and there would not be 2,200 houses on the ASR sites in one go. The houses would be implemented in phases and there would be options to mitigate the traffic impacts.

Councillor N Symonds also referred to the housing need although she stressed that this application was not sustainable. She referred to the severe traffic at the Hockerill junction and concluded that, since the town's car parks were often at capacity, visitors and shoppers would be discouraged from visiting Bishop's Stortford. She believed the town would suffer as a result of these problems, which would be exacerbated by this application.

Paul Chappell, Highways Officer for Hertfordshire, reported that whilst there would be increased journey times and an increase in congestion, the Bishop's Stortford road network would still operate. He referred to the trips database and the trips analysis carried out for the proposed development.

Members were reminded of the Smarter Choices travel planning being promoted by the Highways Authority. The Highways Officer stressed that this outline application was acceptable in pure transport terms in respect of the NPPF.

Councillor M Newman referred to the emerging District Plan and the Government approved methods for measuring population growth. He stated that wherever significant new housing was located there would be an impact on major roads.

Councillor Newman commented that the most sustainable locations for development were the larger towns and they would consequently attract the largest applications for new housing. He stressed that Bishop's Stortford was the largest town in East Herts.

Councillor Newman emphasised that the ASR sites were close to Bishop's Stortford town centre and were very sustainable locations for new housing. He concluded that the substantial Section 106 obligations would ensure the development was as palatable as possible in terms of overall impact on Bishop's Stortford. He stated however, that if the proposed additional roundabout at Hadham Road could be reconsidered, this would go some way to alleviating the concerns of local residents.

The Highways Officer stressed that the residents' proposal to move the Hadham Road roundabout to the A120 was unacceptable because it would then be on a primary route and maintaining free flowing traffic on the primary network was very important. He commented that, even if the proposed general access was not implemented, there would need to be an access in this location for buses to ensure attractive public transport routes.

Members were advised that a 5<sup>th</sup> arm to the existing major roundabout at the end of Hadham Road would cause weaving of traffic and an unsafe situation on a roundabout which served 4 major high flow routes. Members were also advised that a major redesign or enlargement of this roundabout could not be justified when the proposed additional roundabout was a workable solution.

Councillor P Moore stated that East Herts residents needed homes and many residents were simply unable or unwilling to give up using the private car to navigate around the District. She referred to the importance of homes for people, especially the younger generation.

Councillor D Andrews stated that clogging up Hadham Road would not be safe in terms of the current location of the Fire and Ambulance station. He commented that a more proactive plan was needed to get traffic from the ASR sites onto the A120. Councillor T Page stated that there should be a traffic plan for Bishop's Stortford and East Herts towns and villages before future applications

came forward so that future traffic planning was carried out in a less ad hoc manner.

In reply to a query from Councillor G Williamson regarding sustainable buildings, the Director stressed that the Authority was not in a strong policy position to seek to maximise the sustainability of housing design.

Members were advised that East Herts Council has not implemented a local policy on maximising the sustainability of housing design so the Authority could only rely on Government controlled standards through the building regulation process and other standards that were currently under review.

Councillor N Symonds expressed concerns that infrastructure for youth facilities and community facilities would not be available at the same time as the completion of the first houses, meaning that young people would continue to suffer long waiting lists for youth activity organisations.

The Director stressed that securing provision of all infrastructure from day 1 of a development being completed was not feasible. He stated that the substantial Section 106 funding was one of many safeguards that would deliver the supporting infrastructure for the proposed development.

The Director detailed the extensive education provision proposed as part of the application. The Director confirmed that the proposals, in particular the extensive Section 106 funding, would ensure the delivery and provision of suitable arrangements for additional education capacity.

Councillor G Jones referred to the two options for a new secondary school site linked to this application. He referred to the full implications of the new school as well as the associated roundabouts and pedestrian crossings.

Councillor N Symonds commented that existing schools were full to capacity and primary school age children in Bishop's Stortford often had to attend schools in Little Hadham, Much Hadham, Great Hallingbury and Stansted. Secondary school pupils were often in a similar situation as Secondary Schools were also oversubscribed.

The Director commented that the favoured approach of Hertfordshire County Council as the responsible authority for secondary school provision would be the proposed 5FE Secondary School within the ASR sites 1–4.

At this point (9.50 pm), the Committee passed a resolution that the meeting should continue until the completion of the remaining business on the agenda. At this point, the meeting was adjourned and the Committee reconvened at 10 pm.

In respect of Sports and Leisure Provision, Members were advised that 2.42 hectares of football pitch provision were included in the application. The Section 106 Planning Obligations included a payment in lieu of other sports provision and the Authority would work with local sports clubs to prepare a strategy to support sports provision in the town, using the Section 106 monies and other sources of funding as may be available.

Further to the comments on sustainable building, Members were advised that a new set of national standards for housing were due within about 12 Months, in respect of environment and design considerations. This was part of a review of a plethora of similar standards, including those that contributed to the Government's target to achieve zero carbon homes by 2019. The applicant was committed to ensuring each house was fitted out to ensure residents used no more than 105 litres of water per person per day.

In response to a query from Councillor M Alexander regarding solar energy, Members were advised that the Authority was in a weak position in terms of solar energy



policy although building regulations were being improved by Government regarding energy conservation and on-site renewable energy. Policies for on-site renewable energy were generally poorly received by developers as there was a preference for incorporating building energy efficiency into the fabric of buildings, which was more cost effective.

Members were given advice regarding the provisions made within the application to address issues of green infrastructure, wildlife, waste water management and water management generally and air quality. Councillor N Symonds commented on the wildlife impacts of the application.

The Director advised that the applicant had built up a good picture of the archaeological status of the ASR sites in earlier times. The Section 106 obligations included a provision for the Rhodes Arts Complex museum to interpret the archaeological findings.

In terms of the urban design of the application, the applicant had paid particular attention to the theme of garden cities. The application had been the subject of a design review by an expert panel. Councillor J Jones stated that he expected all aspects of the design for this development to be exceptional.

Councillor G Jones proposed and Councillor T Page seconded, a motion that application 3/13/0075/OP be refused on the grounds of the unsustainable traffic and highway safety implications of the application, the likely severe levels of congestion at junctions on Hadham Road, Rye Street and at the Hockerill lights and the increased journey times due to the likely additional traffic.

After being put to the meeting and a vote taken, this motion was declared LOST. Councillor T Page requested that his vote in support of this motion be recorded.

Councillor M Newman proposed and Councillor M

Alexander seconded, a motion that application 3/13/0075/OP be deferred to enable Officers, in association with local Members, Herts County Highways Officers, and the applicants, to undertake detailed consideration and investigation of alternative access arrangements relating to the proposed western neighbourhood (Phase 1). These alternative access arrangements should not comprise the existing roundabout onto Hadham Road.

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

RESOLVED – that, in respect of application 3/13/0075/OP, planning permission be deferred to enable Officers, in association with local Members, Herts County Highways Officers, and the applicants, to undertake detailed consideration and investigation of alternative access arrangements relating to the proposed western neighbourhood (Phase 1). These alternative access arrangements should not comprise the existing roundabout onto Hadham Road.

392 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; and
- (C) Planning Statistics.

The meeting closed at 11.20 pm

Chairman .....
Date .....