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Chairman and Members of the
Council

Your contact: Martin Ibrahim
Ext: 2173
Date: 14 February
2014

cc. All other recipients of the Council
agenda

Dear Councillor

COUNCIL - 19 FEBRUARY 2014: SUPPLEMENTARY AGENDA NO 1

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

8. Executive Report - 4 February 2014 (Pages 3 - 12)

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

(A) Treasury Management Strategy Statement 2014/15
Minute 507 refers

(B) Capital Programme 2013/14 (Revised) to 2016/17
Minute 508 refers

(C) Fees and Charges 2014/15
Minute 509 refers

(D) Revenue Estimates, Services - 2013/14 Probable, 2014/15 Estimate
Minute 510 refers

(E) Consolidated Budget report 2014/15 and Medium Term Financial Plan
Minute 511 refers

(F) Hertford Theatre Seating Refurbishment
Minute 512 refers

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

10. Development Management Committee: Minutes - 5 February 2014 (Pages 13 - 50)

Chairman: Councillor Mrs R Cheswright

11. Joint meeting of Scrutiny Committees: Minutes - 11 February 2014 (Pages 51 - 64)

Chairman: Councillor D Andrews

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

MEETING : COUNCIL
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 19 FEBRUARY 2014
TIME : 7.00 PM

MINUTES OF A MEETING OF THE
EXECUTIVE HELD IN THE COUNCIL
CHAMBER, WALLFIELDS, HERTFORD ON
TUESDAY 4 FEBRUARY 2014, AT 7.00 PM

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

ALSO PRESENT:

Councillors D Andrews, S Bull, M McMullen,
P Moore, C Rowley, P Ruffles, K Warnell and
J Wing.

OFFICERS IN ATTENDANCE:

Simon Drinkwater	- Director of Neighbourhood Services
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

507 **TREASURY MANAGEMENT STRATEGY STATEMENT
2014/15**

The Executive Member for Finance submitted a report setting out the 2014/15 Treasury Management Strategy Statement and Minimum Revenue Provision Policy Statement together with the proposed Prudential Indicators. He also referred to the investment

performance over the previous year.

The Executive noted that the Audit Committee, at its meeting held on 22 January 2014, had received the report.

The Executive commended the proposals as now detailed.

RECOMMENDED – that (A) the 2014/15 Treasury Management Strategy Statement and Annual Investment Strategy and Prudential Indicators for East Herts Council be approved; and

(B) the Policy on Minimum Revenue Provision (MRP) be approved.

508 **CAPITAL PROGRAMME 2013/14 (REVISED) TO 2016/17**

The Executive Member for Finance submitted a report setting out proposals for the Council's Capital Programme for 2013/14 (Revised) – 2016/17. The joint meeting of Scrutiny Committees, at their meeting held on 14 January 2014, had supported the proposals.

The Executive Member highlighted that the proposed programme of over £11M for the four year period as now detailed in the report submitted, was not fully funded and would require “internal borrowing” or “disinvestment” of approximately £5.3M.

A number of questions were asked in respect of swimming pools, disabled facilities grants and capital grants.

The Executive Member for Health, Housing and Community Support advised that Officers had regular meetings with Stevenage Leisure Management at which capital improvements as appropriate were discussed. In respect of capital grants, she stated that she would be happy to review conditions if appropriate. She explained the priority given to rural areas and that funds left over in this year would be allocated to the towns.

The Director of Neighbourhood Services explained the dip in demand for disabled facilities grants, but that working with Hertfordshire County Council, he was confident that the budget would be fully spent by the end of the year.

In response to a question on the re-profiling of slippage, as detailed in the summary of the programme at Essential Reference Paper 'B', the Director of Finance and Support Services stated that this related to number of smaller schemes. She undertook to provide a written breakdown to the Executive Member for Strategic Planning and Transport.

The Executive commended the proposals as now detailed.

RECOMMENDED - that (A) the comments of the joint meeting of Scrutiny Committees of 14 January 2014, be received; and

(B) the new Capital Programme for the period 2013/14 (Revised) to 2016/17, be approved.

509 **FEES AND CHARGES 2014/15**

The Executive Member for Finance submitted a report setting out proposed fees and charges for 2014/15. The joint meeting of Scrutiny Committees, at their meeting held on 14 January 2014, had supported the proposals now detailed. The Executive Member advised Members that car parking charges would be the subject of a separate report at the next Executive meeting.

The Executive commended the proposals as now detailed.

RECOMMENDED – that (A) the comments made by the joint meeting of Scrutiny Committees of 14 January 2014 be received; and

(B) the increases in fees and charges as detailed in Essential Reference Paper 'B' of the report submitted, be approved.

510 **REVENUE ESTIMATES, SERVICES - 2013/14 PROBABLE, 2014/15 ESTIMATE**

The Executive Member for Finance submitted a report on the service estimates. The joint meeting of Scrutiny Committees, at their meeting held on 14 January 2014, had supported the proposals.

The Executive supported the proposals now detailed.

RECOMMENDED – that (A) the comments of the joint meeting of Scrutiny Committees of 14 January 2014 be received; and

(B) the probable Revenue Estimates for 2013/14 and the draft Revenue Estimates for 2014/15, as now submitted, be approved.

511 **CONSOLIDATED BUDGET REPORT 2014/15 AND MEDIUM TERM FINANCIAL PLAN**

The Executive Member for Finance submitted a report recommending the revenue budget for 2014/15. The joint meeting of Scrutiny Committees, at their meeting held on 14 January 2014, had supported the proposals now detailed.

The Executive Member highlighted the uncertain future of the New Homes Bonus on which a Government announcement was expected later this year. He referred to the stress testing of the Medium Term Financial Plan (MTFP) undertaken, as detailed at Essential Reference Paper 'C'. This illustrated the resilience of the MTFP given different hypothetical scenarios.

The Executive Member highlighted the outcome of the pension fund triennial valuation review and consequent impact on employer contributions. He also referred to the

unidentified efficiency savings figures in the MTFP and the continuing efforts of Officers to reduce these further.

The Executive Member reminded Members of the continuing freeze on council tax and the projections within the MTFP that the freeze continue for the next two years 2014/15 and 2015/16. He proposed an amendment to the MTFP by suggesting the projected council tax increase for 2016/17 and 2017/18 be reduced from 2% to 1%. If approved, this amendment would increase the figures shown for unidentified efficiency savings by approximately £700k over the two years. The Executive supported this amendment.

The Executive Member for Strategic Planning and Transport referred to the Authority's previous experience on pensions and hoped that advantages could be obtained in the timing of the payment.

In response to a question from Councillor J Wing, the Director of Finance and Support Services clarified how retained NNDR was allocated and the assumptions built into the MTFP.

The Executive supported the recommendations as now detailed.

RECOMMENDED – that (A) the probable outturn for 2013/14 be approved and it be agreed that any variation at outturn showing an improved position against the underspending now submitted, be put to the cost of the priority spend reserve;

(B) the revenue budget for 2014/15 be approved and, in support of the 2014/15 budget, a one-off payment be made from the reserves of £1.008m to fund a one-off payment to the Pension fund to cap the increased deficit repayments to £600k pa for future years;

(C) the medium term financial plan to 2017/18 be approved, subject to the amendment of the

projected council tax increase for 2016/17 and 2017/18 being reduced from 2% to 1%; and

(D) there be no increase in Council Tax for 2014/15 and 2015/16.

512 HERTFORD THEATRE SEATING REFURBISHMENT

The Executive Member for Health, Housing and Community Support submitted a report on the outcome of a procurement exercise for new seating at Hertford Theatre. She also sought approval for a capital allocation to meet the costs as now detailed in the report submitted.

The Executive supported the recommendation as now detailed.

RECOMMENDED – that the tender price for seating refurbishment at Hertford Theatre, as contained in the report, be approved, and capital provision of up to £109,000 be made available for this project.

513 MINUTES

RESOLVED – that the Minutes of the Executive meeting held on 21 January 2014 be approved as a correct record and signed by the Leader.

514 DECLARATIONS OF INTEREST

Councillors L Haysey and S Rutland-Barsby declared disclosable pecuniary interests in the matter referred to at Minute 517 – Hertingfordbury Conservation Area Appraisal and Management Plan, in that they were Chairman and member respectively of the Hertingfordbury Conservation Society. They both left the room whilst the matter was considered.

515 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.

516 DEVELOPING AN INVESTMENT STRATEGY

The Executive Member for Finance and Support Services submitted a report setting out the progress to date in developing an Investment Strategy. He detailed the specific areas being actioned, the advice that was being sought, the overall current performance of the existing investment portfolio and the next steps, as set out in an indicative programme.

The Executive noted the progress made to date.

RESOLVED – that (A) progress to date be noted; and

(B) the draft outline programme be noted and that a further progress report be submitted to a future Executive meeting.

517 HERTINGFORDBURY CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

The Executive Member for Strategic Planning and Transport submitted a report on the Hertingfordbury 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 Member advised that a further representation

from a local resident had been received, which he suggested should be explored further by Officers. Therefore, he sought authority, in consultation with the local Ward Member, to further amend the appraisal, as necessary, prior to submission to Council.

The Executive supported the recommendations as now detailed.

RESOLVED - that (A) the responses to the public consultation be noted and the Officer responses and proposed changes to the Hertingfordbury Conservation Area Appraisal be supported;

(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) authority be delegated to the Executive Member for Strategic Planning and Transport, in consultation with the local Ward Member, to further amend, as necessary, the appraisal depending on the outcome of further investigation of the matters now detailed, prior to submission to Council for adoption.

518 MONTHLY CORPORATE HEALTHCHECK -
NOVEMBER/DECEMBER 2013

The Leader of the Council submitted an exception report on finance, performance and risk monitoring for November/December 2013.

The Chief Executive and Director of Customer and Community Services provided a verbal update in respect of NI 191 (Residual household waste per household) and NI 192 (Percentage of household waste sent for reuse, recycling and composting).

The Executive approved the proposals now detailed.

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

(B) the additional budget approval for ICT training against the Planning Contingency Budget of £12,000, as detailed in paragraph 2.32 of the report, be noted;

(C) the slippage on the 2013/14 Capital Programme of £9,400 as detailed at paragraph 2.32, be approved;

(D) the transfer of the capital budget for the Wallfields Server Room Fire Suppression scheme to the Refurbishment of Wallfields as detailed at paragraph 2.32, be approved;

(E) the various changes to the ICT Capital schemes, with an overall net impact of Nil as detailed at Essential Reference Paper 'D' of the report, be noted;

(F) the 2013/14 Savings progress as detailed at Essential Reference Paper F of the report, be noted; and

(G) the controls and scores listed in the strategic risk register for the period October to December 2013, as detailed at paragraph 2.35, be approved.

The meeting closed at 7.59 pm

Chairman
Date

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MINUTES OF A MEETING OF THE
DEVELOPMENT MANAGEMENT
COMMITTEE HELD IN THE COUNCIL
CHAMBER, WALLFIELDS, HERTFORD ON
WEDNESDAY 5 FEBRUARY 2014, AT 7.00
PM

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

ALSO PRESENT:

Councillors W Ashley, P Ballam, M Carver,
M Pope, P Ruffles and S Rutland-Barsby.

OFFICERS IN ATTENDANCE:

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

519 APOLOGY

An apology for absence was submitted on behalf of Councillor K Crofton. It was noted that Councillor J Jones was substituting for Councillor K Crofton.

520 CHAIRMAN'S ANNOUNCEMENTS

At the invitation of the Chairman, the Head of Planning and Building Control advised Members that Officers had received a request from a landowner and developer for an opportunity to brief Development Management Committee Members and local ward Members in respect of a proposed retail development in the Great Amwell ward.

Members were advised that Officers had identified 12 February 2014, at 7.00 pm, in the Council Chamber, Wallfields, Hertford. Members confirmed that they were happy to receive this briefing.

521 DECLARATIONS OF INTEREST

Councillors M Alexander and P Moore declared disclosable pecuniary interests in application 3/13/1273/FP, in that they were Board Members for Riversmead Housing Association. They left the room whilst this matter was considered.

522 MINUTES – 30 JANUARY 2014

RESOLVED – that the Minutes of the meeting held on 30 January 2014 be confirmed as a correct record and signed by the Chairman, subject to the following amendment:

Minute 506 – 3/13/0075/OP – Land at Bishop's Stortford North – Application by Bishop's Stortford North Consortium and Landowners.

Insert as 40th, 41st and 42nd paragraphs –
'.....Members debated the means of ensuring that traffic flows were within the predicted levels. Councillor D Andrews referred to the recommendation from Hertfordshire County Council that there was a continual review of traffic impacts.

Councillor G Jones stated that there was a need to bring forward mitigation measures if traffic exceeded predictions. He also commented that demand would need to be managed if mitigation measures failed.

Councillor G Jones proposed and Councillor A Burlton seconded, a motion that the conditions be strengthened to ensure that traffic flows were within the predicted levels. After being put to the meeting and a vote taken, this motion was declared CARRIED.'

523 3/13/1375/OP – FULL PERMISSION FOR THE ERECTION OF 180 HOMES, AMENITY LAND FOR COMMUNITY USES, THE CREATION OF ONE NEW ACCESS ONTO THE A10 AND CLOSURE OF AN EXISTING ACCESS ONTO THE A10 NORTH OF THE SITE, CREATION OF FOUR NEW ACCESSES ONTO ERMINE STREET AND THE UPGRADING OF ONE ACCESS ONTO ERMINE STREET, AND THE PROVISION OF AMENITY SPACE AND ASSOCIATED INFRASTRUCTURE, AND IN OUTLINE WITH ALL MATTERS RESERVED A 50-60 BED CARE HOME AND SHELTERED ACCOMMODATION AT LAND NORTH OF THE PARK FARM INDUSTRIAL ESTATE AND THE FREMAN COLLEGE, ERMINE STREET, BUNTINGFORD FOR PIGEON LAND LTD

James Buxton addressed the Committee in support of the application.

The Director of Neighbourhood Services recommended that, subject to the applicant or successor in title entering into a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990, in respect of application 3/13/1375/OP, planning permission be granted subject to the conditions detailed in the report now submitted.

The Director advised that, in the interests of consistency and to ensure housing delivery, Officers were suggesting that the time period in condition 1 be changed from 3

years to 2 years for commencement of the development.

Members were advised that Buntingford Town Council was concerned regarding the proposed transfer of land to the west of the site to the Town Council, pending future use of Freman College. The Town Council had noted that it was usual for such land to be transferred to the County Council and had therefore suggested this approach be adopted.

The Director referred Members to the Additional Representations Sheet and to an amendment proposed to item 7 of the proposed legal agreement, whereby details for the safeguarding of the amenity land to the west of the site be set out in the agreement, in order to facilitate the necessary transfer of land to accommodate the future expansion of Freman College.

Councillor S Bull, as a local ward Member, referred to the representations from Buntingford Action Group for Responsible Development (BARD), the Buntingford Civic Society and Buntingford Town Council. He expressed concerns that this development would fetch traffic off the bypass back into the town, thereby creating a rat run.

Councillor Bull queried what security would be in place for the proposed pedestrian walkway and bus stopping area on the new housing estate. He commented on whether a condition could be applied to secure fencing and the locking of gates to facilitate this security.

The Director advised that the new bus facility and pedestrian walkway was being proposed within the application as part of an arrangement between the applicant, the nearby school and Freman College, as well as the relevant bus contractor(s), should those contractors decide to use the new facilities. They were not, however, obliged to do so.

The Director reminded Members that there was a public right of way from the south of the site towards Bowling Green Way and this had to be maintained in that capacity.

Freman College was concerned regarding security in that direction and ultimately the final approach regarding security and access would have to be finalised at a future date.

Councillor D Andrews commented that the overall scheme was highly commendable and he was largely supportive of it. He stated however, that he was familiar with the location and, notwithstanding the straight road and good visibility, Ermine Street was a derestricted road and the Throcking junction was exceptionally dangerous. He concluded that the proposed access should be reconsidered by Hertfordshire Highways.

Councillor J Jones, also as a local ward Member, stated that this site was one of the preferred 9 sites for development in and around Buntingford. The site would bring benefits for the town aside from new housing and the new access would be of particular benefit as this would relieve traffic on Bowling Green Lane.

Councillor J Jones stated that he was glad that the applicant had taken all local suggestions and concerns into account. He commented that the much needed care home provision was also very welcome in Buntingford. He commented that the transfer of land to Buntingford Town Council should not go ahead and this land should be retained by Hertfordshire County Council.

In response to a comment from Councillor D Andrews regarding the concerns of Councillor J Jones in respect of traffic, the Director confirmed that there was a southern point of access via the proposed housing development.

Councillor M Alexander referred to policy HSG7 regarding affordable housing. He stated that he could not support a reduction in affordable housing provision as there were 2,500 people on the waiting list in East Herts.

Councillor D Andrews stated that the Authority had a hard fought for policy regarding affordable housing and Members had a duty to the District as a whole and not

just to Buntingford. Councillor P Moore stated that she also could not support a reduction in the provision of affordable housing proposed as part of this application.

In respect of the comments from Councillor J Jones regarding the reduction in affordable housing funding a wider leisure or arts facility in Buntingford, the Director advised that, in respect of funding raised by a development, the regulations stated that this funding should only be directed towards any deficiencies that the proposed development sought to resolve or to mitigate any instance where the development exacerbated existing problems.

Councillor J Jones proposed and Councillor S Bull seconded, a motion that application 3/13/1375/OP be approved, subject to the affordable housing provision being reduced from 40% to 30%, which would equate to a reduction of 18 units bringing the overall figure down to 54 affordable units from the 72 proposed as part of the application.

After being put to the meeting and a vote taken, this motion was declared LOST. After being put to the meeting and votes taken, the Committee supported the recommendation of the Director of Neighbourhood Services as now submitted.

RESOLVED – that, subject to the applicant or successor in title entering into a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990, in respect of application 3/13/1375/OP, planning permission be granted subject to the conditions detailed in the report now submitted.

524 3/13/1762/FP – REDEVELOPMENT OF SITE TO PROVIDE A NEW COLLEGE BUILDING AND ENABLING RESIDENTIAL DEVELOPMENT OF 50 DWELLINGS, CAR PARKING, ASSOCIATED ACCESS AND LANDSCAPING INCLUDING DEMOLITION OF EXISTING BUILDINGS AT HERTFORD REGIONAL COLLEGE, SCOTTS ROAD, WARE, HERTS, SG12 9JQ FOR HERTFORD REGIONAL COLLEGE AND CHARLES CHURCH

Gordon Dawes addressed the Committee in objection to the application. Andy Forbes spoke for the application.

The Director of Neighbourhood Services recommended that, subject to the applicant or successor in title entering into a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990, in respect of application 3/13/1762/FP, planning permission be granted subject to the conditions detailed in the report now submitted.

Councillor M Pope, as the local ward Member, stated that local residents were not against the development of the site. He stated that residents' principal concerns centred around securing an appropriate development that would make a positive contribution to the surrounding area as opposed to an application that was overbearing, over intensive, unimaginative and driven by the financial needs of Hertford Regional Collage.

Councillor Pope stated that the proposed development was for the replacement of a bland utilitarian building with a similar structure that was more in keeping with Eastern Europe than the East of England. He stated that the proposed development would be 6 metres nearer to the road than the existing building and the proposed 2 metre balconies would dominate a gateway to the historic town of Ware.

Councillor Pope concluded that the proposed parking was a serious issue and was insufficient, particularly as all the nearby roads were subjected to controlled parking until 8 pm. He stated that an application as important as this

should not be approved in haste and Members were urged to refuse the application.

Councillor G Williamson stated that he was surprised that the proposed affordable housing provision was only 6%. Councillor E Bedford commented that he fully endorsed all the comments of the local ward Member. He stated that the impact of the proposed development on Ware would be huge and, whilst he acknowledged the need for housing, this must be in keeping with the surrounding area.

Councillor Bedford stated that he fully supported the redevelopment of the college but was also concerned regarding the inadequate car parking provision. He concluded that 6% affordable housing was totally inadequate and commented that the need for funding from the enabling residential development should not be allowed to blight the surrounding area and Ware as a whole.

Councillor D Andrews referred to the overbearing impact of the proposed flats as well as the inadequate car parking provision of one space per unit, particularly in light of the enormous parking pressures on the surrounding roads. He expressed concerns that the proposed 6% affordable housing provision was inadequate and a figure of 36% would be more in keeping with the Council's policy of 40% affordable housing.

Councillor M Newman referred to the laudable aim of redeveloping the Hertford Regional College site in Ware. He sought clarification from the Director as to whether a smaller scale development would still be possible in terms of financial viability.

The Director advised that the financial viability of the scheme was finely balanced and the applicant had reduced the number of flats in an effort to meet the concerns of local residents. Members were advised that any further reductions would make the development unviable and this had been independently verified by

advice given to Officers. Officers had also been advised that the development only became viable with the proposed 6% affordable housing provision.

The Director advised that the design of the proposed development constituted a reasonable transition between the modern college buildings and the existing residential dwellings. The site was in a sustainable location close to a train station and the amenities of the town and therefore, the proposed parking provision was considered acceptable in policy terms.

Members were advised that Officers had incorporated a condition requesting a green travel plan and this could include provision for cycle parking and storage as there was ample space within the site for such provision.

Councillor G Williamson proposed and Councillor D Andrews seconded, a motion that application 3/13/1762/FP be refused on the grounds that the proposed apartment block would have an unacceptable impact on the character and appearance of the street scene and the surrounding area and was therefore contrary to policies ENV1 and HSG7 of the East Herts Local Plan Second Review April 2007 and the National Planning Policy Framework. There was also insufficient parking provision that was contrary to policies TR7 and ENV1 of the East Herts Local Plan Second Review April 2007 and the National Planning Policy Framework. The proposed development also made insufficient provision for affordable housing and was therefore contrary to policy HSG3 of the East Herts Local Plan Second Review April 2007 and the National Planning Policy Framework.

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 as now submitted.

RESOLVED – that, in respect of application 3/13/1762/FP, planning permission be refused for the following reasons:

1. The element of the development comprising the apartment block at the northern end of the site fronting Hertford Road would have an unacceptable impact on the character and appearance of the streetscene and the surrounding area by reason of its height, scale, bulk and design. The proposal is thereby contrary to policies ENV1 and HSG7 of the East Herts Local Plan Second Review April 2007 and the National Planning Policy Framework.
2. Insufficient parking is proposed for the residential element of the development which would result in additional pressure on already restricted parking provision in the local area, harmful to the amenities of existing and future residents. The proposal is thereby contrary to policies TR7 and ENV1 of the East Herts Local Plan Second Review April 2007 and the National Planning Policy Framework.
3. The proposed development makes insufficient provision for affordable housing and therefore fails to address the demand for such housing within the District contrary to policy HSG3 of the East Herts Local Plan Second Review April 2007 and the National Planning Policy Framework.

Summary of Reasons for Decision

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2012 (as amended). East Herts Council has considered, in a positive and proactive manner, whether the planning objections to this proposal could be satisfactorily resolved within the statutory period for determining the application. However, for the reasons set out in this decision notice, the proposal is not considered to achieve an

acceptable and sustainable development in accordance with the Development Plan and the National Planning Policy Framework.

525 3/13/1273/FP – THE DEMOLITION OF BLOCK OF FLATS 115-149 TUDOR WAY AND THE CONSTRUCTION OF 11 NO. 3 STOREY, 3 BEDROOM TERRACED HOUSES WITH ASSOCIATED REAR PARKING AND PRIVATE AMENITY GARDENS AND THE ERECTION OF A FURTHER 24 AFFORDABLE HOUSING UNITS COMPRISING 9 NO. 1 BEDROOM FLATS AND 15 NO. 2 BEDROOM FLATS ON COMMUNAL AMENITY LAND TO REAR OF NOS. 2 – 90 HUTTON CLOSE WITH A NEW HIGHWAY ACCESS FROM WELWYN ROAD AT TUDOR WAY AND REAR OF HUTTON CLOSE, HERTFORD, SG14 2DH FOR RIVERSMEAD HOUSING ASSOCIATION

Hannah Spendley addressed the Committee in objection to the application. Kevin Brush spoke for the application.

The Director of Neighbourhood Services recommended that, subject to the applicant or successor in title entering into a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990, in respect of application 3/13/1273/FP, planning permission be granted subject to the conditions detailed in the report now submitted.

Councillor P Ruffles, as a local Member, addressed the Committee against the application. He stated that he found it difficult to reconcile the comments of the supporting speaker with the plans submitted with this application. He commented that his view of the impact of the application did not coincide with the views of the applicant.

Councillor Ruffles fully acknowledged the need for new homes. He stated however, that this application represented the most environmentally damaging proposal to impact on Hertford Sele ward in decades. He referred to the benefits of the green space and stated that its loss was a trampling of the quality of life of the residents of

Hutton Close.

Councillor Ruffles stated that many Riversmead Housing Association tenants would also suffer a reduced outlook and quality of life due to this application. He commented that the application for interlocking blocks of residential development would result in the loss of the only green space in the area.

Councillor Ruffles urged Members not to dismiss the comments of the Council's Landscape Officer. He referred to highways concerns as regards pedestrians in the Tudor Way and Hutton Close area as they would have to observe traffic movements from 6 locations when finding a safe moment to cross the road. Members were urged to refuse the application.

Councillor G Jones stated that the applicant had gone too far with this proposal and due to the loss of amenity green space he could not support this application. The Director stressed that there would still be a significant degree of amenity space if this application was approved as there were few locations with such a generous green space provision.

The Director stressed that any proposals in the emerging District Plan should not be assigned significant weight as the Plan was still out for consultation and the content of the document might well change and Members should focus solely on current planning policies.

The Director advised that there was a funding constraint regarding this site in that if the units were not secured, then the funding available via the Homes and Community Agency (HCA) would be redirected elsewhere. Members were reminded that the proposals included an affordable housing provision of 100%.

Councillor D Andrews referred to the significantly reduced space that would be available for the residents of the proposed development. He stated that the application was not one that he could wholeheartedly support.

Councillor S Bull proposed and Councillor N Symonds seconded, a motion that application 3/13/1273/FP be refused on the grounds that the element of the development located on the current amenity space between Hutton Close and Welwyn Road would result in the loss of open green space and have an unacceptable impact on the character and appearance of the street scene and surrounding area and was therefore, contrary to policies ENV1 and HSG7 of the East Herts Local Plan Second Review April 2007 and the National Planning Policy Framework.

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 as now submitted.

RESOLVED – that, in respect of application 3/13/1273/FP, planning permission be refused for the following reasons:

1. The element of the development located on the current amenity space between Hutton Close and Welwyn Road will result in the loss of open green space and have an unacceptable impact on the character and appearance of the street scene and surrounding area, by reason of it's amount, layout and siting. The creation of a new access onto Welwyn Road will result in additional harm to the character and appearance of the area. The proposal is thereby contrary to policies ENV1 and HSG7 of the East Herts Local plan Second Review April 2007 and the National Planning Policy Framework.

Summary of Reasons for Decision

In accordance with the Town and Country Planning (Development Management Procedure) (England)

Order 2012 (as amended). East Herts Council has considered, in a positive and proactive manner, whether the planning objections to this proposal could be satisfactorily resolved within the statutory period for determining the application. However, for the reasons set out in this decision notice, the proposal is not considered to achieve an acceptable and sustainable development in accordance with the Development Plan and the National Planning Policy Framework.

526 3/13/1266/SV – MODIFY THE S.52 (NOW KNOWN AS SECTION 106) AGREEMENT ATTACHED TO PLANNING PERMISSION 3/86/1939/OP TO REMOVE THE 'ELDERLY PERSONS' AGE RESTRICTION AT LAND AT STOCKING HILL LANE, COTTERED, SG9 9PY FOR JOSEPH EDIS

Joan Diales addressed the Committee in support of the application.

The Director of Neighbourhood Services recommended that, in respect of application 3/13/1266/SV, planning permission be granted for the removal of Clause 1(i) of the Section 52 Legal Agreement signed on 28th September 1987 under planning reference 3/86/1939/OP.

Councillors D Andrews and S Bull spoke in favour of the recommendation.

The Committee supported the recommendation of the Director of Neighbourhood Services as now submitted.

RESOLVED – that in respect of application 3/13/1266/SV, planning permission be granted for the removal of Clause 1 (i) of the Section 52 Legal Agreement signed on 28th September 1987 under planning reference 3/86/1939/OP.

527 A) 3/13/1936/FP, B) 3/13/1937/LB, C) 3/13/1939/LB, D) 3/13/1938/LB, E) 3/13/1987/AD, F) 3/13/1986/LB –
APPLICATIONS AT 15 – 17 NORTH STREET, BISHOP'S STORTFORD FOR COTE RESTAURANTS LTD

The Director of Neighbourhood Services recommended that, subject to the applicant or successor in title entering into a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 in respect of application 3/13/1936/FP, planning permission be granted subject to the conditions detailed in the report now submitted.

The Director of Neighbourhood Services recommended that, in respect of applications 3/13/1937/LB, 3/13/1939/LB, 3/13/1938/LB and 3/13/1986/LB, listed building consent be granted subject to the conditions detailed in the report now submitted. The Director also recommended that, in respect of application 3/13/1987/AD, advertisement consent be refused for the reasons detailed in the report now submitted.

The Chairman confirmed to Councillor A Burlton that the debate would cover all 6 applications followed by a vote on each of the applications in turn. Councillor Burlton stated that the proposed development seemed to be the best option for the site and he would be supporting the Officer's recommendations.

Councillor G Jones concurred with the regret expressed by Councillor Burlton regarding the loss of the former Pearson's department store. He acknowledged that, should these applications be approved, there was no realistic opportunity for further retail usage of the site as the option for deliveries via Basbow Lane would be lost. He stressed that North Street was busy most times of the day with limited short term parking opportunities.

Councillor G Jones stated that many of his concerns had been covered by Officers and he supported the Director's recommendations, particularly the refusal recommendation for the advertisement consent

application under reference 3/13/1987/AD.

Councillor G Jones commented that a delivery time restriction should be applied to the proposed restaurant, with a possible restriction of no deliveries after 8 or 8.30 am. He referred to the gable over-sail of the building onto the public highway on the Basbow Lane side of the site due to the very narrow pavement. He queried whether the over-sail should be scaled back due to the risks of a high sided vehicle coming into contact with the building on what was a very narrow road.

Councillor G Jones further commented that he would prefer Section 106 money to go towards the fully costed scheme for developing the Sworders Field area and the wider “green finger” extending up through Grange Paddocks.

Councillor N Symonds commented on whether Members had any say regarding what went on inside this unit in terms of preserving the historic features of the interior of the building on this site. She referred to the proliferation of restaurants in Bishop’s Stortford and expressed her concerns regarding the loss of employment on this site. She concluded by referring to the overall objective of not allowing illuminated signage in the Bishop’s Stortford town centre.

The Director advised that the whole building was covered by its listed status, so any works of material significance required a listed building consent application. Members were reminded that 4 of the 6 applications were for listed building consent relating to the interior of the site so Members had a significant degree of control.

The Director concluded that, regarding the change of use from A1 retail to A3 restaurants, this was a common occurrence and Officers had felt the change of use was acceptable on balance to allow a viable use that preserved the fabric of the building with the addition of an element of residential provision.

In response to a concern from Councillor N Symonds regarding the policing of the listed building elements of the applications, the Director advised that, as there were about 3000 listed buildings across the District plus another 1000 that were curtilage listed, Officers were reliant on intelligence from the public and from building control inspections.

The Director advised that, in terms of the gable over-sail of the building onto the public highway, an element of redesign work would have to take place to remove this element of the scheme and it would be for the applicant to decide whether they were willing to make such an amendment. Members were advised that a condition could be applied to cover this issue.

The Director further advised that, in terms of Section 106 monies towards open space provision, the Council's Environmental Manager had advised that, in the event that funding could not be found for the project at Waytemore Castle, the monies could be used to develop the Sworders Field area and the wider "green finger" extending up through Grange Paddocks. Officers could alter the wording of the Section 106 agreement to ensure that this flexibility was covered should the Committee support the applications.

In response to a query from Councillor G Jones regarding a condition regarding delivery times, the Director suggested that Officers could have a discussion with the applicant on that matter if Members were happy to delegate authority to Officers to have those discussions.

After being put to the meeting and votes taken, the Committee supported the recommendations of the Director of Neighbourhood Services as now submitted.

RESOLVED – that (A), in respect of application 3/13/1936/FP, planning permission be granted and authority be delegated to the Director of Neighbourhood Services to enter into further discussions with the applicant in relation to the re-

design of the proposal to seek the removal of the element of the proposed residential development which over sails the highway of Basbow Lane and to secure further amendment to condition 7 to restrict deliveries to prior to 8.00am, subject to the following amended conditions:

1. Three year time limit (1T12)
2. Approved plans (2E10) (PL.01, PL.02, PL.10, PL.11, PL.12, PL.20 B, PL.21 B, PL.22 A, PL.30 G, PL.31 F, PL.32 G, PL.33 F, PL.41 D, PL.42 A, PL.43 B)
3. Programme of archaeological work (2E02)
4. Samples of materials (2E12)
5. Prior to commencement of development a Construction Method Statement shall be submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - a) the parking of vehicles of site operatives and visitors;
 - b) loading and unloading of plant and materials;
 - c) storage of plant and materials used in constructing the development;
 - d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - e) wheel washing facilities;
 - f) measures to control the emission of dust and dirt during construction;
 - g) a scheme for recycling/disposing of waste resulting from demolition and construction

works.

Reason: To minimise impact of construction process on the on local environment and local highway network.

6. Construction hours of working (6N07)
7. Prior to the first use of units 15-17 North Street, details of the timings of deliveries to the units shall be submitted to and approved in writing by the Local Planning Authority. The use of the units shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of highway safety and convenience.

8. Prior to the commencement of the A3 uses hereby approved, a scheme for the ventilation of the premises including the extraction and filtration of cooking fumes shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason: In the interests of the amenities of nearby residential properties, the setting of the listed building and Conservation Area and in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007 and sections 7 and 12 of the National Planning Policy Framework.

9. Hard surfacing (3V21)

Directives:

1. Other Legislation (01OL1).
2. Highway Works (05FC).

3. A licence, issued by Hertfordshire County Highways is required for any part of the building that over sails the public highway. The applicant is advised to contact the Highways Authority to obtain the necessary requirements and procedures for such a licence.
4. Planning Obligation (08PO).
5. Street Naming and Numbering (19SN).
6. Unsuspected Contamination (33UC).
7. Groundwater Protection Zone (28GP1).

Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan (Minerals Local Plan, Waste Core Strategy and Development Management Policies DPD 2012 and the 'saved' policies of the East Herts Local Plan Second Review April 2007) the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2012 (as amended). The balance of the considerations having regard to those policies and the Council's housing land supply is that permission should be granted.

(B) in respect of applications 3/13/1937/LB, 3/13/1939/LB, 3/13/1938/LB and 3/13/1986/LB, listed building consent be granted subject to the conditions detailed in the report now submitted; and

(C) in respect of application 3/13/1987/AD, planning permission be refused for the reasons

detailed in the report now submitted.

528 3/13/1497/FP – DEVELOPMENT OF 85 NO. RESIDENTIAL APARTMENTS (BLOCK 3) AND (BLOCK 4) IN PLACE OF THE HOTEL AND NURSING HOME (APPROVED UNDER 3/12/1632/FO) WITH PARKING, ACCESS AND ALL ANCILLARY WORKS AT HERTFORD POLICE STATION, WARE ROAD, HERTFORD, SG13 7HD FOR BARRATT NORTH LONDON

Richard Smallwood addressed the Committee in objection to the application. Daniel Hayman spoke for the application.

The Director of Neighbourhood Services recommended that, subject to the applicant or successor in title entering into a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990, in respect of application 3/13/1497/FP, planning permission be granted subject to the conditions detailed in the report now submitted.

The Chairman read out a statement on behalf of Councillor B Wrangles as she was the local ward Member. Councillor Wrangles had stated that most of her residents were pleased that the hotel and nursing home had been removed from the site. Councillors N Wilson and B Wrangles had spoken at the inquiry to get them removed, without success.

Councillor Wrangles had also stated that Hertford would be getting 83 more dwellings with a total of 53 affordable units on this site. Hertford Town Council was concerned about the vehicular movement on the site and Councillor Wrangles shared this concern, but most sites resulted in similar concerns.

Councillor Wrangles had concluded that, as part of the Section 106 legal agreement, the applicant had agreed to pay £10,000 towards residents parking in the layby outside 40-48 Stanstead Road, which she was very happy about. Councillor Wrangles expressed her wish

that the development should go ahead as soon as possible and she urged the Committee to approve the application.

Councillor D Andrews commented on the scale of the balconies included as part of this development. In response to a query from Councillor G Jones regarding a reduction in the Section 106 contribution for sustainable transport, the Director confirmed that Hertfordshire County Highways did not wish to restrict the grant of permission subject to conditions and subject to an amended Section 106 contribution of £60,673 towards sustainable transport.

Councillor N Symonds stated that, whilst she was not against development of the site, she was concerned regarding the complete lack of play equipment for children as there was no provision for this as part of this application.

After being put to the meeting and a vote taken, the Committee supported the recommendation of the Director of Neighbourhood Services as now submitted.

RESOLVED – that, subject to the applicant or successor in title entering into a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990, in respect of application 3/13/1497/FP, planning permission be granted subject to the conditions detailed in the report now submitted.

529 3/13/1934/FP – CHANGE OF USE OF FORMER CHANDLERY AND YARD AREA TO THE OPERATION OF A STREET-SWEEPER HIRE BUSINESS AT LEE VALLEY MARINA, SOUTH STREET, STANSTEAD ABBOTTS, SG12 8AL FOR LESLEY FOREMAN

Terry Collins addressed the Committee in objection to the application. Leslie Foreman spoke for the application.

The Director of Neighbourhood Services recommended

that, in respect of application 3/13/1934/FP, planning permission be granted subject to the conditions detailed in the report now submitted.

Councillor G Williamson, as the local ward Member, stated that this application might appear, at first glance, to be a modest proposal that had some merit in that it brought a disused building back into use and would create some limited employment.

He commented however, that the 31 letters of objection that had been received, plus the 20 signature petition, indicated a certain level of genuine local concern regarding the impact that a road sweeper hire base would cause in this location.

Councillor Williamson referred to the proximity of the proposed development to nearby homes. He stated that both Millers Lane and South Street were narrow roads which were unsuitable for the type of vehicles used by the applicant's business. He further commented that there would inevitably be some noise disturbance for local residents.

Councillor Williamson concluded by stating that, whilst Hertfordshire Highways had not objected outright to the proposals, Officers were concerned over the effect of the application on the public highway. He stated that Stanstead Abbots Parish Council had objected to the application and he was concerned that this application would undermine recent efforts to ensure the safety of the road network in this area.

Councillors D Andrews, E Bedford, J Jones and P Moore all expressed concerns with the size of the vehicles and the disturbance these would cause for residents.

Councillor M Newman referred to inconsistencies in the report regarding the weight of the vehicles that would access the site. He stated that a 3 tonne road sweeper transported on a 7.5 tonne lorry would exceed the 7.5 tonne weight limit of the roads leading to this site. He

sought clarification from Officers regarding the proportion of the 7.5 tonne vehicles that might be used if the road sweepers were to be transported under their own power for distances under 60 km or 40 miles.

The Director stated that the 7.5 tonne weight of the lorries referred to the maximum payload weight of the vehicle. The unloaded weight of the lorries would be less than 7.5 tonnes to ensure that the weight limit on the local roads was not exceeded.

The Director stated that the impact of a single vehicle movement would be similar whether this was a small road sweeper or the same sweeper transported on the back of a lorry. He stated that the access arrangements were not ideal and it was for Members to weigh up all the relevant issues when determining the application.

In response to comments from Councillor M Newman and the Chairman regarding the predicted numbers of vehicles movements per week, the Director advised that a limited number of vehicle movements would be impractical for any operator and Officers felt that 20 vehicle movements per day was acceptable.

Councillor D Andrews stated that he was concerned regarding the use of road sweepers travelling at speeds of 20 mph on the many trunk roads in East Herts. The Director advised that Members should give little weight to the impact of the road sweepers once they were away from this site. The key issue that Officers had taken into account was the impact of the application on the roads that were local to the site.

At this point (9.45 pm), the Committee passed a resolution that the meeting should continue until the completion of the remaining business on the agenda.

Councillor G Jones proposed and Councillor A Burlton seconded, a motion that application 3/13/1934/FP be refused on the grounds that the proposed development would result in unacceptable traffic generation on

restricted residential access roads and would result in a harmful impact on residential amenity that was contrary to policies ENV1, EDE4, and ST5 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 as now submitted.

RESOLVED – that, in respect of application 3/13/1934/FP, planning permission be refused for the following reasons:

1. The proposed development by reason of the associated traffic generation on restricted residential access roads will result in a harmful impact on residential amenity, contrary to policies ENV1, EDE4, and ST5 of the East Herts Local Plan Second Review April 2007.

Summary of Reasons for Decision

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2012 (as amended). East Herts Council has considered, in a positive and proactive manner, whether the planning objections to this proposal could be satisfactorily resolved within the statutory period for determining the application. However, for the reasons set out in this decision notice, the proposal is not considered to achieve an acceptable and sustainable development in accordance with the Development Plan and the National Planning Policy Framework.

530 3/13/2107/FP – CHANGE OF USE OF BUILDINGS TO DWELLINGHOUSE, LINK EXTENSIONS TO BUILDINGS AND RESIDENTIAL GARDEN AT PEARTREE FIELD WOOD, WYDDIAL, SG9 0EL FOR MR G HODGE

The Director of Neighbourhood Services recommended that, in respect of application 3/13/2107/FP, planning

permission be refused for the reasons detailed in the report now submitted.

Councillor S Bull stated that the site was located in the village and was accessible via narrow lanes. He stated that there was no public transport in the vicinity of the site and residents had made it clear that they did not want a commercial reuse of this site, as detailed in the letters of support that had been acknowledged in the Officer's report.

Councillor G Jones stated that he could not see any other viable use of the site other than a residential use. He referred to the Officer's concerns regarding the impact of the application on the open aspect of the area.

The Director advised that policy GBC9 was a policy relating to the reuse of redundant agricultural or other non residential rural buildings. This policy also related to business, leisure and tourism uses. In response to a query from Councillor J Jones regarding tree protection, the Director advised that conditions could be applied to secure the necessary protection.

The Director stated that the site had not been marketed for other uses aside from residential, such as leisure, tourism or other business related uses. Members were advised that this process should take place for at least 6 or 12 months and Officers felt that the application did not comply with part II of policy GBC9 as this marketing process had not taken place.

Councillor G Jones referred to evidence from the applicant which had given an assessment that marketing the site was a waste of time as there was nothing to market it to. He stated that Officers often advised that each application was different and, as such, he felt that there would be no precedent if this application was approved.

Councillor S Bull proposed and Councillor J Jones seconded, a motion that application 3/13/2107/FP be

granted on the grounds that the application was in accordance with the policy provisions of part II of policy GBC9 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 as now submitted.

RESOLVED – that, in respect of application 3/13/2107/FP, planning permission be granted subject to the following conditions:

1. Three year time limit (1T121)
2. Approved plans (2E103) “insert 10847-S001-A, 10847-P001-C
3. Prior to the commencement of development the shed structure as shown on drawing 10847-S001-A shall be demolished and the resultant material removed from the site.

Reason: In the interests of the amenity of the site and rural surroundings in accordance with policies ENV1 and GBC3 of the East Herts Local Plan Second Review April 2007.

4. Hard surfacing (3V21)
5. Prior to the first occupation of the development hereby approved, the boundary hedgerow either side of the existing access onto Vicarage Road shall be trimmed to maintain adequate visibility splays.

Reason: In the interests of highway safety.

6. Tree retention (4P05)
7. Withdrawal of PD (Part 1, Class A)(2E20)

Directives:

1. Other legislation (01OL)
2. Unsuspected contamination (33UC)
3. Street naming and numbering (19SN)

Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan (Minerals Local Plan, Waste Core Strategy and Development Management Policies DPD 2012 and the 'saved' policies of the East Herts Local Plan Second Review April 2007); the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2012 (as amended). The balance of the considerations having regard to those policies and the limited harm to the character and appearance of the surroundings is that permission should be granted.

531 3/13/2056/FO – VARIATION OF CONDITION 1 OF PLANNING PERMISSION 3/11/1225/FP) TO EXTEND THE CHANGE OF USE OF THE FORMER CATTLE BARN FOR A FURTHER 2 YEAR TEMPORARY PERIOD TO A FUNCTION ROOM, WITH TOILETS, OFFICE AND ASSOCIATED FACILITIES IN THE ADJACENT POLE BARN AT TEWIN BURY FARM HOTEL, HERTFORD ROAD, TEWIN AL6 0JB FOR MR V WILLIAMS

The Director of Neighbourhood Services recommended that, subject to the applicant or successor in title entering into a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990, in respect of application 3/13/2056/FP, planning permission be granted subject to the conditions detailed in the report now submitted.

After being put to the meeting and a vote taken, the Committee supported the recommendation of the Director of Neighbourhood Services as now submitted.

RESOLVED – that, subject to the applicant or successor in title entering into a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990, in respect of application 3/13/2056/FP, planning permission be granted subject to the conditions detailed in the report now submitted.

532 3/13/1891/FP – CONSTRUCTION OF DETACHED DWELLING AND THREE BAY GARAGE AT NEWTONS, CHURCH LANE, MUCH HADHAM, SG10 6DH FOR MR G NEWTON

Ralph Bintley addressed the Committee in support of the application.

The Director of Neighbourhood Services recommended that, in respect of application 3/13/1891/FP, planning permission be refused for the reasons detailed in the report now submitted.

Councillor M Carver, as the local ward Member, stated that he hoped Members had examined the location and setting of the proposed development. He referred to the strict policy position that was in place to safeguard the openness and character and appearance of the rural area. He stated however, that this situation was a case of the strict policy being applied to the letter without the full contextual setting of the proposals being considered by Officers.

Councillor Carver stated that the site was surrounded by houses on 3 sides and was hidden by trees on the 4th side. He stated that the application constituted a very suitable non intrusive backland development with very little or no impact. He commented that there had been no objections from internal and external statutory consultees

on this application.

Councillor Carver referred to the comments of the Council's Conservation Officer, who had recommended approval of the application and had also commented that the mass, scale, design and use of materials would not be dissimilar to and would be reflective of the scale and design of the existing dwelling known as Newtons.

The Conservation Officer had also stated that the proposed development was in keeping with the appearance of the area and would have little impact upon the setting of the adjacent listed building and the character and appearance of the Conservation Area.

Councillor Carver concluded that there had been no objections from Much Hadham Parish Council and a majority of local neighbours were supportive of the application. Members were urged to reject the Officer's recommendation and approve the application subject to appropriate planning conditions.

Councillor D Andrews stated that he agreed with all the comments made by the public speaker and the local ward Member that this application would do very little harm. He commented that he was impressed regarding the lack of objection to the proposed development.

Councillor J Jones proposed and Councillor S Bull seconded, a motion that application 3/13/1891/FP be granted on the grounds that the proposed development was in keeping with the surrounding area and would have very little impact.

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 as now submitted.

RESOLVED – that in respect of application 3/13/1891/FP, planning permission be granted subject to the following conditions:

1. Three Year Time Limit (1T12)
2. Programme of archaeological work (2E02)
3. Approved Plans (2E10) “insert 18:10:13:1;
18:10:13:2; 18:10:13:3; 18:10:13:4;
18:10:13:5; 18:10:13:6; 18:10:13:7;
18:10:13:8; 18:10:13:9; 18:10:13:10
4. Samples of materials (2E13)
5. Tree/hedge retention & protection (4P05)
6. Landscape design proposals (4P12) a, b, c, d,
e, l, j, k, l
7. Landscape works implementation (4P13)
8. Hours of working – plant and machinery
(6N05)

Directives:

1. Street naming and numbering (19SN)
2. Groundwater protection zone (28GP) insert
“Standon”
3. Unsuspected contamination (33UC)
4. 01OL1 (Other Legislation)

Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan (Minerals Local Plan, Waste Core Strategy and Development Management Policies DPD 2012 and the 'saved' policies of the East Herts Local Plan Second Review April 2007); the National Planning

Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2012 (as amended). The balance of the considerations having regard to those policies and the limited harm to the character and appearance of the surroundings is that permission should be granted.

533 3/13/2098/FP – ERECTION OF ONE, THREE BEDROOM DETACHED DWELLING AT CAUSEWAY HOUSE, 3 CHURCH END, BRAUGHING, SG11 2PZ FOR MR M ROAT

The Director of Neighbourhood Services recommended that, in respect of application 3/13/2098/FP, planning permission be granted subject to the conditions detailed in the report now submitted.

After being put to the meeting and a vote taken, the Committee supported the recommendation of the Director of Neighbourhood Services as now submitted.

RESOLVED – that in respect of application 3/13/2098/FP, planning permission be granted subject to the conditions detailed in the report now submitted.

534 E/14/0009/B – BREACH OF CONDITION 3 (RESTRICTION OF USE) OF PLANNING PERMISSION REFERENCE 3/06/0604/FP, FOLLOWING THE PROVISION OF OFFICE ACCOMMODATION WITHIN THE UPPER FLOOR OF THE DETACHED GARAGE AT LONGCROFT, MONKS GREEN LANE, BRICKENDON, HERTFORDSHIRE, SG13 8QL

The Director of Neighbourhood Services recommended that, in respect of the site relating to E/14/0009/B, no further action be taken regarding the breach of condition. Members were referred to the additional representations schedule for additional information regarding the breach of condition.

In response to a query from Councillor M Alexander, the Director confirmed that taking no action did not mean that

planning permission would be granted by default. The planning application to regularise the situation had been withdrawn and the breach of condition would remain unauthorised if Members took no action.

The Director stated that the unauthorised use might cease of its own accord and the situation might become lawful over the passage of time, if the site remained in continuous use for a period 10 years. Councillor P Moore stated that, given that there had been a clear breach of condition, she was unsure why the Committee were debating the issue of whether or not to taken enforcement action.

The Director reminded the Committee that national enforcement policy guidelines stipulated that enforcement action should not automatically follow a breach of planning control. Members must consider whether the unauthorised breach of condition was sufficiently harmful to make it expedient to authorise enforcement action.

The Director advised that the planning policy of the Authority expressly supported the reuse of rural buildings for commercial uses. Officers remained of the view that it was not expedient to take enforcement action and Officers also felt that it would be difficult to justify enforcement action in policy terms.

Councillor M Alexander stated that the current situation of an unauthorised use and no planning application to regularise the breach of condition could only be satisfactorily addressed by enforcement action, which would either invite an appeal or a planning application to regularise matters on this site.

Councillor P Moore referred to a letter of representation which had been received from a person who kept horses in Mangrove Lane. The letter stated that the company who sold vehicles from this site added considerable traffic to the Lane and the company specialised in high performance vehicles and they often moved at high speed along Mangrove Lane, which was also used by horses

from a nearby equestrian centre.

In response to comments from Councillor D Andrews, the Director advised that informal dialogue with the landowner and the appellant had taken place and was ongoing. Members were advised that there was a risk that, should the current unauthorised use cease, a further breach of planning control could be reintroduced at any time and reported to Members as an enforcement matter.

Councillor M Alexander stated that there was a well respected planning system in East Herts and he was concerned that the appellant was seeking to bypass this system. He expressed concerns that taking no action would set a dangerous precedent. Councillors G Williamson and N Symonds also expressed concerns in respect of taking no action.

Councillor M Alexander proposed and Councillor G Williamson seconded, a motion that enforcement action be taken to secure the cessation of the unauthorised use of the upper floor of the detached garage in breach of condition 3 of planning permission ref.3/06/0604/FP with a period for compliance of 3 months from the date that the notice comes into effect, on the basis that the site was within the Metropolitan Green Belt as defined in the East Herts Local Plan where policy seeks to restrict development.

The Director advised that the authorisation of enforcement action was sometimes sufficient to secure compliance regarding breaches of planning control. Officers did not always serve an enforcement notice as the enforcement authorisation from the Committee sometimes made this unnecessary.

After being put to the meeting and a vote taken, this motion was declared CARRIED. The Committee rejected the Director's recommendation that no further action be taken regarding the breach of condition in respect of the site relating to E/14/0009/B.

RESOLVED – that in respect of E/13/0009/B, the Director of Neighbourhood Services, in conjunction with the Director of Finance and Support Services, be authorised to take enforcement action under Section 171 and/or Section 187 of the Town and Country Planning Act 1990 and any such further steps as may be required to secure the cessation of the unauthorised use of the upper floor of the detached garage in breach of condition 3 of planning permission ref.3/06/0604/FP

Period for compliance:

3 months from the date that the notice comes into effect.

Reason why it is expedient to issue an enforcement notice:

1. The site lies within the Metropolitan Green Belt as defined in the East Herts Local Plan where policy seeks to restrict development.

535 E/12/0352/B – UNAUTHORISED USE OF LAND FOR THE PARKING OF VEHICLES AND HGV'S AT BEDWELL PARK QUARRY, BEDWELL AVENUE, ESSENDON, AL9 6AA

The Director of Neighbourhood Services recommended that, in respect of the site relating to E/12/0352/B, enforcement action be authorised on the basis now detailed.

After being put to the meeting and a vote taken, the Committee accepted the Director's recommendation for enforcement action to be authorised in respect of the site relating to E/12/0352/B on the basis now detailed.

RESOLVED – that in respect of E/12/0352/B, the Director of Neighbourhood Services, in conjunction with the Director of Finance and Support Services, be authorised to take enforcement action on the basis now detailed.

536 E/13/0064/B – UNAUTHORISED FENCING AT WINDYRIDGE HOUSE, BRAMFIELD ROAD, HERTFORD, HERTS, SG14 2HZ

The Director of Neighbourhood Services recommended that, in respect of the site relating to E/13/0064/B, enforcement action be authorised on the basis now detailed.

After being put to the meeting and a vote taken, the Committee accepted the Director's recommendation for enforcement action to be authorised in respect of the site relating to E/13/0064/B on the basis now detailed.

RESOLVED – that in respect of E/13/0064/B, the Director of Neighbourhood Services, in conjunction with the Director of Finance and Support Services, be authorised to take enforcement action on the basis now detailed.

537 E/11/0039/A – UNAUTHORISED USE OF INDUSTRIAL UNIT FOR THE DELIVERY OF HOT FOOD AT UNIT 4A HADHAM INDUSTRIAL ESTATE, CHURCH END, LITTLE HADHAM, SG11 2DY

The Director of Neighbourhood Services recommended that, in respect of the site relating to E/11/0039/A, enforcement action be authorised on the basis now detailed.

Councillor N Symonds stated that she was not supportive of enforcement action and suggested that Officers liaise with the appellant in terms of whether a planning application could be submitted to regularise the unauthorised use.

Councillor N Symonds proposed and Councillor M Alexander seconded, a motion that enforcement action be deferred to enable Officers to enter into further discussions with the land owner/occupier to seek informal resolution of the matter.

After being put to the meeting and a vote taken, this motion was declared CARRIED. The Committee rejected the Director's recommendation for enforcement action in respect of the site relating to E/11/0039/A on the basis now detailed.

RESOLVED – that in respect of E/11/0039/A, enforcement action be deferred to enable Officers to enter into further discussions with the land owner/occupier to seek informal resolution of the matter.

538 E/13/0132/B – UNAUTHORISED ERECTION OF BRICK WALL, CLOSE BOARDED FENCE AND ELECTRIC GATES AT WILLOW HOUSE (FORMERLY 'GLEBE HOUSE'), WOOD END, ARDELEY, HERTS, SG2 7AZ

The Director of Neighbourhood Services recommended that, in respect of the site relating to E/13/0132/B, enforcement action be authorised on the basis now detailed.

After being put to the meeting and a vote taken, the Committee accepted the Director's recommendation for enforcement action to be authorised in respect of the site relating to E/13/0132/B on the basis now detailed.

RESOLVED – that in respect of E/13/0132/B, the Director of Neighbourhood Services, in conjunction with the Director of Finance and Support Services, be authorised to take enforcement action on the basis now detailed.

539 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.

The meeting closed at 10.49 pm

Chairman
Date

MINUTES OF A MEETING OF THE
JOINT MEETING OF SCRUTINY
COMMITTEES HELD IN THE COUNCIL
CHAMBER, WALLFIELDS, HERTFORD ON
TUESDAY 11 FEBRUARY 2014, AT 7.00
PM

PRESENT: Councillor D Andrews (Chairman).
Councillors D Abbott, W Ashley, P Ballam,
E Bedford, E Buckmaster, S Bull,
Mrs D Hollebon, J Jones, P Moore, M Pope,
C Rowley, R Sharma, N Symonds,
K Warnell, G Williamson, J Wing, M Wood
and J Wyllie.

ALSO PRESENT:

Councillors A Jackson, P Phillips, P Ruffles
and S Rutland-Barsby.

OFFICERS IN ATTENDANCE:

Claire Bennett	- Manager of Housing Services
Cliff Cardoza	- Head of Environmental Services
Emma Freeman	- Head of People and Property Services
Chris Gibson	- Manager of Corporate Risk
Jeff Hughes	- Head of Democratic and Legal Support Services
Marian Langley	- Scrutiny Officer
Henry Lewis	- Head of Customer Services and Business Improvement

Peter Mannings	- Democratic Services Officer
Marianne McWhinnie	- Engagement and Partnerships Officer
Will O'Neill	- Head of Communications, Engagement and Cultural Services
Ceri Pettit	- Corporate Planning and Performance Manager
Paul Pullin	- Manager of Economic Development
Mekhola Ray	- Community Projects Team Manager
George A Robertson	- Chief Executive and Director of Customer and Community Services
Brian Simmonds	- Head of Community Safety and Health Services
Kevin Steptoe	- Head of Planning and Building Control Services
Su Tarran	- Head of Revenues and Benefits Shared Service
Adele Taylor	- Director of Finance and Support Services

540 APPOINTMENT OF CHAIRMAN

It was proposed by Councillor Mrs D Hollebon and seconded by Councillor G Williamson that Councillor D Andrews be appointed Chairman for the meeting.

RESOLVED – that Councillor D Andrews be appointed Chairman for the meeting.

541 APOLOGIES

Apologies for absence were submitted on behalf of Councillors R Beeching, Mrs D Hone, G Jones, J Mayes, T Page, J Ranger, C Woodward and B Wrangles.

542 MINUTES – 14 JANUARY 2014

RESOLVED – that the Minutes of the meeting held on 14 January 2014 be confirmed as a correct record and signed by the Chairman.

543 RESULTS OF THE 2013 RESIDENTS' SURVEY

The Chief Executive and Director of Customer and Community Services submitted a report updating Scrutiny Members regarding the results of the 2013 Residents' Survey. The Engagement and Partnerships Officer gave a presentation that summarised the results of the 2013 Residents' Survey that had been carried out by Opinion Research Services (ORS).

Members were reminded that similar surveys had been conducted in 2009 and 2011. The joint meeting of Scrutiny Committees was provided with a very detailed breakdown of the survey results in the report now submitted.

The Engagement and Partnerships Officer highlighted the levels of satisfaction across a number of the key functions of the Authority. Members were provided with a grid analysis summarising the key and low priority issues as

well as areas where improvements were most and least required.

In respect of what would encourage residents to access Council services online, 49% of respondents stated that they needed to be sure that online enquiries would be dealt with as quickly as if contact was made via another method and 29% stated that enquiries should be dealt with more quickly than if contact was made via another method.

27% of respondents commented that they would access Council services online if more information was available on the website whilst 21% said that online assistance and help would encourage them to access services online.

The Engagement and Partnerships Officer concluded that the 2013 Residents' Survey core questions had been transferred to the new LGA recommended format and several new questions had been added. Members were advised that LGA benchmarking with other local authorities who continued to conduct a Residents' Survey with the newly formatted questions would be undertaken when the relevant content became available.

Councillor N Symonds expressed concerns that the survey covered many areas such as education, potholes, roads and pavements, none of which were areas that were the responsibility of East Herts Council. The Chief Executive and Director of Customer and Community Services stated that the open ended nature of the questions was based on the LGA model, which ensured that Local Authorities were using the same format to facilitate easy comparisons between the survey results.

Members were reminded that the public frequently did not distinguish which Authorities were responsible for which services. The current format of the survey provided a balanced picture of what the public felt were the most important services being provided by the Authorities that covered the East Herts area.

In response to a request from Councillor Symonds, the Chief Executive and Director of Customer and Community Services undertook to write to the Chief Executive of Hertfordshire County Council to feedback the survey results that related to the functions that were the responsibility of the County Council.

The Leader explained that passing on relevant data to key partners such as Hertfordshire Constabulary and the County Council was an important part of the role of East Herts Council and the Authority was under an obligation to share this information as appropriate.

The Chairman stated that the survey results had not differed greatly from previous surveys although residents appeared to be concerned in respect of drunk and rowdy behaviour as well as drug related activity in some town centres. The Head of Community Safety and Health Services explained that there had in fact been an overall reduction in the numbers of residents that were concerned about drunk and rowdy behaviour.

In response to a query from Councillor G Williamson, the joint meeting of Scrutiny Committees was provided with an outline of the how the focus groups would be set up.

Councillor Mrs D Hollebon commented on whether the focus groups should be supported by Members. The Chief Executive and Director of Customer and Community Services stated that there was no reason why there could not be a focus group that specifically involved Members. Members supported this suggestion.

RESOLVED – that (A) the setting up of structured focus groups, including one of Members, to be targeted on the areas identified by the public as “most important and most need improving”, be supported;

(B) a targeted focus on “quick wins” providing

opportunities for “you asked for we delivered”, be supported; and

(C) feedback from the 2013 Residents Survey being used for the developing Strategic Plan for 2015/16 and the sharing of survey results with key partners, be supported.

544 2014/15 SERVICE PLANS

The Leader of the Council submitted a report on Service Plans for 2014/15. The Service Plans were produced every year by Heads of Service and set out the key activity that would be taking place to deliver the services provided by the Authority. The Service Plans did not include day to day activity and the plans reflected the information in the Consolidated Budget Report. Members were advised that updates would be provided to the relevant individual Scrutiny Committees every six months.

The joint meeting of Scrutiny Committees was invited to scrutinise the Service Plans and to make recommendations to the Executive.

Councillor N Symonds expressed concern that the options for disabled access to the stage and back stage areas of Hertford Theatre had not already been established and implemented.

The Head of Communications, Engagement and Cultural Services stated that the refurbishment works had only addressed the front of house. Officers would now examine a number of options for back stage access at the theatre. Members were advised that comparisons had been made to the Rhodes Arts Complex regarding disabled access and it was clear that the two venues were very different. Councillor M Wood stated that he was pleased that an independent options appraisal would be undertaken regarding future governance arrangements for Hertford Theatre.

In response to a query from Councillor G Williamson regarding flood alleviation, the Head of Community Safety and Health Services stated that a team of two Officers gave advice to the Authority and other agencies in terms of where resources should be invested regarding surface water management.

In response to a query from Councillor K Warnell, the Economic Development Manager stated that support for the 25 – 49 age group who were out of work had been included in the Service Plans as government funding for this age group had been cut. Previous initiatives had focussed on the younger unemployed, but this older age group did include a significant number of long-term unemployed who might benefit from additional support.

Councillor J Wyllie referred to the revised management plan for Waytemore Castle as well as the nearby open space linked to proposed housing development. The Head of Environmental Services advised that Officers were already in consultation with Bishop's Stortford Town Council and would continue to work closely with them in respect of a Management Plan for the Waytemore Castle and the nearby Red, White and Blue open space.

Councillor S Bull commented on why there did not appear to be any reference in this Service Plan regarding the maintenance of Ward Freman Pool. The Head of Environmental Services advised that general maintenance of the pools was funded and carried out by SLM as the Leisure Contractor so this did not appear in the Council's Service Plan or the Capital Programme. The Council was responsible for replacement of major plant and the Capital programme for did include an item for the replacement of air conditioning at that site.

In response to a comment from Councillor M Wood regarding '3G' all weather football pitch provision at Grange Paddocks, the Head of Environmental Services explained that Officers had prepared a business case for both Hartham and Grange Paddocks and it showed there

would be a longer payback period for the Grange Paddocks site. The '3G' provision would be installed first at Hartham and could be extended to Grange Paddocks at a future date if it proved feasible.

Councillor M Pope commented on the feasibility of trade waste recycling via a new commingled collection system. The Head of Environmental Services stated that the feasibility study would examine whether it was possible to extend the current collection regime to businesses if there was capacity in terms of vehicles and refuse crews.

Officers must ensure that the commercial viability of the service was secure as the Authority could not make a loss that would risk damaging this area of Council business. Officers were aware that commercial clients were more interested in the glass and paper recycling as opposed to plastics or organic waste. Members were also advised that the SPARC service may be expanded to include communal properties.

Members were provided with an update in respect of the cross border targeting of fly tipping and joint prosecutions. Members were also updated in respect of deliverable savings regarding the business case for rationalising and improving the print solutions delivered across partner Authorities.

The joint meeting resolved to recommend that the Executive approve the Service Plan activity for 2014/15.

RESOLVED – that the Executive be informed that the joint meeting of Scrutiny Committees considers that the Service Plan activity for 2014/15, as now submitted, be approved.

545 2013/14 PERFORMANCE INDICATOR ESTIMATES AND FUTURE TARGETS

The Leader submitted a report on performance indicators that the Council was required to monitor and publish

annually in the Annual Report. The report advised Members of estimated performance for 2013/14 and the targets for the next three years.

Members were advised that the future targets were reflected in the Consolidated Budget Report and the final performance outturns would be reported to Members in May 2014. Members were also advised that there were seven indicators where benchmarking data was available. When Officers were looking at the latest data available from the LGA, five indicators were estimated to be performing better than the district average, one in line with the district average and the other below average.

Councillor N Symonds commented on the lower satisfaction rating amongst the customers who used Grange Paddocks leisure centre. Officers advised that, in terms of customer satisfaction, drawing comparisons between the leisure centres was difficult due to the different types of service on offer at each location. It was also noted that, although lower than before, the current figure still fell within the 'Good' banding. A detailed explanation of the scores would be provided outside the meeting.

Councillor M Pope commented on the delivery figures for affordable housing and asked whether this included reuse of redundant garage sites. The Leader stated that these were areas for discussion with housing association colleagues. The Manager of Housing Services referred to significant housing developments on larger sites in Buntingford plus the applications at Bishop's Stortford North, all of which should contribute to an increase in affordable housing units in the coming years.

In response to comments from Councillors K Warnell and J Wing regarding the percentage of planning applications decisions delegated to Officers compared to those made by Committee, the Head of Planning and Building Control stated that it was the major and significant planning applications that were reported to Members due to the

public interest in such applications.

Members were advised that having more planning applications decided by Members was a less efficient process than decisions delegated to Officers. The Head of Planning and Building Control stated that changing the delegation arrangements could result in a significant increase in the number of applications determined by the Development Management Committee.

The joint meeting of Scrutiny Committees resolved that the Executive be informed that the future targets for 2014/15, 2015/16 and 2016/17 should be approved. The Chairman thanked the Heads of Service for attending to answer Members' questions.

RESOLVED – that the Executive be informed that the future targets for 2014/15, 2015/16 and 2016/17 should be approved.

546 CAR PARK PAY AND DISPLAY CHARGING POLICY

The Executive Member for Economic Development submitted a report to present policy proposals for off-street pay and display charges in 2014/15 and 2015/16, for consideration by Members when making recommendations to the Executive.

The Executive Member for Economic Development advised that the Parking and Transport Strategy focussed on promoting commerce and ensuring the availability of parking. Members were advised that there was now an increased focus on what residents wanted to use car parks for. The car parks were increasingly being used for evening activities.

Members were referred to Essential Reference Paper 'B' for the proposed new structure for pay and display charge tariffs. Members were advised that there would be capital costs of implementing the new charging regime. Essential Reference Paper 'C' contained a summary of

the financial implications of the proposed changes.

In response to a query from Councillor K Warnell, Members were advised that the new regime included free parking for a half an hour period, an all day charge that went through to the end of the charging period at 22:00 in the evening and a flat rate fee of just £1 after 16:00 hours. Councillor G Williamson referred to the identified £340,000 deficit should the new regime be approved. He commented on whether this shortfall would have to be funded by Council taxpayers.

The Executive Member for Economic Development referred Members to Essential Reference Paper 'F'. He stated that Council taxpayers would not be funding the proposals as there was currently an overall £610,000 revenue surplus in the car parking budget which contributed to the general fund for managing Council services.

Councillor J Wing stated that he was supportive of the proposed changes as they answered many of the key criticisms he had of the previous proposals put to scrutiny in respect of 30 minutes of free parking in the evening. He sought and was given clarification that the public would need to have a valid ticket displayed on their vehicles at all times including for the first free half hour.

Members enquired about the method by which parking would be monitored, asking about the use of Automatic Number Plate Recognition (ANPR). Members were advised that ANPR might be one of many options for the future management of the Council's car parks and that the proposal would require the display of a valid pay and display ticket using the Council's current system of operation.

The Head of Information, Parking and Customer Services advised that a full review of the options for the future management of car parks, including ANPR, was being progressed and was part of the Parking Service Plan.

Changes to the current management system would require investment and Members would receive reports recommending the best operational system and a cost and benefit analysis of alternatives, to enable selection of the most appropriate system. Funding any investment would need to be considered against the Council's policy of the users of car parks paying for their use as opposed to the taxpayer at large.

The Executive Member for Economic Development responded to a query from Councillor J Wyllie in that he completely agreed that the Authority should publicise the fact that East Herts Council was funding the ticket rebate scheme run by Sainsburys in Jackson Square, Bishop's Stortford.

Councillor K Warnell commented that the Bishop's Stortford Car Parks were some distance from town centre shops and 30 minutes free parking was not sufficient time to walk to most shops, complete purchases then make it back to the car park.

In response to concerns from Councillor N Symonds in respect of a loss in car parking revenue and Council Tax increases, the Executive Member for Economic Development reminded Members that the strategic priorities fund would be utilised for the two year period to balance any shortfall of car parking revenue resulting from the proposed changes. Members were also reminded that there were no plans to increase Council Tax for the next 2 years.

Councillor M Pope referred to the operating hours of the residents' permit parking schemes. He commented on the costs of enforcement resulting from the proposed changes. The Head of Information, Customer and Parking Services advised that the parking permit scheme hours could be revised by a Traffic Order Regulation (TRO), subject to funding approval, if it proved necessary and local residents agreed. He also advised that a moderate level of funding was available for evening

enforcement, which would be at a lesser scale than that normally conducted during daytime hours.

In response to a query from Councillor J Jones, the Head of Information, Customer and Parking Services advised that two Civil Enforcement Officers (CEOs) would be sufficient to promote the aim of enforcing compliance of evening parking across the District. Civil Enforcement would cover the three towns on a roster basis . It was also confirmed that some evening enforcement of trouble spots was undertaken currently.

The Leader stated that it was important to communicate with residents regarding the positive steps being taken by the Authority, such as funding the ticket rebate scheme overseen by Sainsburys in Jackson Square, Bishop's Stortford and had absorbed the recent VAT increases without passing any costs onto the public.

The Chief Executive and Director of Customer Services commented that it was a complex and sometimes difficult paper. Members were asked to fully satisfy themselves that they understood the open ended nature of the risks as set out in the report and the potential range as set out at section 2.3.6 of the report now submitted.

Following a show of hands, the joint meeting of Scrutiny Committees agreed by majority that the Executive be advised that the proposals for the parking pay and display charges policy should be supported as now detailed.

RESOLVED – that the Executive be advised that the proposals for the parking pay and display charges policy as detailed in the report submitted should be supported; and in particular:

- (A) the changes to pay and display charges detailed in paragraph 2.3 of the report submitted in Hertford, Ware and Bishop's Stortford be supported;

- (B) the introduction of evening charges in Ware, Hertford and Bishop’s Stortford be supported as detailed in paragraph in 2.4 of the report submitted;
- (C) the option to add limited resources to enable evening enforcement in order to maintain current daytime enforcement levels across the District, as detailed in section 2.5 of the report submitted, be supported;
- (D) the one-off costs to achieve the changes detailed in section 2.6 of the report submitted, be supported; and
- (E) the funding arrangements detailed in section 3.1 of the report submitted, be supported.

The meeting closed at 9.20 pm

Chairman
Date