

# Public Document Pack



Chairman and Members of the  
Council

Your contact: Martin Ibrahim  
Ext: 2173  
Date: 14 December  
2015

cc. All other recipients of the Council  
agenda

Dear Councillor

## **COUNCIL - 16 DECEMBER 2015: SUPPLEMENTARY AGENDA NO 1**

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

6. Members' questions (Pages 3 - 4)

*To receive any Members' questions.*

8. Executive Report - 1 December 2015 (Pages 5 - 10)

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

- (A) Council Tax Support Scheme

*Minute 433 refers*

- (B) Charrington's House, Bishop's Stortford Capital Bid

*Minute 434 refers*

15. Health and Wellbeing Scrutiny Committee: Minutes - 8 December 2015 (Pages 11 - 22)

*Chairman: Councillor N Symonds*

16. Development Management Committee: Minutes - 9 December 2015  
(Pages 23 - 32)

*Chairman: Councillor D Andrews*

20. Motions on Notice (Pages 33 - 36)

*To receive Motions on Notice.*

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

Yours faithfully

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

**MEETING** : COUNCIL  
**VENUE** : COUNCIL CHAMBER, WALLFIELDS, HERTFORD  
**DATE** : WEDNESDAY 16 DECEMBER 2015  
**TIME** : 7.00 PM

COUNCIL – 16 DECEMBER 2015

MEMBERS' QUESTIONS

**Question 1**

Councillor J Goodeve to ask the Executive Member for Health and Wellbeing:

*Access to primary care is under increasing pressure due to the combination of an ageing population, GPs taking early retirement due to pension changes, failure to attract GPs who prefer to work in modern health centres rather than the converted old houses that we have in the District and significant numbers of new properties being built adding to the patient numbers. I also understand that given doctors now have significant student debt to deal with as well as the struggle to buy a home they are understandably reluctant to take on further debt to buy into a GP practice. The GPs we do have are struggling to cope and we even have queues in the cold and rain in one area where appointments are rarely available in advance. What is EHDC doing by way of liaising with the relevant authorities to ensure appropriate provision is provided going forward for our residents, especially given the pressure we are under to provide significant further numbers of new homes?*

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MINUTES OF A MEETING OF THE EXECUTIVE HELD IN THE COUNCIL CHAMBER, WALLFIELDS, HERTFORD ON TUESDAY 1 DECEMBER 2015, AT 7.00 PM

PRESENT: Councillor L Haysey (Chairman/Leader)  
Councillors E Buckmaster, A Jackson,  
G Jones, G McAndrew, S Rutland-Barsby  
and G Williamson.

ALSO PRESENT:

Councillors A Alder, M Allen, R Brunton,  
S Bull, J Cartwright, M Casey, M Freeman,  
T Page and M Pope.

OFFICERS IN ATTENDANCE:

Simon Drinkwater	- Director of Neighbourhood Services
Martin Ibrahim	- Democratic Services Team Leader
Adele Taylor	- Director of Finance and Support Services
Liz Watts	- Chief Executive

433 **COUNCIL TAX REDUCTION SCHEME**

**The Executive Member of Finance and Support Services submitted a report proposing a local Council Tax Support Scheme (CTS) from April 2016. He detailed the financial and equality impacts of the recommended CTS scheme for East Herts' residents. He also stated that there were no proposed changes to the scheme from last year.**

**It was noted that the Corporate Business Scrutiny**

Committee, at its meeting held on 14 July 2015, had supported the proposed scheme. However, it had noted that the potential impact of impending welfare reforms on residents were still uncertain in terms of their implementation. Therefore, the Committee asked that Officers report back in March 2016 on potential options for the 2017/18 Scheme.

The Executive supported the proposed CTS as now detailed.

**RECOMMENDED** – that (A) the forecasted financial implications arising from the recommended scheme for the Council Tax Reduction Scheme (CTS) with effect from 1 April 2016 and the risks and assumptions attached to these, be received; and

(B) the CTS scheme detailed within the report submitted, be approved.

434 **CHARRINGTON'S HOUSE, BISHOP'S STORTFORD  
CAPITAL BID**

The Executive Member for Finance and Support Services submitted a report seeking approval to add a new scheme to the capital programme and initiate consultants and works to complete the proposed refurbishment of a vacant office suite at Charrington's House, Bishop's Stortford. Following the recent purchase of the Old River Lane site, Charrington's House was a key source of income for the Council and it was therefore essential that the building was managed and maintained to a high standard. The proposed works would will aid tenant retention, encourage new lettings and deliver rental and capital growth.

In response to various questions and comments, the Director of Finance and Support Services clarified issues around the nature of the proposed refurbishment, current rental market conditions and the due diligence

undertaken at the time of the purchase.

The Executive supported the proposal as now detailed.

**RECOMMENDED** - that the proposed addition to the capital programme for the proposed refurbishment of a vacant office suite at Charrington's House, Bishop's Stortford, as now submitted, be approved.

435 MINUTES

RESOLVED – that the Minutes of the Executive meeting held on 3 November 2015, be approved and signed as a correct record by the Leader.

436 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.

437 REQUEST FOR AREA DESIGNATION FOR NEIGHBOURHOOD PLANNING: SAWBRIDGEWORTH PARISH

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The Leader of the Council submitted a report seeking approval for the designation of a neighbourhood area for Sawbridgeworth, as detailed on the plan attached to the report submitted.

The Executive considered the application made by Sawbridgeworth Town Council and the consultation undertaken. The report submitted detailed the main areas of consideration in determining the application in accordance with Schedule 9 of the Localism Act 2011.

The Executive Member for Health and Wellbeing and

Councillor A Alder, as local ward Members, both expressed their support for the application.

The Executive supported the application.

RESOLVED - that the application for the designation of a Neighbourhood Area, submitted by Sawbridgeworth Town Council, be supported.

438 QUARTERLY CORPORATE HEALTHCHECK - JULY-SEPT 2015

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The Executive Member for Finance and Support Services submitted a quarterly report on finance, performance and strategic risk monitoring for the Council as at September 2015.

In response to Members' comments and questions, the Director of Finance and Support Services explained how Officers were managing variances as pressures within their services.

The Leader shared Members' disappointment with the underspend on the Decent Homes Grant budget due to a lack of referrals and commented on the ongoing work with partners to improve the take up.

In respect of the Castle Weir Micro Hydro Scheme, Members noted the Council's continuing determination to progress this scheme.

The Executive approved the proposals now detailed.

RESOLVED - that (A) the comments of the Corporate Business Scrutiny Committee on the Quarterly Corporate Healthcheck, be received;

(B) the revenue budget forecast underspend of £556k be noted;

(C) the use of the transformation reserve to fund the



compensation payments in respect of changes to the employee expenses policy of £198k be approved;

(D) proposed slippage on capital schemes of £277.7k be noted;

(E) the current explanation for long term trends for:

- EHPI 151 – Number of homeless households living in temporary accommodation at the end of the quarter;
- EHPI 152 – The number of applicants accepted as owed the main homelessness duty to secure accommodation;
- EHPI 2.6 – Percentage of residual waste (refuse) sent for disposal;
- EHPI 12c – Total number of sickness absence days per FTE staff in post;

be noted;

(F) the amendment to the indicator set out in paragraph 7.7 of the report submitted, be noted; and

(G) the risk controls and addition to the Strategic Risk Register be approved.

#### 439 EXCLUSION OF PRESS AND PUBLIC

RESOLVED – that under Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting during the discussion of Minute 440 on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the said Act.

#### 440 NNDR WRITE-OFF

The Executive Member for Finance and Support Services submitted an application to write off of an uncollectable business rates debt of £51,654.66. He detailed the

circumstances of the debt relating to a particular business which had now dissolved. He also described the efforts made by Officers to recover the debt.

In response to Members' comments, the Director of Finance and Support Services outlined the steps undertaken by Officers in working with debtors, including their preventative work and advice.

The Executive approved the write off now detailed,

RESOLVED - that the write off of an uncollectable business rates debt of £51,654.66, as detailed in the report submitted, be authorised.

The meeting closed at 7.35 pm

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

MINUTES OF A MEETING OF THE  
HEALTH AND WELLBEING SCRUTINY  
COMMITTEE HELD IN THE COUNCIL  
CHAMBER, WALLFIELDS, HERTFORD ON  
TUESDAY 8 DECEMBER 2015, AT 7.00 PM

PRESENT: Councillor N Symonds (Chairman)  
Councillors A Alder, H Drake, M McMullen  
and P Moore.

ALSO PRESENT:

Councillor E Buckmaster

OFFICERS IN ATTENDANCE:

Simon Barfoot	- Environmental Health Promotion Officer
Lorraine Blackburn	- Democratic Services Officer
Simon Drinkwater	- Director of Neighbourhood Services
Christine Gillham	- Public Health Project Co-Ordinator
Claire Pullen	- Engagement and Partnerships Officer (Grants)
Paul Thomas-Jones	- Environmental Health Manager
David Thorogood	- Environmental Co-Ordinator
Sheila Winterburn	- Environmental Health Manager - Residential

441 APOLOGIES

Apologies for absence were submitted on behalf of

Councillors D Abbott, Mrs D Hollebon, J Kaye and R Standley. An apology for absence was also submitted from the Leader of the Council.

442 MINUTES

RESOLVED – that the Minutes of the Meeting held on 13 October 2015 be confirmed as a correct record and signed by the Chairman.

443 CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed everyone present.

The Chairman asked Councillor P Moore to provide feedback on her recent trip to Liverpool and the Mental Health Conference. Councillor P Moore provided a summary of the two days spent there which, she said, helped her define her role as Mental Health Champion and what was expected of her. She referred to the Festival for Mental Health which had been held in Liverpool over several days during October annually and hoped that the Council could arrange something similar potentially suggesting the week ending 8 / 9 October 2016 at The Rhodes in Bishop's Stortford with invitations to schools and other contacts. She hoped that good promotion of such an event could help to make it an enjoyable weekend. Councillor P Moore explained what she had been doing personally to promote awareness of mental health locally.

444 EAST HERTS DRAFT FUEL POVERTY STRATEGY

The Executive Member for Health and Wellbeing submitted a report seeking Members' support for a new Fuel Poverty Strategy and what actions the Council could take at reducing fuel poverty within the District.

The Chairman welcomed the Environmental Strategy and Development Manager who provided a summary of the report. He referred to the general attributes of a fuel poor household stating that many of the households were in the private rented sector and those living in older, energy inefficient homes. The Environmental Strategy and Development Manager

commented that the District's average level of fuel poverty was similar to that of the London Borough of Tower Hamlets. He referred to the new draft Fuel Poverty Strategy attached to the report, which was based on guiding principles outlined in the national Fuel Poverty Strategy, including Government data, and aimed at reducing fuel poverty within East Herts.

Councillor A Alder referred to the number of complaints she received about damp in Housing Association properties. She also stated that some people were afraid to complain because of the fear of eviction. The Environmental Health Manager – Residential said that the Council received a number of complaints about damp which was very often because of fuel poverty, with the worst problems occurring in the private rented sector. She referred to new legislation which would protect tenants from retaliatory eviction when the Council took action after landlords had failed to address a problem.

The Environmental Strategy and Development Manager referred to new legislation regarding the need for private rented properties to be "E" rated or above in terms of energy efficiency from 2018 to address the problems within the private rented sector.

Councillor M McMullen referred to the high number of energy inefficient properties in rural areas of the District. The Environmental Strategy and Development Manager explained that in the north of the District, many homes were not on the gas network and so had to rely on oil and electricity which meant that these homes were more expensive to heat.

The Executive Member for Health and Wellbeing stated that it was about making use of everything the Council could do to address the problem. He thanked the Officer for a thorough report.

The Environmental Health Manager – Residential said that there was always more the Council could do and that it had a good record of giving help through means tested grants and in giving advice. She explained that a lot of national schemes were closing and hoped that more referrals might come to the Council via the "Herts Help" referral process.

Councillor H Drake referred to Bishop's Stortford Central Ward and lower average levels of the fuel poverty within it. She stated that Central Ward had one of the highest levels of social housing and queried how, if a resident owned a larger rural home, could the shortfall in grant be met. The Environmental Strategy and Development Manager explained that social housing had traditionally been built to a higher energy efficiency standard than private homes. He referred to the fact that cavity walls could be insulated for approximately £400-£600 but for older properties with solid walls this necessitated a change to the façade of the building and could cost in excess of £6000. Changing the exterior of a building might also cause problems from a planning and building control viewpoint. He explained how the Government's (now ceased) "Green Deal" had worked in terms of financial assistance.

The Committee Chairman stated that some new affordable housing was built with solar panels. She asked whether it was possible to make Housing Associations install solar panels on all new builds. The Environmental Strategy and Development Manager stated that he was currently looking at mapping the installation of solar panels in the District. He said that Housing Associations had been able to access to money to do this. He emphasised that the key to reducing fuel poverty was to insulate first.

The Chairman asked that the recommendation be amended to include a reference that information on oil buying clubs as detailed in Challenge 6 action (d) of the draft Fuel Poverty Strategy be disseminated to Parish Councils and local Members. This was supported.

The Committee supported the draft Fuel Poverty Strategy, as now detailed.

RESOLVED – that (A) the draft Fuel Poverty Strategy for East Herts as now submitted, be supported;

(B) information on oil buying clubs as detailed in Challenge 6 action (d) of the draft Fuel Poverty

Strategy be disseminated to all Parish Councils and local Members; and

(C) further reports on specific measures within the draft strategy be submitted as they develop.

445 UPDATE ON THE INTEGRATION OF PUBLIC HEALTH INTO THE COUNCIL'S CORE SERVICES

The Executive Member for Health and Wellbeing submitted a report updating Members on the integration of public health across the Council's services one year on from October 2014.

The Executive Member for Health and Wellbeing explained that a Task and Finish Group had been established with Members selected to represent the Group on the basis of one from each town and one from each rural area.

The Environmental Health Promotion Officer provided a summary of the background to the report and the need to integrate public health into core services, as detailed within the report. It was noted that the Head of Community Safety and Health Services would be providing an update on the draft licensing policy and health to the meeting in February 2016.

The Chairman welcomed Christine Gillham, the new Public Health Project Co-Ordinator to the meeting. She explained that her role was to see how the Council could develop a more strategic approach to public health in terms of what the Council did best, reviewing best practice and with working with partners and agencies to find the best way to improve the health and wellbeing of residents. She stated that she was the Mental Health Champion and hoped to raise awareness on mental health issues.

The Committee noted that the progress made on integrating the public health agenda into core services would be reported on a two-yearly basis with the next report to be submitted in October 2017.

The Committee supported the progress made in the

integrating public health agenda into core services of Community Safety and Health Services, Planning and Development, Environmental, Leisure Services and Housing Services.

RESOLVED – that (A) the progress made in the integrating public health agenda into core services of Community Safety and Health Services, Planning and Development, Environmental, Leisure Services and Housing Services be supported; and

(B) the next public health update report be presented to Members in October 2017.

446 EAST HERTS HEALTH AND WELLBEING STRATEGY:  
SUBMISSION OF IDEAS FOR WORK-PLAN 2016/17

The Executive Member for Health and Wellbeing submitted a report seeking ideas for the development of a work plan for 2016/17.

The Environmental Health Promotion Officer explained that following the submission of ideas, the draft Health and Wellbeing plan would be presented to the February 2016 meeting for approval. By way of example, the Environmental Health Promotion Officer explained that last year, Councillor Mrs D Hollebon had asked that a project be supported for those living with lung conditions. He explained the project process and the Council's role in managing and furthering the project. The Environmental Health Promotion Officer referred Members to the report for further examples of projects or areas of health and wellbeing previously focussed upon. He asked Members to submit any ideas to him or to the Public Health Project Co-ordinator on the pro-forma set out in paragraph 2.2 of the report.

Councillor H Drake referred to the need to ensure healthy eating and recipe ideas were widely promoted and that these could be disseminated via the website. The Public Health Project Co-ordinator explained that Officers were already working closely on this and were looking at using social media space to publicise healthy eating information.



The Environmental Health Promotion Officer explained that various healthy eating projects and approaches had been consistently carried out by the Council over the years, but that the promotion of recipes on the website, suggested previously had not yet been further developed.

Councillor A Alder suggested that supermarkets be engaged to promote healthy eating. She referred to stroke victims and the link between eating healthy and exercise to minimise the risk. Councillor A Alder referred to the positive role of mentoring, possibly with single parent families who might not be able to manage their affairs. She explained that a lot could be learnt from the elderly to the young and from the young to the elderly and how this could impact positively on their behaviours.

The Executive Member for Health and Wellbeing agreed that using technology and the use of “Apps” was the way forward and supported the suggestion to use the internet to promote healthy eating.

The Committee supported the submission of ideas as discussed.

RESOLVED – that project ideas as referred to above, be submitted on the prescribed form as set out in the report and forwarded to the Environmental Health Promotion Officer or the Public Health Project Co-ordinator.

#### 447 EAST HERTS HEALTH AND WELLBEING STRATEGY: VIEWING OF PUBLIC HEALTH TRAINING

The Executive Member for Health and Wellbeing submitted a report supporting the viewing of a recently produced public health film, part of a three-phase training approach for Members and Officers involved with the work of Health and Wellbeing. The report also sought the wider dissemination of the training film with Members and external partners and the adoption of appropriate public health training and development aimed at mainstreaming the public health role

within the Council and its partners.

The Environmental Health Promotion Officer summarised the report and provided extracts from the training film.

Councillor A Alder referred to “Mudlarks” which she said was a fantastic organisation and suggested that its ethos could be replicated in other areas. The Chairman supported this.

The Chairman encouraged Members to visit the link in last week’s MIB on “Making Every Contact Count”. The Environmental Health Promotion Officer gave a summary of this online training opportunity developed by the NHS to ensure that health messages and information on living a healthy lifestyle were passed on when an opportunity arose.

The Committee agreed to the wider dissemination of the film through the Members’ Development Group, external partners and public health promotion channels be supported. They also agreed to the future adoption of appropriate public health training and development approaches.

RESOLVED – that (A) the wider dissemination of the film through Members’ Development Group, external partners and public health promotion channels be supported; and

(B) the future adoption of appropriate public health training and development approaches be supported.

448 HEALTH AND WELLBEING SCRUTINY COMMITTEE -  
WORK PROGRAMME

The Chairman of the Health and Wellbeing Scrutiny Committee submitted a report on the Committee’s future work programme for 2015/16 and 2016/17. The Scrutiny Officer reminded Members about the topics referred to at their meeting on 13 October 2015 and sought Members’ advice regarding priority for reporting back.

Councillor A Alder suggested that Members have a review of the implications of town and rural isolation to its meeting in

December 2016. This was supported.

Councillor P Moore supported the inclusion of a report on mental health and asked that this be included on the future work programme, but without a date for the time being.

Councillor P Moore asked that, in relation to a report on Disabled Facilities Grants and dementia, Officers invite along a person to the meeting who had lived with the experience. The Chairman suggested that Officers should invite someone from one of the mental health charities. The Scrutiny Officer suggested that this could be programmed for 16 February 2016. This was supported.

The Environmental Health and promotion Officer referred to CAMHS (Child Adolescent Mental Health Services) and the fact that HCC had funds which were available for improving wider mental health services. He suggested that a representative from the Team responsible for implementing these changes be invited to present the proposed plans at a future Committee meeting.

The Chairman asked whether the report on Planning and Place (including housing for older people) could include information on the use of solar panels as discussed earlier under Fuel Poverty.

The Committee approved the report, as now amended.

RESOLVED – that the work programme, as now amended, be agreed.

449 MINUTES OF THE HEALTH AND WELLBEING  
PARTNERSHIP OFFICERS' GROUP

The Minutes of the Health and Wellbeing Officers' Group held on 14 October 2015 were submitted for information.

The Committee noted the Minutes.

RESOLVED – that the Minutes be noted.

450 MINUTES OF AGEING WELL WORKING GROUP -  
DEMENTIA INITIATIVE

The Minutes of the Ageing Well Steering Group held on 3 November 2015 were submitted for information.

The Minutes referred to the launch of the Forever Active Sport England grant funded project on 5 November 2015. The Scrutiny Officer reported that almost 200 people had attended the meeting and that the feedback was very positive. She explained that going forward, new activities would be established in village halls and other community venues and that Officers would be working with stakeholders within the community to build in sustainability from the beginning..

The Chairman said she had participated in “walking football” as well as many other activities and had enjoyed the day.

The Committee noted the Minutes.

RESOLVED – that the Minutes be noted.

451 MINUTES: HERTFORDSHIRE COUNTY COUNCIL HEALTH  
SCRUTINY COMMITTEE

The Minutes of Hertfordshire County Council’s Health Scrutiny of 12 November 2015 were submitted for information.

In response to a query from Councillor A Alder, the Chairman explained that a community navigator was someone who signposted people to their nearest service. In response to a further query regarding the Princess Alexandra Hospital, the Chairman referred to a report published by the Care Quality Commission.

The Executive Member for Health and Wellbeing referred to the possibility of a further motion to Council urging the Government to take note of difficulties Trusts were facing.

The Committee noted the Minutes.

RESOLVED – that the Minutes be noted.

The meeting closed at 8.45 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 9 DECEMBER 2015, AT 7.00  
PM

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PRESENT: Councillor D Andrews (Chairman).  
Councillors M Allen, S Bull, M Casey,  
M Freeman, J Jones, J Kaye, D Oldridge,  
T Page, P Ruffles and K Warnell.

ALSO PRESENT:

Councillors J Cartwright, J Goodeve,  
P Moore and S Rutland-Barsby.

OFFICERS IN ATTENDANCE:

Liz Aston	- Development Team Manager (East)
Simon Drinkwater	- Director of Neighbourhood Services
Peter Mannings	- Democratic Services Officer
Nicola McKay	- Senior Planning Officer
Kevin Steptoe	- Head of Planning and Building Control Services
Alison Young	- Development Manager

452 APOLOGY

An apology for absence was submitted on behalf of Councillor K Brush. It was noted that Councillor S Bull was substituting for Councillor K Brush.

453 DECLARATIONS OF INTEREST

Councillor M Casey declared a disclosable pecuniary interest in application 3/15/1859/FUL, in that he had a small shareholding in GlaxoSmithKline. He left the room whilst this matter was considered.

454 MINUTES – 11 NOVEMBER 2015

RESOLVED – that the Minutes of the meeting held on 11 November 2015 be confirmed as a correct record and signed by the Chairman.

455 A) 3/15/0231/FUL – CONVERSION OF EXISTING MALTINGS BUILDINGS TO COMPRISE 16 DWELLINGS. DEMOLITION OF EXISTING 20C WING. ERECTION OF 7 NEW DWELLINGS TOGETHER WITH ASSOCIATED ACCESS, CAR PARKING, LANDSCAPING AND RELATED WORKS; AND B) 3/15/0232/LBC – CHANGE OF USE AND ALTERATIONS TO EXISTING MALTINGS BUILDINGS TO CREATE 16 NO. DWELLINGS AND DEMOLITION OF EXISTING 20C WING AT BREWERY YARD, WATTON ROAD, WARE, SG12 0AB FOR BREWERY YARD PROPERTIES LTD

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Janet Shaddock addressed the Committee in respect of the application.

The Director of Neighbourhood Services recommended that in respect of application 3/15/0928/FUL, subject to the applicant or successor in title entering into a legal obligation pursuant to Section 106 of the Town and Country Planning Act 1990, planning permission be granted subject to the conditions detailed in the report now submitted.

The Director also recommended that in respect of application 3/15/0232/LBC, listed building consent be granted subject to the conditions detailed in the report now submitted. He summarised the detail of both applications and set out the relevant planning history.



In response to Members' questions and comments, the Director stated that a condition would be applied covering the design of the entrance gates. Members were advised that the noise impact of vehicles waiting to enter the site would be likely to create no more noise than vehicle manoeuvring to park in Mill Close and Black Swan Court.

He also stated that the introduction of a one way system had not been canvassed as a possibility. He stated that use of the North and South accesses would likely be equally split depending on where a vehicle was going. He concluded that there was no evidence that there would be any benefits of introducing a one way system in this location.

The Director advised that moving the entrance gates further into the site would have the effect of moving one of the proposed parking spaces outside the site. Members were advised that a viability reassessment would be triggered once 15 of the proposed units were occupied.

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

RESOLVED – that (A) in respect of application 3/15/0231/FUL, subject to the applicant or successor in title entering into a legal obligation pursuant to Section 106 of the Town and Country Planning Act 1990, planning permission be granted subject to the conditions detailed in the report now submitted; and

(B) in respect of application 3/15/0232/LBC, listed building consent be granted subject to the conditions detailed in the report now submitted.

456 3/15/0300/OUT – HYBRID PLANNING APPLICATION COMPRISING DEMOLITION OF FORMER DEPOT AND DEVELOPMENT OF PHASES 1 – 4 OF A MIXED USE SCHEME COMPRISING 316 DWELLINGS OF MIXED SIZE AND TENURE WITH ANCILLARY PARKING, PUBLIC OPEN SPACE AND LANDSCAPING INCLUDING NEW ACCESS FROM LONDON ROAD (DETAILED APPLICATION) AND 2HA. OF LAND FOR EMPLOYMENT PURPOSES INCLUDING DEVELOPMENT WITHIN B1(C)(LIGHT INDUSTRY), B1 (A) (OFFICES) AND/OR D1 (NON-RESIDENTIAL INSTITUTION) (OUTLINE APPLICATION WITH ALL MATTERS RESERVED) AND RETENTION OF CLUB HOUSE AND SPORTS PITCHES AT FORMER SAINSBURY'S DISTRIBUTION DEPOT, LONDON ROAD, BUNTINGFORD FOR FAIRVIEW NEW HOMES

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The Director of Neighbourhood Services recommended that in respect of application 3/15/0300/OUT, subject to a legal obligation pursuant to Section 106 of the Town and Country Planning Act 1990, planning permission be granted subject to the conditions detailed in the report now submitted.

The Director also recommended that the Head of Planning and Building Control, in consultation with the Chairman of the Committee and a minimum of one of the two local ward Members (whilst informing both ward Members at all stages of any relevant action or decision), be authorised to make amendments to the heads of terms and all related matters in relation to the legal agreement and to add or remove conditions and directives and make such changes to the wording of them as may be necessary to ensure a satisfactory development.

The Director advised that this was a hybrid application in that the full details of the residential element were available whilst the employment element was in outline form only. Members were reminded of the history of the application and the Director confirmed that there had not been any particular change in circumstances or policy since Members last considered the outline application.

The Director referred to some additional transport modelling that had looked at the cumulative impact of residential development in and around Buntingford. The junction of the A10 and London Road had been highlighted as a particular area of concern and the County Council was carrying out a feasibility study into works to address this issue. The Section 106 agreement included a financial contribution of £329,400 towards capacity improvements for the A10/London Road roundabout and approach routes and a cycle path along London Road from the site northwards towards the Town Centre.

In response to Members' comments, the Director reminded the Committee that the principle of the development had been established and many of the issues Members had raised had already been determined. The Clinical Commissioning Group (CCG) had applied a formulaic approach to the requested Section 106 figure and Officers had to apply the Community Infrastructure Levy (CIL) guidelines.

Members were reminded that the previous report on this scheme had highlighted an issue of viability in respect of this application. This report had been included as an Essential Reference Paper to this latest report on this application.

The Director assured Councillor J Jones that wording could be added to the Section 106 legal agreement for the provision of a community bus. He also confirmed that there was provision for play space within the original outline application as well as improvements to the football club. Members were assured that there was a mechanism in place for maximising the level of affordable housing on this site.

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

RESOLVED – that (A) in respect of application 3/15/0300/OUT, subject to a legal obligation pursuant to Section 106 of the Town and Country Planning Act 1990, planning permission be granted subject to the conditions detailed in the report now submitted; and

(B) the Director also recommended that the Head of Planning and Building Control, in consultation with the Chairman of the Committee and a minimum of one of the two local ward Members (whilst informing both ward Members at all stages of any relevant action or decision), be authorised to make amendments to the heads of terms and all related matters in relation to the legal agreement and to add or remove conditions and directives and make such changes to the wording of them as may be necessary to ensure a satisfactory development.

457 3/15/1859/FUL – DEMOLITION OF BUILDING P5 AND ASSOCIATED STRUCTURES AND ERECTION OF NEW MANUFACTURING BUILDING AND ASSOCIATED WORKS AT GLAXOSMITHKLINE LTD, PRIORY STREET, WARE, SG12 0DJ

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The Director of Neighbourhood Services recommended that in respect of application 3/15/1859/FUL, planning permission be granted subject to the conditions detailed in the report now submitted.

In response to Members' comments, Officers referred to the innovative design of the proposed development which, whilst not of a traditional design, would use high quality materials and a lot of attention to detail had gone into the development to ensure it complemented the surrounding residential development.

The applicant was known to be mindful of good neighbour relations and consideration would be given to any impact from construction traffic visiting the site.

In response to Members' comments, Officers referred to the innovative design of the proposed development which would not be a traditional building. The applicant was very concerned regarding neighbour relations and had proposed very high quality materials and a lot of attention to detail had gone into the development to ensure it complemented the surrounding residential development.

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

RESOLVED – that in respect of application 3/15/1859/FUL, planning permission be granted subject to the conditions detailed in the report now submitted.

458 3/15/1490/FUL – DEMOLITION AND REPLACEMENT OF GARAGE AND STORE AND ERECTION OF NEW STABLES, YARD AREA AND ASSOCIATED MENAGE AND LIGHTING AT THE GRANGE, HIGH WYCH ROAD, HIGH WYCH, SAWBRIDGEWORTH, CM21 0JB FOR MRS C PAYNE

The Director of Neighbourhood Services recommended that in respect of application 3/15/1490/FUL, planning permission be granted subject to the conditions detailed in the report now submitted.

The Director referred to the importance of preserving the character and appearance of the conservation area. He also referred to the importance of protecting the character, appearance and integrity of listed buildings.

The Director advised that the National Planning Policy Framework (NPPF) encouraged the supporting of schemes for sport and recreation so long as they protected the openness of the Green Belt. Officers felt that the benefits of the application clearly outweighed the potential for harm in this case.

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

RESOLVED – that in respect of application 3/15/1490/FUL, planning permission be granted subject to the conditions detailed in the report now submitted.

459 3/15/1724/FUL – SINGLE STOREY EXTENSION TO GARAGE, AMENDED SINGLE STOREY SIDE EXTENSION AND ERECTION OF ENTRANCE GATES AND PIERS AT WESTLEDON, PIGS GREEN, WESTLAND GREEN, SG11 2AH FOR MR G BEST

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The Director of Neighbourhood Services recommended that in respect of application 3/15/1724/FUL, planning permission be granted subject to the conditions detailed in the report now submitted.

The Director advised that the amended design was acceptable and there would be no detrimental impact to the surrounding area. Members were advised that Little Hadham Parish Council had objected to the proposed gates and walls to the property. Officers felt that these elements of the proposal were acceptable as they were set back from the highway and would be screened by mature planting and very similar gates/walls could be built as 'permitted development' in any event

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

RESOLVED – that in respect of application 3/15/1724/FUL, planning permission be granted subject to the conditions detailed in the report now submitted.

460 E/14/0179/A – UNAUTHORISED CHANGE OF USE OF TURKEY BARN TO CLASS B8 (STORAGE AND DISTRIBUTION) USE AT EASTWICK HALL FARM, EASTWICK, HARLOW, CM20 2RA

The Director of Neighbourhood Services recommended that in respect of the site relating to E/14/0179/A, 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/14/0179/A on the basis now detailed.

RESOLVED – that in respect of E/14/0179/A, 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.

461 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 8.28 pm

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## COUNCIL – 16 DECEMBER 2015

### NOTICE OF MOTIONS

#### (1) MENTAL HEALTH

This Council notes:

- 1 in 4 people will experience a mental health problem in any given year.
- The World Health Organisation predicts that depression will be the second most common health condition worldwide by 2020.
- Mental ill health costs some £105 billion each year in England alone.
- People with a severe mental illness die up to 20 years younger than their peers in the UK.
- There is often a circular relationship between mental health and issues such as housing, employment, family problems or debt.

This Council believes:

- As a local authority we have a crucial role to play in improving the mental health of everyone in our community and tackling some of the widest and most entrenched inequalities in health.
- Mental health should be a priority across all the local authority's areas of responsibility, including housing, community safety and planning.
- All councillors, whether members of the Executive or Scrutiny and in our community and casework roles, can play a positive role in championing mental health on an individual and strategic basis.

This Council resolves:

- To sign the Local Authorities' Mental Health Challenge run by Centre for Mental Health, Mental Health Foundation, Mental Health Providers Forum, Mind, Rethink Mental Illness, Royal College of Psychiatrists and YoungMinds.

- To commit to appoint an elected member as ‘mental health champion’ across the Council.
- To seek to identify a member of staff within the Council to act as ‘lead officer’ for mental health.

The Council will also:

- Support positive mental health in our community, including in local schools, neighbourhoods and workplaces.
- Work to reduce inequalities in mental health in our community.
- Work with local partners to promote effective support for people with mental health needs.
- Use its powers of influence to help tackle discrimination on the grounds of mental health in our community.
- Proactively listen to people of all ages and backgrounds about what they need for better mental health.

Proposed by Councillor N Symonds

Seconded by Councillor P Moore

## (2) PRINCESS ALEXANDRA HOSPITAL

This Council notes with extreme concern recent press articles on the financial state of Princess Alexandra Hospital, comments from the hospital’s Chairman and Chief Executive that the hospital is not sustainable in the medium term and the increasing likelihood of cuts to hospital services for the communities it serves. It also notes that the West Essex health system has been excluded from the NHS Essex Success Regime despite the severe financial challenges it faces. Given the growing need for acute and other health services for the communities of Harlow and the surrounding areas as they continue to grow, this Council resolves to urge the Government to:

1. Urgently address the significant funding and systemic issues at the Princess Alexandra Hospital and in the West Essex health system to ensure adequate and accessible health service provision to the residents of Harlow and the surrounding areas for the short and medium terms.

2. Develop, in consultation with the Councils of West Essex and East Hertfordshire, a longer term plan to secure financially sustainable, appropriate and sufficient access to health services for the communities served by the Princess Alexandra Hospital and the West Essex CCG.

Proposed by Councillor L Haysey  
Seconded by Councillor E Buckmaster

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