

MINUTES OF A MEETING OF THE
DEVELOPMENT CONTROL COMMITTEE
HELD IN THE COUNCIL CHAMBER,
WALLFIELDS, HERTFORD ON
WEDNESDAY 20 MARCH 2013, AT 7.00 PM

PRESENT: Councillor S Rutland–Barsby (Chairman).
Councillors M Alexander, D Andrews,
E Bedford, S Bull, Mrs R Cheswright,
G Jones, G Lawrence, P Moore, M Newman,
T Page and N Symonds.

ALSO PRESENT:

Councillors W Ashley, P Gray and P Ruffles.

OFFICERS IN ATTENDANCE:

Liz Aston	- Development Control Team Leader
Fiona Brown	- Planning Technician
Glyn Day	- Principal Planning Enforcement Officer
Simon Drinkwater	- Director of Neighbourhood Services
Annie Freestone	- Senior Planning Technician
Peter Mannings	- Democratic Services Officer
Kevin Steptoe	- Head of Planning and Building Control Services
Barbara Sylvia	- Planning Admin
Alison Young	- Development Control Manager

721 APOLOGY

An apology for absence was submitted on behalf of Councillor A Burlton. It was noted that Councillor N Symonds was in attendance as substitute for Councillor A Burlton.

722 CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed the press and public to the meeting and those who were watching the live webcast. Members were reminded the next meeting of the Committee would be held on 22 May 2013 due to the forthcoming elections and there would be a training session prior to that meeting.

The Chairman stated that Jill Demonti had stood down from the Authority and had previously served for many years as a very effective Member of Development Control Committee. The Chairman expressed her best wishes to her on behalf of the Development Control Committee.

The Chairman stated that this was her last meeting as Chairman of the Committee and she thanked the dedicated team of Officers and facilities staff for their hard work over the past year. Councillor M Alexander, on behalf of the Executive, thanked Councillor S Rutland-Barsby for chairing the Development Control Committee during the 2012/13 civic year.

The Chairman advised that the Committee would consider applications 3/12/2150/FP, 3/12/2151/AD, 3/12/2152/FP and 3/12/2153/FP, in relation to the Archers, Havers Lane, Bishop's Stortford, before all the other applications on the Agenda. The Chairman stated that, as there were four separate applications, there was a public speaking allowance of 12 minutes for and against these applications.

The Chairman stated that she proposed to hear all the public speaking first and then take each application

individually for debate and determination. She stressed that the Committee had a difficult job and Members understood the public's concerns.

The public present were requested to not interrupt or pass comment during the time for the speakers or the Committee debate as this was most distracting for Members. The Chairman stated that all of the decisions taken by the Committee had to be made within planning law.

723 MINUTES – 27 FEBRUARY 2013

RESOLVED – that the Minutes of the meeting held on 27 February 2013 be confirmed as a correct record and signed by the Chairman.

- 724 (A) 3/12/2150/FP – INSTALLATION OF AIR CONDITIONING UNITS, ENCLOSED BY A 2.5 METRES HIGH TIMBER PANEL FENCE AND REFRIGERATION UNITS ENCLOSED BY A 2 METRE HIGH CLOSE BOARDED TIMBER PANEL FENCE; (B) 3/12/2151/AD – REPLACEMENT AND INSTALLATION OF EXTERNALLY LIT CAR PARK SIGNAGE, INSTALLATION OF TWO EXTERNALLY ILLUMINATED FASCIA SIGNS AND ONE EXTERNALLY ILLUMINATED PROJECTING SIGN; (C) 3/12/2152/FP – INSTALLATION OF ATM UNIT; (D) 3/12/2153/FP – EXTERNAL ALTERATIONS INCLUDING RAISING THE ROOF OF THE EXISTING PORCH, CONSTRUCTION OF EXTERNAL STAIRCASE TO FIRST FLOOR, INFILL EXISTING DOORWAY, NEW GLAZING TO EXISTING DOOR OPENING AND INFILL OF WINDOWS ON THE APPROVED EXTENSION AT THE ARCHERS, HAVERS LANE, BISHOP'S STORTFORD, CM23 3PD FOR TESCO STORES LTD
-

George Cutting addressed the Committee against the applications. Carole Leslie and Joanne Rams spoke for the application.

The Director of Neighbourhood Services recommended

that, in respect of applications 3/12/2150/FP, 3/12/2151/AD, 3/12/2152/FP and 3/12/2153/FP, planning permission and advertisement consent be granted subject to the conditions detailed in the report now submitted.

Councillor P Gray, as a local ward Member, stated that the strength of feeling against these applications was clear, given the large petition and numerous letters of objection that had been received.

Councillor Gray expressed concerns in respect of loss of privacy, increased traffic volumes due to the cash machine and deliveries to the site. He stated that approval of this application would result in the closure of other shops, particularly the NISA Local Store, which contained a vital community asset in the form of a post office. He urged the Committee to be brave and reject all four of the planning applications at The Archers.

The Chairman read out a number of comments from Councillor C Woodward, who was the County Council Member for the area. Councillor Woodward had commented that the applications were contrary to policy ENV1 (d) of the East Herts Local Plan Second Review April 2007 in terms of noise and overlooking.

He had also stated that the applications were contrary to policy ENV29 on the grounds that there were too many signs as part of the applications, which would be out of keeping with the style and character of the building and its environment.

The Director reminded the Committee that the principle of the use of the site was not under consideration and the change of use from A4 (pub) to A1 (retail) was a form of permitted development that did not require planning permission.

Councillor N Symonds, as a local ward Member, stated that the air conditioning units would produce noise that would be 10 decibels above the permitted level and the

proposed fencing would not prevent distress for neighbouring residents.

Councillor T Page, also as a local ward Member, stated that all the applications covered by the report would have a highly detrimental effect on the social fabric and economic wellbeing of the neighbourhood in the vicinity of the site. He stated that a Tesco store on this site would take trade away from retail units in the town centre and would therefore be contrary to the policies of the National Planning Policy Framework (NPPF).

Councillor Page stated that the timber fencing around the proposed air conditioning units would create an eyesore and would be out of keeping with the existing street scene. He referred to the risks to health of water droplets and vapour being emitted into the atmosphere.

Councillor Page stated that a safe route to schools would be compromised and the ATM machine would act as a magnet for criminality in the vicinity of the site. He also expressed concerns in respect of car parking problems being made worse by these applications.

The Director stated that Environmental Health Officers were satisfied that there were no issues of concern with regard to noise. Officers could not perceive that any significant weight could be assigned to concerns that there may be water discharge from the proposed equipment.

Councillor G Jones expressed concerns that the opening of the Tesco store would adversely affect the viability of local stores. He stated however, that he did not think the installation of the air conditioning units or the other current planning application proposals would cause any significant problems at this site. He therefore concluded that he had no alternative other than to support the Officer's recommendations on these four applications.

In response to a query from Councillor M Alexander, the

Director stated that business competitiveness was not a planning issue in this case. Members were reminded that once a particular use was established on a site, the operator could change at anytime so weight should not be assigned to the particular operator in this case. The Director also stated that the weight to be given to any argument based on the speculative impact of these applications on another community facility must be very limited.

The Director stated that the reasons for refusal based on noise or the impact of the applications on the street scene were not reasons that Officers considered to be sustainable.

Councillor T Page proposed and Councillor N Symonds seconded, a motion that application 3/12/2150/FP be refused on the grounds that the application was out of character with the existing street scene and was therefore contrary to policy ENV1 of the East Herts Local Plan Second Review April 2007.

After being put to the meeting and a vote taken, this motion was declared LOST. After being put to the meeting and a vote taken in respect of application 3/12/2150/FP, the Committee supported the recommendation of the Director of Neighbourhood Services as now submitted.

Councillor N Symonds expressed concerns that application 3/12/2151/AD would result in increased traffic and light pollution and would encourage boy racers and young people to congregate in the vicinity of the site, thereby causing problems for the police and disturbance for local residents. She also stated that the lights would be illuminated on a 24 hour basis whereas local street lighting was switched off at a set time.

The Director stated that the proposed signage was very modest in nature and, in terms of community safety, a lit location was widely accepted as being preferable to an

unlit one. Members were advised that the proposed lighting was not unusual when compared to many similar buildings across East Herts.

Councillor N Symonds commented that, in areas where County Highways had switched off street lighting, crime had gone down as people did not like unlit areas and generally avoided them. She stressed that the site would become a magnet for local youths.

In response to a query from Councillor Mrs R Cheswright, the Director confirmed that the lighting would be trough lighting that would shine up or down onto the proposed shop signage via a hollowed out tube seating arrangement.

Councillor T Page proposed and Councillor N Symonds seconded, a motion that application 3/12/2151/AD be refused on the grounds that the proposed signage was out of keeping with the surrounding area and was therefore contrary to policy ENV29 of the East Herts Local Plan Second Review April 2007.

After being put to the meeting and a vote taken, this motion was declared LOST. Councillor G Jones proposed and Councillor D Andrews seconded, a motion that an additional condition be applied requiring that the proposed advertisements should only be illuminated during the opening hours of the store to the public and for 15 minutes prior to opening and after closing in order to safeguard the interests of the amenities of the area and in accordance with policy ENV29 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. In respect of application 3/12/2151/AD, the Committee supported the recommendation of the Director of Neighbourhood Services as now submitted, subject to the amended conditions.

Councillor N Symonds stated that, in respect of application 3/12/2152/FP, the ATM machine would result in car doors and headlights disturbing residents late at night. She stated that the nearby local shop already operated a cash withdrawal service and there was no need for the additional ATM facility on this site.

In response to a query from Councillor M Newman as to whether an ATM would exacerbate anti-social behaviour, the Director advised that Officers had no such evidence and stated that a majority of ATM units operated in a fairly innocuous way most of the time.

Members were advised that the Committee should not give weight to the speculative impact of an ATM on another business. In reply to a query from Councillor M Alexander, the Director advised that it was anticipated that the ATM would be covered by an external embedded CCTV camera.

Councillor T Page proposed and Councillor N Symonds seconded, a motion that application 3/12/2152/FP be refused on the grounds that the 24 hour operation of the ATM would result in additional activity with associated noise and disturbance and had the potential to result in anti-social behaviour which together would have a harmful impact on the amenity of local residents. The proposal was thereby contrary to policies ENV1 and ENV3 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. In respect of application 3/12/2152/FP, the Committee rejected the recommendation of the Director of Neighbourhood Services as now submitted. Councillor M Alexander requested that the unanimous nature of the vote be recorded.

In response to a query from Councillor M Alexander regarding the external staircase element of application

3/12/2153/FP, the Director stated that Officers were not fully aware of the intended use of this staircase but it was more likely that this was for staff rather than public use.

Councillor N Symonds stated that the site was located on a safer route for schools and, as such, there was a speed bump outside this site. She expressed concerns over the intended lorry movements making deliveries to the site. Councillor Mrs R Cheswright stated that it was important to ascertain the intended use of the external staircase.

In response to queries from Councillors D Andrews and Mrs R Cheswright, the Director confirmed that any changes to an internal staircase would not require planning permission as this would constitute permitted development. The proposed external staircase did however require planning permission and Officers were currently unaware of its intended use.

Councillor T Page proposed and Councillor N Symonds seconded, a motion that application 3/12/2153/FP be refused on the grounds that the proposed development did not respect the amenity of neighbour residents and did not reflect the local distinctiveness of the area and was thereby contrary to policy ENV1 of the East Herts Local Plan Second Review April 2007.

After being put to the meeting and a vote taken, this motion was declared LOST. Councillor M Alexander proposed and Councillor M Newman seconded, a motion that application 3/12/5153/FP be deferred to enable Officers to obtain further information in respect of the use and purpose of the proposed external staircase.

After being put to the meeting and a vote taken, this motion was declared CARRIED. In respect of application 3/12/2153/FP, the Committee rejected the recommendation of the Director of Neighbourhood Services as now submitted.

RESOLVED – that (A) in respect of application

3/12/2150/FP, planning permission be granted subject to the conditions detailed in the report now submitted;

(B) in respect of application 3/12/2151/AD, planning permission be granted subject to the conditions detailed in the report now submitted and subject to the following additional condition:

3. The advertisements hereby permitted shall only be illuminated during the opening hours of the store to the public and for 15 minutes prior to opening and after closing.

Reason: In the interests of the amenities of the area and in accordance with policy ENV29 of the East Herts Local Plan Second Review April 2007.

(C) in respect of application 3/12/2152/FP, planning permission be refused for the following reason:

1. The use of the proposed ATM and its 24 hour operation would result in additional activity with associated noise and disturbance and has the potential to result in anti-social behaviour which together would have a harmful impact on the amenity of local residents. The proposal is thereby contrary to policies ENV1 and ENV3 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) (Amendment No. 2) Order 2012, 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.

(D) in respect of application 3/12/2153/FP, planning permission be deferred to enable Officers to obtain further information in respect of the use and purpose of the proposed external staircase.

725 3/12/2138/FP – ERECTION OF 58 NO. DWELLINGS WITH ASSOCIATED ACCESS, OPEN SPACE AND LANDSCAPING, LAND AT, BENGEO NURSERY, SACOMBE ROAD, HERTFORD, HERTS, SG14 3HG FOR BOVIS HOMES LTD

Hertford Town Councillors Linda Radford and Andrew Stevenson addressed the Committee against the application. Andrew Renshaw spoke for the application.

The Director of Neighbourhood Services recommended that, in respect of application 3/12/2138/FP, planning permission be refused for the reasons now detailed.

The Director referred Members to the information detailed in the additional representations schedule. Councillor G Jones stated that, as the applicant had requested a deferral of this application, Members should accept the Officer's recommendation for refusal to allow the applicant to come forward with a new application.

Councillor Mrs R Cheswright referred to congestion on Sacombe Road caused by motorists seeking to avoid congestion on the A10. She stressed that the additional traffic from this site would further exacerbate the problem of congestion on Sacombe Road. Councillor Cheswright also expressed her hope that the allotments adjacent to this site would not be lost.

Councillor M Newman commented that this application was contrary to many of the policies in the East Herts Local Plan Second Review April 2007. He stated that, as the Local Plan had been reviewed in 2007, this should be given greater weight than the emerging District Plan and the National Planning Policy Framework (NPPF).

The Director advised that the NPPF had been in place for almost a year, but Officers felt that their concerns and reasons for refusal outweighed the issue of land supply. Members were reminded however, that the Authority still had to identify land for future development in East Herts.

The Committee accepted the recommendation of the Director of Neighbourhood Services as now submitted. Councillor T Page requested that his abstention from voting be recorded.

RESOLVED – that in respect of application 3/12/2138/FP, planning permission be refused for the reasons detailed in the report now submitted.

- 726 3/12/2154/FP – REDEVELOPMENT TO FORM 52 SHELTERED APARTMENTS FOR THE ELDERLY INCLUDING COMMUNAL FACILITIES (CATEGORY II TYPE ACCOMMODATION), LODGE MANAGER'S ACCOMMODATION, ACCESS, CAR PARKING, LANDSCAPING AND PROVISION OF 432 SQUARE METRES OF COMMERCIAL FLOORSPACE ON THE GROUND FLOOR FRONTING SOUTH STREET AT 71–77, SOUTH STREET, BISHOP'S STORTFORD, CM23 3AL FOR CHURCHILL RETIREMENT LIVING

Andrew Burgess addressed the Committee in support of the application.

The Director of Neighbourhood Services recommended that, subject to the applicant carrying out bat emergence surveys between April and September and submitting the results to Officers and no evidence of bats or roost sites being found and 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, in respect of application 3/12/2154/FP, planning permission be granted subject to the conditions now detailed.

The Director also recommended that if bats or bat roosts were found on site, the matter be referred back to Committee for an assessment of the potential impact on the protected species.

Councillor N Symonds, as the local ward Member, stated that she, along with Bishop's Stortford Town Council, had been concerned in respect of the height of the proposed development. She referred to the potential canyon effect where the development fronted onto the River Stort.

Councillor Symonds referred to the significant traffic congestion that occurred daily on South Street. She also referred to the impact on swans, which were a protected species, as well as the impact on ducks. Councillor Symonds stated that the proposed development was out of keeping with the existing street scene.

Councillor T Page, also as a local ward Member, referred to the application being for retirement living on a level site that been derelict for a very long time. He stated that, in principle, this was an ideal location for sheltered apartments. He stated that the application would not have a major impact on the River Stort in terms of the canyon effect referred to by the Bishop's Stortford Civic Federation.

In response to queries from Councillor G Jones, the Director advised that the Authority did not have a direct programme of its own for the development of affordable housing. The Council did however, work closely with two housing partners to deliver affordable housing.

The Director stated that the Authority did not have a well researched policy basis for areas of Section 106 contributions that fell outside of the usual areas of

provision, such as education, libraries and social service provision. The Committee was advised that Officers, if instructed to do so by Members, could explore a stronger policy basis via the emerging District Plan.

Councillor Mrs R Cheswright stated that she was pleased that provision had been made for the storage of electric buggies for the residents of the proposed development. She expressed concerns however, in respect of the inadequate provision of fire hydrants on the site.

Councillor Cheswright referred to there being insufficient car parking provision proposed as part of this application. She was particularly concerned given the chronic parking situation experienced in Bishop's Stortford.

The Director advised that the issue of fire hydrants was covered by building regulations. Members were advised that the site was in a highly sustainable town centre location in close proximity to bus stops, public car parks and the train station.

Members were advised that, although parking provision was below the maximum standards, a transport assessment had been submitted with the application. The assessment pointed out that the provision on this site was 0.34 spaces per residential unit, which was higher than the average provision on similar sites operated by the applicant.

Members were advised that the applicant had agreed to carry out bat emergence surveys between April and September and the results would be submitted to Officers. If evidence of bats or roost sites were found, then Officers were recommending that the application be referred back to Committee for an assessment of the potential impact on the protected species.

In response to a query from Councillor M Newman regarding the gaudy colour of the proposed development, Officers had attached a condition requiring that samples

of materials be submitted to and agreed by Officers prior to the commencement of the development.

In terms of Members' concerns regarding the height of the proposed development, the Committee was reminded that planning permission had been granted for a hotel on this site in 2010. The hotel that was the subject of that application was a taller development with a greater bulk and mass than was proposed by this application.

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

RESOLVED – that (A), subject to the applicant carrying out bat emergence surveys between April and September and submitting the results to Officers and no evidence of bats or roost sites being found and 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, in respect of application 3/12/2154/FP, planning permission be granted subject to the conditions detailed in the report now submitted; and

(B) in the event that, as a result of the surveys carried out in accordance with recommendation A above, bats or bat roosts were found on site, then the matter be referred back to Committee for an assessment of potential impact on the protected species.

727 3/12/2122/FP – CHANGE OF USE OF EXISTING BUILDING FROM (CLASS B1) OFFICES TO (CLASS C2) CARE HOME AND ASSOCIATED WORKS INCLUDING INSTALLATION OF NEW PLANT, LANDSCAPING AND AMENDED PARKING PROVISION AT BENTLEY HOUSE, PEGS LANE, HERTFORD, HERTFORDSHIRE SG13 8JE FOR SIGNATURE SENIOR LIFESTYLE

Wayne Pryce addressed the Committee in support of the application.

The Director of Neighbourhood Services recommended that, subject to the applicant or successor in title signing a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990, in respect of application 3/12/2122/FP, planning permission be granted subject to the conditions detailed in the report now submitted.

The Director referred Members to the information detailed in the additional representations schedule.

Councillor N Symonds stated that it was very important that any development should stop immediately if breeding birds were found during site clearance, in order to protect their habitat under the Wildlife and Access to the Countryside Act 1981, and in accordance with policy ENV16 of the East Herts Local Plan Second Review April 2007.

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 3/12/2122/FP, subject to the applicant or successor in title signing a legal agreement 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.

728 3/13/0137/FP – DEMOLITION OF EXISTING OUTBUILDINGS AND LEAN-TO STRUCTURES, AND ERECTION OF NEW TWO STOREY 29 BEDROOM WING, TOGETHER WITH INTERNAL AND EXTERNAL ALTERATIONS TO EXISTING BUILDING – AMENDED SCHEME, AT LIBURY HALL, GREAT MUNDEN, WARE, HERTFORDSHIRE, SG11 1JD FOR ANGELA SMITH

The Director of Neighbourhood Services recommended that, in respect of application 3/13/0137/FP, planning permission be granted subject to the conditions detailed in the report now submitted.

The Chairman stated that the local ward Member, Councillor J Ranger, had contacted her to state that he was strongly in support of this application.

The Director advised that, as the Hertfordshire Biological Records Centre had not raised any objections to the proposal in respect of the bat survey, part (B) of the recommendation was no longer required. Officers were therefore recommending that planning permission be granted subject to the conditions detailed in the report and a revised condition 12.

The Director advised that condition 12 should be replaced with the condition detailed in the additional representations schedule, in order to protect the habitats of bats, which were a protected species under the Wildlife and Access to the Countryside Act 1981, and in accordance with Policy ENV16 of the East Herts Local Plan Second Review April 2007.

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 3/13/0137/FP, planning permission be granted subject to the following amended conditions:

1. Three year time limit (1T12)
2. Approved Plans (2E10) – 7955-101-A, 7955-107, 7955-302-E, 7955-102, 7955-303-E, 7955-304-D, Tree Protection Plan
3. Programme of archaeological work (2E02)

4. Materials of construction (2E11)
5. Wheel washing facilities (3V25)
6. Prior to the commencement of development, details of the routing and access of construction vehicles shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To minimise the impact of construction vehicles on the local road network in accordance with policy TR20 of the East Herts Local Plan Second Review April 2007.

7. Tree retention and protection (4P05)
8. Landscape design proposals (4P12
b,c,d,e,i,j,k,l)
9. Landscape works implementation (4P13)
10. Construction hours of working - plant and machinery (6N07)
11. No further bedrooms, other than those shown on drawing 7955-303-E, shall be provided within the main building of Libury Hall without the prior written approval of the Local Planning Authority.

Reason: Given the special circumstances in this case and the financial justification for the development, and to control resident numbers in the Rural Area, in accordance with policy GBC3 of the East Herts Local Plan Second Review April 2007.

12. The development hereby permitted shall be carried out in accordance with the details of

the Ecological Survey, October 2012 and the mitigation measures contained therein unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the habitats of bats which are a protected species under the Wildlife and Access to the Countryside Act 1981, and in accordance with policy ENV16 of the East Herts Local Plan Second Review April 2007.

Directives:

1. Other legislation (01OL)
2. Unsuspected contamination (33UC)

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 (Hertfordshire County Structure 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 and in particular policies SD2, GBC3, TR2, TR7, TR20, ENV1, ENV2, ENV4, ENV11, ENV16, BH1 and BH3); the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012. The balance of the considerations having regard to those policies and the renewal of planning permission that was granted under LPA reference 3/12/0259/FN is that permission should be granted.

729 E/11/0176/B – REMOVAL OF HEDGE AND SHRUB
PLANTING AND CHANGE OF USE OF AMENITY LAND TO
RESIDENTIAL LAND AT 9 CUBLANDS, HERTFORD, SG13
7TS

The Director of Neighbourhood Services recommended that, in respect of the site relating to E/11/0176/B, enforcement action be authorised on the basis now detailed.

The Director referred Members to the information detailed in the additional representations schedule. Members were advised that, although alterations had been made, there remained a gateway that encroached significantly into the amenity planting area. The Director stressed that this constituted a continued breach of planning control and there was no change to the recommendation detailed in the report now submitted.

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/11/0176/B on the basis now detailed.

RESOLVED – that in respect of E/11/0176/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.

730 E/11/0184/B – UNAUTHORISED USE OF MOBILE HOME
FOR RESIDENTIAL PURPOSES AT RYE HOUSE
SPEEDWAY STADIUM, RYE ROAD, HODDESDON, HERTS,
EN11 0EH

The Director of Neighbourhood Services recommended that, in respect of the site relating to E/11/0184/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/11/0184/B on the basis now detailed.

RESOLVED – that in respect of E/11/0184/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.

731 ITEMS FOR REPORTING AND NOTING

The Chairman advised that Officers now had dates for the public enquiries relating to Tewinbury Farm, Hertford Road, Tewin and applications 3/12/0744/FP and 3/12/0592/FP. These enquires would take place on the 16, 17 and 18 July 2013.

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 9.46 pm

Chairman
Date