

MINUTES OF A MEETING OF THE
DEVELOPMENT MANAGEMENT
COMMITTEE HELD IN THE COUNCIL
CHAMBER, WALLFIELDS, HERTFORD ON
WEDNESDAY 25 MARCH 2015, AT 7.00 PM

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

ALSO PRESENT:

Councillors W Ashley, S Bull, M Carver,
L Haysey, J Mayes, P Phillips, S Rutland-
Barsby and K Warnell.

OFFICERS IN ATTENDANCE:

Malcolm Amey	- Arboricultural Officer
Liz Aston	- Development Team Manager (East)
Paul Dean	- Principle Planning Enforcement Officer
Tim Hagyard	- Development Team Manager (West)
Peter Mannings	- Democratic Services Officer
Kevin Steptoe	- Head of Planning and Building Control Services

612 CHAIRMAN'S ANNOUNCEMENTS

The Chairman thanked the Head of Planning and Building
Control and Planning Officers for all their work during the

2014/15 civic year. She also thanked the Democratic Services Officer for his attention to detail.

The Chairman also thanked the Vice–Chairman and the Committee Members for their input and support. She thanked, in particular, Councillor M Alexander for his help and advice during the last year. She stated that he had been a Member of the Committee for 16 years. Councillor Alexander thanked the Chairman for her excellent stewardship of the Committee and commented that she had made a difficult job look very easy.

613 MINUTES – 16 MARCH 2015

RESOLVED – that the Minutes of the meeting held on 16 March 2015 be confirmed as a correct record and signed by the Chairman.

614 3/15/0149/FP – PART DEMOLITION AND REFURBISHMENT OF EXISTING GARDEN CENTRE WITH CAFÉ EXTENSION; ERECTION OF FOODSTORE (APPROX. 2,047 SQM NET SALES) WITH CAFÉ AND EXTERNAL SEATING, EXTENDED SERVICE ROAD, NEW ROUNDABOUT FROM AMWELL HILL AND OTHER ASSOCIATED HIGHWAYS, SERVICING AND LANDSCAPING WORKS, VAN HAGES GARDEN CENTRE, AMWELL HILL, GREAT AMWELL, WARE, HERTFORDSHIRE, SG12 9RP FOR VAN HAGE GARDEN COMPANY LTD

Mr Twemlow addressed the Committee in objection to the application. Mr Anderson and Mr Roberts spoke for the application.

The Director of Neighbourhood Services recommended that in respect of application 3/15/0149/FP, planning permission be refused for the reasons detailed in the report now submitted.

Councillor J Mayes, as the local ward Member, commented that the opinion of local residents seemed to her to be split pretty much 50/50. She expressed concern

that whilst the proposed additional roundabout on the A1170 would cause traffic calming it would also cause some motorists to divert from the roundabout along Cautherly Lane and Lower Road then into Ware.

Councillor Mayes stated that these were very narrow roads that were unsuitable for large amounts of traffic and she was also concerned that the Bengo rat run could be reproduced in this area. She commented that she and local residents wanted to preserve the rural environment of Great Amwell and she wondered whether it would be appropriate to attach a condition that restricted the opening hours of the food store to match those of the Van Hage Garden Centre.

Councillor Mayes concluded that there was a separate exit from the Van Hage site onto the B1502 and she commented on whether more traffic could be diverted that way rather than on the A1170. She stated that her concerns regarding the traffic impact were purely conjecture and she requested that the Committee take her points into consideration.

The Director referred Members to the additional representations summary and he provided a detailed breakdown of all of the additional representations. Members were advised that the planning issues were relatively clear cut and the significant support for this application from potential customers was not a material planning consideration and the popularity of potential retail operators was also not a material consideration.

The Director reminded Members that the application was for an A1 use class operator and the planning merits of the application had to be assessed as for any retail operator according to relevant planning policies. The Committee was reminded of the clear Green Belt restrictions although the Van Hage buildings were already designated as a major developed site.

The Director advised that the proposed development was

outside of the major developed site designation and would extend the footprint of the existing building. Officers considered that it was not credible to argue that this application would not adversely impact on the site's openness and it was a matter of fact that the application would have an impact on the openness of the Green Belt. Members were advised that recent appeal decisions in Great Amwell had confirmed this point.

The Director confirmed that there would have to be material planning considerations that amounted to the very special circumstances that clearly outweighed the harm to the Green Belt for this application to be approved. The Committee was reminded that this was an out of town location and Members must consider the National Planning Policy Framework (NPPF) sequential test of retail impact.

The Director advised that retail experts had stated that the lack of retail need for this scheme in the District would have an adverse impact on retail in Hertford, Hoddesdon and Ware as customers could only come from the existing anchor stores in those towns. Members were advised that the access to the site was poor even for the occupants of Great Amwell and the site was unsustainable as it could only be accessed by private car.

The Director concluded that the application represented an unsustainable form of development that was contrary to local and national planning policy. Members were therefore advised to refuse the application due to the local and national planning harm.

Councillor P Ruffles stated that his primary concerns were damage to town centres and sustainability. He agreed with Officers that there was no justification in terms of green belt policy for supporting this application.

Councillor Ruffles referred to the exceptional vulnerability of Great Amwell and the surrounding countryside to urban engulfment. He disagreed with the views of Great Amwell

Parish Council and he failed to understand how the Parish Council had reached those views.

Councillor Ruffles emphasised that Great Amwell had no other retail economy whereas Hoddesdon, Hertford and Ware had retail economies and he was concerned that these would be damaged by this application in an out of town Green Belt location. He stressed that the built fabric of the historic buildings in Hertford and Ware would decline alongside the retail environment and he would therefore be supporting the Officer's recommendation.

Councillor G Jones commented that the fundamental problem was that this application constituted inappropriate development in the Green Belt. He asked Officers if they had information from Hertfordshire Highways as to why they had used the word "severe" in their submission detailed in the additional representations summary.

The Director stated that there had been a lot of submissions regarding the traffic impact on Amwell Hill and London Road roundabouts. Members were advised that Hertfordshire Highways were confident that additional congestion at the Amwell Road roundabout could be managed but not for the London Road roundabout. The Director advised that Highways Officers could not be confident that there would not be a severe impact addressed by sustainable transport mitigation.

Councillor M Newman stated that the key consideration was what was right for the greater good of East Herts. He commented that whilst he could see the attraction of this application he believed that the Officer's recommendation should be supported. He referred to there being Council policies that precluded development in the Green Belt and promoted town centre retail development.

Councillor M Alexander stated that he was very disappointed with the negativity of the report and he did not believe the key issue was Green Belt as he did not

feel that this site was Green Belt. He referred to the key issue of the sequential test as well as the future occupants of retail space in Bircherley Green.

Councillor Alexander commented on the lack of any impact on Bishop's Stortford, Hertford and Ware when a new supermarket had opened in Hoddesdon. He emphasised that Hertford would not die if this application was approved as another retailer would occupy the vacant retail space in Bircheley Green.

Councillor Alexander concluded that the application should be approved and he reiterated his view that this was a Brownfield site. He accepted that there was a town centre first policy but he was confident that Hertford and Ware would not die and he was also confident that the applicant and Officers could work together to secure appropriate conditions.

Councillor P Moore stated that she had approached this application with an open mind and she had listened carefully to the debate in respect of what were wholly subjective judgements. She stated that she was supportive of an application that would not harm the District's town centres.

Councillor E Bedford emphasised that this application would generate employment and this was very significant for the Ware area. He stated that this was not a Green Belt site due to the commercial nature of the retail use as well as the seasonal ice rink.

Councillor Bedford acknowledged the issue of traffic but did not feel that the additional A1170 roundabout would cause a big problem. He concluded that the new roundabout would calm the flow of traffic and the application would enhance the environment of the area. He emphasised that this sort of development was needed and this was a good scheme.

Councillor N Symonds stated that she had given a lot of

thought to this development. She pointed out that Van Hage was really a small department store that sold virtually everything. She concluded that she did not feel that the proposed development would be detrimental and she would be supporting this application.

Councillor Alexander commented that as regards special circumstances in respect of the Green Belt there had to be employment opportunities to match the residential development planned all over the District to avoid East Herts towns becoming dormitory settlements. He believed that the application would result in a commercial marriage that would save energy, reduce car journeys and would create a retail experience people could enjoy.

Councillor Symonds commented that Great Amwell Parish Council had not objected to this application so long as there was no pharmacy, post office or doctor's surgery within the store. She queried whether this was within the remit of planning. The Director commented that this was an area that could be controlled by conditions but the applicant could apply to vary any of the imposed conditions in future.

Councillor K Crofton commented that Bircherley Green had to act in order to encourage new retailers. He stated that this application would not harm the Green Belt or the openness of the countryside. He concluded that the traffic impact had not yet been the subject of a full dialogue with Hertfordshire Highways and he was of the view that all of the outstanding issues could be addressed by conditions and a decent Section 106 legal agreement.

The Director emphasised that Councillor Crofton was correct in that the issue of sustainable transport and traffic was unresolved with meetings taking place in the week prior to this meeting and also this week. Hertfordshire Highways had not had time to fully assess their current position so were maintaining an objection but further detailed consideration by Highways Officers might change this situation.

The Director emphasised that the site was designated as Green Belt in the East Herts Local Plan Second Review April 2007. He reiterated his clear cut advice was that there would be very significant harm due to the reduction in openness resulting from the proposed introduction of new buildings of a significant scale.

Members were advised that the current buildings were surrounded by land that was open in nature and this openness would be significantly and adversely affected by the proposed development. The Director stressed that the NPPF referred to whether the harm caused by a development and any other harm was clearly outweighed.

Members were reminded that Officers had been given specialist advice that there would be a harmful impact in respect of the retail situation on the retail centres of Hertford, Hoddesdon and Ware. The Director emphasised that should any significant retail operator vacate a town centre then there would clearly be an impact on the East Herts town centres.

In response to a query from Councillor Crofton regarding the Section 106 legal agreement, the Director advised that this matter would be brought back to Members if the Committee supported this application. Officers would also refer the matter to the Secretary of State due to the Green Belt location and the issue of the scale of the proposed additional retail floor space.

In response to a query from Councillors Symonds and Alexander regarding paragraph 4.1 of the report, the Director commented that the views of Great Amwell Parish Council could be covered by conditions subject to the usual 6 standard tests for conditions but there remained an element of longer term risk that conditions would be challenged.

Councillor M Alexander proposed and Councillor K Crofton seconded, a motion that application 3/15/0149/FP be granted and to ensure continuity, Officers report back

to the Development Management Committee in respect of conditions and a legal obligation pursuant to Section 106 of the Town and Country Planning Act 1990, to cover any matters relevant to the mitigation of the impacts of the development.

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 (A) in respect of application 3/15/0149/FP, planning permission be granted;

(B) to ensure continuity, Officers report back to the Development Management Committee in respect of conditions and a legal obligation pursuant to Section 106 of the Town and Country Planning Act 1990, to cover any matters relevant to the mitigation of the impacts of the development; and

(C) the application be referred to the Secretary of State as required by the Town and Country Planning (Consultation)(England) Direction 2009.

615 3/14/2023/OP – OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR THE ERECTION OF 13 DWELLINGS AT LAND SOUTH OF TANNERS WAY, HUNSDON, SG12 8QD FOR MR AND MRS P FINDLAY

Mr Findlay 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 obligation pursuant to Section 106 of the Town and Country Planning Act 1990, in respect of application 3/14/2023/OP, outline planning permission be granted subject to the conditions detailed in the report now submitted.

The Director also recommended that should the legal agreement referred to above not be completed and a planning decision issued prior to 6 April 2015, authority be delegated to the Head of Planning and Building Control, in consultation with the Chairman of this Committee, to alter and amend the details of the service areas to which funding available as a result of this development was to be assigned, to ensure that any resulting legal agreement was compatible with the appropriate Community Infrastructure Levy (CIL) Regulations applicable from that date.

Councillor M Newman stated that he had been as positive as he could be when he had been approached by the applicant regarding this planning application. He confirmed that the Authority had considered the applicant's proposal in a positive and proactive manner.

Councillor Newman highlighted the issue of whether or not there was a noise nuisance from Hunsdon Skips. He emphasised that Sworders were currently working on a new noise and vibration management plan which would contain mitigation measures specifically for Hunsdon Skips.

Councillor Newman referred to the details contained in the current Environment Agency (EA) noise management plan with particular emphasis on the pledge that noisier machinery would be operated at more sociable hours. He pointed out that the EA had stressed that it was committed to bringing the site back into compliance.

Councillor Newman stated that there were two principal complainants who had been active in respect of this application. He detailed the current occupancy situation regarding the affected cottages. He suggested that the residents of Tanners Way were unlikely to go through the process of registering as complainants as they were mostly elderly and many were hard of hearing.

Councillor Newman stressed that Hunsdon Parish Council

were concerned that the submitted noise assessment was not representative of the level of activities at Hunsdon Skips. The Parish Council had therefore requested that Members commission a noise consultant to ensure a proper independent assessment was undertaken.

Councillor Newman concluded that there was widespread concern regarding the impact of this application on the village. He stated that the noise assessment was indicative of the type of noise but did not accurately reflect the intensity due to the number of machines in operation during the assessment. He read out a verbatim noise diary that had been completed by a resident.

Councillor P Moore stated that she had observed 7 lorry movements during the 30 minutes she was at the site and this had equated to roughly one movement every 4 minutes. She referred to the emphasis on quality of life in the emerging District Plan. She stated that Hunsdon Skips already had a detrimental impact on the nearby residents and she was very concerned regarding the quality of life for existing and future residents.

Councillor K Crofton agreed and stated that the noise would be continuously on the limit of acceptability and could exceed this. Councillor J Jones commented that he did feel that noise from Hunsdon Skips was that big an issue and he had heard more noise from the road. He believed that a condition in respect of acoustic fencing would alleviate noise.

Councillor D Andrews referred to the issue of much needed housing and Councillor G Williamson referred to the lack of employment as well as a lack of sustainable transport. The Director emphasised that the Committee should limit their deliberations as to whether the environment was acceptable for the proposed development and whether the surroundings were appropriate for potential residents.

Councillor M Alexander referred to paragraph 2.4 of the

report. He stated that building control regulations should control the issue of internal noise but he was concerned that potential future occupants would be unable to enjoy their gardens.

In response to a query from Councillor G Jones regarding the Community Infrastructure Levy (CIL), the Director referred Members to the Additional Representations Summary and the comments of the Hertfordshire County Council Planning Obligations Team. The Director referred the Committee to paragraphs 2.4 and 2.5 of the report and Members were advised that acceptable noise levels were readily achievable internally and acoustic fencing would ensure acceptable amenity in residential gardens.

Councillor M Newman proposed and Councillor M Alexander seconded, a motion that application 3/14/2023/OP be deferred to enable further exploration of the relevant noise assessment issues and to allow consideration of the conclusion of site management arrangements through the Environment Agency processes.

After being put to the meeting and a vote taken, this motion was declared CARRIED. The Committee rejected the recommendations of the Director of Neighbourhood Services as now submitted.

RESOLVED – that in respect of application 3/14/2023/OP, planning permission be deferred to enable further exploration of the relevant noise assessment issues and to allow consideration of the conclusion of site management arrangements through the Environment Agency processes.

616 3/14/1369/FP – DEMOLITION OF FILLING STATION CANOPY, KIOSK, WORKSHOP AND PART OF FORMER GROUND FLOOR SHOWROOM. CHANGE OF USE OF FORMER COACHWORKS AND SHOWROOM BUILDING TO 4 HOUSES AND 9 NEW-BUILD HOUSES. NEW OFFICE BUILDING. ASSOCIATED CAR PARKING, REFUSE AND ACCESS AT THE FORMER WATERS GARAGE SITE 3-9, NORTH ROAD, HERTFORD, HERTFORDSHIRE, SG14 1LN FOR WATERS END LIMITED

The Director of Neighbourhood Services recommended that 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 3/14/1369/FP, planning permission be granted subject to the conditions detailed in the report now submitted.

The Director also recommended that should the legal agreement referred to above not be completed and a planning decision issued prior to 6 April 2015, authority be delegated to the Head of Planning and Building Control, in consultation with the Chairman of this Committee, to alter and amend the details of the service areas to which funding available as a result of this development was to be assigned, to ensure that any resulting legal agreement was compatible with the appropriate Community Infrastructure Levy (CIL) Regulations applicable from that date.

Councillor P Ruffles confirmed that he knew the site well and he was supportive of what was a well organised form of development. He referred to a couple of minor factual errors on page 93 of the report.

Councillor Ruffles referred to paragraph 7.34 and emphasised that twice before, a footway had been promised but not delivered as part of planning applications in Hertford. He emphasised that the public passage from Hertingfordbury Road to North Road had not been established by default as part of the construction

of the showroom.

Councillor Ruffles commented that he would not want to see this path lost and he was also concerned that the path should not be gated. He concluded that this had been a difficult application but the result would be a good place to live despite the absence of gardens.

The Director advised that condition 10 in the report would ensure that the new footpath through the site would be completed before the occupation of the residential units on this site. Members were advised that a number of Hertfordshire Highways agreements would also be required to secure this footway route.

Councillor G Jones expressed concerns regarding the proximity of this site to the A414. He stated however, that he was comforted by Councillor Ruffles' greater knowledge and support in respect of this application.

Councillor G Jones queried what would happen if the applicant did not come forward with the unilateral undertaking in advance of the 6 April 2015 deadline. The Director confirmed that Officers were asking for delegated authority to ensure that any resulting legal agreement was compatible with the appropriate CIL Regulations.

The Committee accepted the recommendations of the Director of Neighbourhood Services as now submitted.

RESOLVED – that (A) 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 3/14/1369/FP, planning permission be granted subject to the conditions detailed in the report now submitted; and

(B) should the legal agreement referred to in recommendation (A) above not be completed and a planning decision issued prior to 6 April 2015, authority be delegated to the Head of Planning and

Building Control, in consultation with the Chairman of this committee, to alter and amend the details of the service areas to which funding available as a result of this development was to be assigned, to ensure that any resulting legal agreement was compatible with the appropriate CIL Regulations applicable from that date.

617 3/14/2188/FP – RETENTION OF EXISTING RESIDENTIAL DWELLING HOUSE, MODIFICATIONS TO THE REMAINING SITE BUILDINGS AND THE CHANGE OF USE OF THESE BUILDINGS FROM FORESTRY/AGRICULTURE TO SHORT LET HOLIDAY HOMES AT MANOR WOOD, PEMBRIDGE LANE, WHITE STUBBS, BROXBOURNE, EN10 7QR FOR MR AND MRS M SPIRE

The Director of Neighbourhood Services recommended that in respect of application 3/14/2188/FP, planning permission be refused for the reasons detailed in the report now submitted. The Director also recommended that enforcement action be authorised on the basis now detailed.

Councillor J Jones commented that his judgement had been clouded as he had been unable to access the site due to guard dogs. He emphasised that no one came to assist him even though the presence of 3 cars indicated that some people were on the site.

Councillor G Jones stated that, although he too had not been able to access the site he had been able to gain a decent appreciation of the site from Pembridge Lane. He stated that it was obvious to him that there was activity on the site that you would not necessarily see in a Green Belt area. He emphasised that he was comfortable with supporting the Director's recommendations.

In response to a query from Councillor M Alexander, the Director confirmed that Brickenden Liberty Parish Council had raised no objections subject to a condition that the use was solely as a holiday venue with short term lets of

4 weeks or less.

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

RESOLVED – that (A) in respect of application 3/14/2188/FP, planning permission be refused for the reasons detailed in the report now submitted; and

(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.

618 3/14/1031/FP – ERECTION OF 6 STABLES, WC AND ASSOCIATED FEED AND BEDDING STORE AT LAND SOUTH OF WEST END ROAD, WORMLEY WEST END FOR MR M O'CONNOR

Ann O'Connor addressed the Committee in support of the application.

The Director of Neighbourhood Services recommended that in respect of application 3/14/1031/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 accepted the recommendation of the Director of Neighbourhood Services as now submitted.

RESOLVED – that in respect of application 3/14/1031/FP, planning permission be granted subject to the conditions detailed in the report now submitted.

619 3/14/2122/FP – TWO STOREY SIDE EXTENSION AT PINE COTTAGE, DUCKETTS LANE, GREEN TYE, MUCH HADHAM, HERTFORDSHIRE, SG10 6JN FOR W AND L BIRD

Mrs Bird addressed the Committee in support of the application.

The Director of Neighbourhood Services recommended that in respect of application 3/14/2122/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 viewed the site. He highlighted the applicant's reasons for seeking permission for a relatively small extension and why this was so important. He also referred to a number of precedents for extensions of a similar size in what was a relatively small hamlet.

Councillor Carver emphasised that that the applicant had reduced the size of the proposed development and had improved the design to the point where the proposed development complemented the existing very small property and the street scene.

Councillor Carver stated that the size of the property was so small that percentage statistics regarding the size of the proposed extension should not really apply. He pointed out that the use of the word disproportionate by the appeal inspector was a subjective judgement and Members should place a significant emphasis on the end result of this application.

Councillor Carver concluded that the key issue was whether the final result was overbearing or would adversely affect the surrounding area or impact on the conservation area. He argued that no harm would be caused and he urged the Committee to support the application as the design was in keeping with the existing

dwelling.

The Director referred to an additional letter of objection that had been summarised in the additional representations summary. Members were reminded of the importance of the site history referred to by Councillor Carver.

The Director highlighted the key material consideration of the 2012 appeal decision. Members were advised that the changes proposed by this latest application had not sufficiently overcome the concerns of the inspector. Officers therefore considered that the application would lead to a disproportionate increase in the bulk and size of the original building which would adversely affect the character and openness of the Rural Area.

Councillor M Newman emphasised that the Officer's view that the proposed development would be detrimental to the openness and rural character of the surrounding conservation area was a very subjective judgement. He stated that all development had an impact and he felt that the impact would be to a reasonable level in this case.

Councillor D Andrews commented that he did not feel that this application was inappropriate and he was minded to support it. Councillor P Moore stated she had visited the site and had approached this application with an open mind. She referred to paragraph 7.9 of the report and the fact that the current proposal would double the original floor area of the dwelling. She concluded that the views of the local ward Member had broadened her vision of this application.

Councillor N Symonds stated that she knew the cottage and the area and opposite the cottages were quite large social housing units that were owned by South Anglia. She commented that she did not have a problem with the proposed development as Pine Cottage was small and was tucked away up a small lane.

Councillor Moore agreed that this property was tucked away in that it was located on a small lane and was amongst the last dwellings that you came too. She concluded that she would be supporting this application as she understood why the applicant was seeking more space as this was a very small property.

Councillor G Jones stated that he had a lot of sympathy with an occupier who wished to live in a house for a long time. He stressed however, that an owner of a property in a conservation area could not always expect to be permitted to extend.

Councillor G Jones agreed with the Officer's recommendation in that he felt there was symmetry between Pine Cottage and three nearby cottages that would be detrimentally altered by the proposed development. He concluded that the appeal decision made it difficult to reach a decision that was contrary to the views of the inspector.

The Director reminded Members of the Council's policy which sought to maintain a balance of smaller units across the District. Members were also advised that a development that sought to double the size of a property would clearly have an impact and the policy sought to restrict extensions to a more modest scale.

The Director reminded the Committee that where there was a previous appeal decision Members must clearly articulate why they now felt able to take a decision contrary to the inspector's views.

Councillor M Newman proposed and Councillor D Andrews seconded, a motion that application 3/14/2122/FP be granted on the grounds that the proposed development would not adversely affect the openness of the rural area and would not harm the character and appearance of the Green Tye Conservation Area.

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 3/14/2122/FP, planning permission be granted subject to the following conditions:

1. Three Time Limit (1T12)
2. Approved Plans (2E10) – Location plan, p01a, p02a, p03a, e01, e02, e03, e04.

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 Rural Area, is that permission should be granted.

620 E/13/0255/A – UNAUTHORISED ILLUMINATED FASCIA AND PROJECTING SIGN AT ANCHOR FISH AND CHIPS AT 3 NORTHGATE END, BISHOPS STORTFORD, CM23 2ET

The Director of Neighbourhood Services recommended that in respect of the site relating to E/13/0255/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/13/0255/A on the basis now detailed.

RESOLVED – that in respect of E/13/0255/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.

621 E/13/0076/A – UNAUTHORISED ADVERTISEMENTS AT VARIOUS SITES WITHIN EAST HERTFORDSHIRE

The Director of Neighbourhood Services recommended that in respect of the sites relating to E/13/0076/A, enforcement action and legal proceedings be authorised on the basis now detailed.

The Director confirmed to Councillor J Jones that there were complex regulations regarding consent for advertisements. Members were advised that even if a member of the public owned an area of land, consent would still be required, subject to the regulations, before any advertisements were installed.

Councillor D Andrews praised the proactive approach of the Enforcement Team in identifying sites that needed to be tidied up. He welcomed the recommendations for enforcement action and legal proceedings. In response to comments from the Committee regarding other similar sites across East Herts, the Director advised that Officers would take the details after the meeting to enable the enforcement team to look into this.

After being put to the meeting and votes taken, the Committee accepted the Director's recommendations for enforcement action and legal proceedings to be authorised in respect of the sites relating to E/13/0076/A on the basis now detailed.

RESOLVED – that in respect of E/13/0076/A, the

Director of Neighbourhood Services, in conjunction with the Director of Finance and Support Services, be authorised to take enforcement action and commence legal proceedings on the basis now detailed.

622 ITEMS FOR REPORTING AND NOTING

RESOLVED – that the following report be noted:

(A) Planning Appeals: Inquiry and Informal Hearing dates.

The meeting closed at 9.00 pm

Chairman
Date