

MINUTES OF A MEETING OF THE
DEVELOPMENT MANAGEMENT
COMMITTEE HELD IN THE COUNCIL
CHAMBER, WALLFIELDS, HERTFORD ON
WEDNESDAY 10 APRIL 2024, AT 7.00 PM

PRESENT: Councillor Y Estop (Chairman)
Councillors I Devonshire, J Dunlop, G Hill,
A Holt, S Marlow, T Stowe and S Watson

ALSO PRESENT:

Councillors D Andrews, S Bull, N Clements,
V Glover-Ward and C Redfern

OFFICERS IN ATTENDANCE:

Jackie Bruce	- Section 106 Programme Manager
Neil Button	- Team Leader (Strategic Applications - Development Management)
Rani Ghattoura	- Planning Lawyer
Scott Hackner	- Principal Planning Officer
David Lamb	- Principal Planning Officer
Peter Mannings	- Committee Support Officer
Sara Saunders	- Head of Planning and Building Control

ALSO IN ATTENDANCE:

Mr Armstrong	- Hertfordshire County Council
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376 APOLOGIES

Apologies for absence were submitted from Councillors R Buckmaster, V Burt, R Carter and S Copley. It was noted that Councillor M Connolly was substituting for Councillor R Carter and Councillor M Adams was substituting for Councillor S Copley.

377 CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed and introduced the Officers present at the meeting. There were no Chairman's announcements.

378 DECLARATIONS OF INTEREST

Councillor Connolly declared a personal interest in outline application 3/19/0790/OUT, on the grounds that she was a Member of Hertford Town Council, and she had been present at a meeting in September 2023 when Archers Spring was discussed. She had commented on the application at that meeting, but this had not influenced her in the determination of this application today.

379 MINUTES - 7 FEBRUARY 2024

Councillor Devonshire proposed and Councillor Stowe, a motion that the Minutes of the meeting held on 7 February 2024 be confirmed as a correct record and signed by the Chairman, subject to the addition to condition 13 in respect of details to be submitted regarding bin locations.

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

RESOLVED – that the Minutes of the meeting held on 7 February 2024, be confirmed as a correct record and signed by the Chairman, subject to the addition to condition 13 in respect of details to be

submitted regarding bin locations.

380 3/19/0790/OUT - OUTLINE APPLICATION FOR UP TO 342 RESIDENTIAL DWELLINGS (OF A RANGE OF SIZE AND TYPE) TOGETHER WITH ASSOCIATED ACCESS, PARKING, PUBLIC OPEN SPACE AND AMENITY SPACE. ACCESS AND SCALE TO BE DETERMINED (LAYOUT, APPEARANCE AND LANDSCAPING RESERVED FOR FUTURE DETERMINATION) AT (HERT3) ARCHERS SPRING, LAND NORTH OF WELWYN ROAD, HERTFORD

The Chairman advised that at 3:30 pm this afternoon, Democratic Services had received an email from the applicant's agent in relation to Mr Springer and Mr Parr jointly addressing the committee for 6 minutes regarding outline application 3/19/0790/OUT.

As per the Council constitution, paragraph 6.4.2 sets out that all speaking requests must be made by 5pm two working days prior to the meeting.

Then Chairman said that under the constitution, the committee can depart as it sees fit from the speaking arrangements on certain applications, in accordance with paragraph 6.4.5 of the constitution. The committee could agree to depart from the speaking arrangements and would need to vote on this.

Councillor Estop proposed and Councillor Connolly Hill seconded, a motion that in accordance with paragraph 6.4.5 of the constitution, the committee agree to depart from the speaking arrangements of the Development Management Committee, to allow Mr Springer and Mr Parr to jointly address the committee for 6 minutes regarding outline application 3/19/0790/OUT.

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

RESOLVED – that in accordance with paragraph 6.4.5 of the constitution, the committee agree to

depart from the speaking arrangements of the Development Management Committee, to allow Mr Springer and Mr Parr to jointly address the committee for 6 minutes in respect of outline application 3/19/0790/OUT.

The Head of Planning and Building Control recommended that in respect of outline application 3/19/0790/OUT, outline planning permission be granted subject to the conditions set out at the end of the report.

The planning case officer set out details of the outline application and summarised in detail the heads of terms of the section 106 legal agreement. He said that access and scale were to be determined only as part of this application, and layout, appearance and landscaping were reserved for future determination.

Mr Leaf and Mr Mitchell addressed the committee in objection to the application. Mr Springer addressed the Committee as the applicant's agent. Councillor Clements addressed the committee as the local ward Member.

At 7:45 pm, Councillor Watson proposed and Councillor Hill seconded, a motion for an adjournment for 5 minutes to facilitate the remote attendance of an Officer from Hertfordshire County Council highways. After being put to the meeting and a vote taken, this motion was declared CARRIED.

RESOLVED – that the meeting be adjourned for 5 minutes to facilitate the remote attendance of an Officer from Hertfordshire County Council highways.

Mr Armstrong addressed the Committee from Hertfordshire County Council and answered questions from Members. Planning Officers and the Section 106 Officer answered questions from the Committee.

Councillor Stowe proposed and Councillor Hill seconded,

a motion that outline application 3/19/0790/OUT be granted planning permission, subject to a section 106 legal agreement and subject to the conditions set out at the end of the report and subject to the following additions to conditions:

- Pedestrian crossings will be constructed.
- Works be carried out and completed in respect of bus stops (conditions 15 and 17).
- Condition requiring the details of a green corridor.
- Officers identify a way of referring to heights above ordinance survey datum.
- Clarification of the allocation of section 106 funds.

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

RESOLVED – that outline application 3/19/0790/OUT be granted planning permission, subject to a section 106 legal agreement and subject to the conditions set out at the end of the report and subject to the following additions to conditions:

- Pedestrian crossings will be constructed.
- Works be carried out and completed in respect of bus stops (conditions 15 and 17).
- Condition requiring the details of a green corridor.
- Officers identify a way of referring to heights above ordinance survey datum.
- Clarification of the allocation of section 106 funds.

At 9:04 pm, Councillor Estop proposed and Councillor Hill seconded, a motion for an adjournment for 10 minutes. After being put to the meeting and a vote taken, the motion was declared CARRIED.

RESOLVED – that the meeting be adjourned for

10 minutes.

381 3/23/0681/FUL- CHANGE OF USE OF LAND AND THE ERECTION OF 9 DWELLINGS, WITH ASSOCIATED LANDSCAPING, VEHICULAR ACCESS AND PARKING AT LAND AT THORLEY HOUSE, THORLEY STREET, THORLEY, BISHOP'S STORTFORD

The Head of Planning and Building Control recommended that in respect of application 3/23/0681/FUL, planning permission be granted subject to the conditions set out at the end of the report.

The planning case officer set out details of the application. Mr Firth addressed the committee as the applicant's agent. Planning Officers and the Section 106 Officer answered questions from the committee.

The Committee Support Officer reminded the Chairman of paragraphs 3.16 and 3.17 of the council procedure rules and the need to resolve to continue the meeting beyond 10 pm.

Councillor Watson proposed and Councillor Devonshire seconded, a motion that application 3/23/0681/FUL be granted planning permission, subject to the satisfactory conclusion of a section 106 legal agreement and subject to the conditions set out at the end of the report and subject to the following amendments to conditions:

- Stopping up the existing access
- Condition 14 being less deterring.

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

RESOLVED – that application 3/23/0681/FUL be granted planning permission, subject to the satisfactory conclusion of a section 106 legal agreement and subject to conditions set out at the end of the report and subject to the following

amendments to conditions:

- Stopping up the existing access
- Condition 14 being less deterring.

382 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.

383 URGENT BUSINESS

There was no urgent business.

The meeting closed at 9.58 pm

Chairman
Date