

MINUTES OF A MEETING OF THE  
DEVELOPMENT MANAGEMENT  
COMMITTEE HELD IN THE BIRCHWOOD  
HIGH SCHOOL, PARSONAGE LANE,  
BISHOP'S STORTFORD, CM23 5BD ON  
TUESDAY 27 MARCH 2018, AT 7.00 PM

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PRESENT: Councillor T Page (Chairman)  
Councillors M Allen, D Andrews, P Boylan,  
M Casey, B Deering, J Goodeve, P Ruffles,  
R Standley, T Stowe and K Warnell.

ALSO PRESENT:

Councillors G Cutting, H Drake, L Haysey,  
G Jones, S Rutland-Barsby, N Symonds and  
C Woodward.

OFFICERS IN ATTENDANCE:

|                |   |   |
|----------------|---|---|
| Simon Aley     | - | Interim Legal Services<br>Manager                 |
| Fiona Brown    | - | Planning Technician                               |
| Thomas Howe    | - | Planning Student                                  |
| Peter Mannings | - | Democratic Services<br>Officer                    |
| Femi Nwanze    | - | Service Manager Quality<br>Places                 |
| Helen Standen  | - | Director  |
| Kevin Steptoe  | - | Head of Planning and<br>Building Control Services |
| Liz Watts      | - | Chief Executive                                   |

409 APPOINTMENT OF VICE-CHAIRMAN

It was proposed by Councillor P Ruffles and seconded by Councillor M Allen that Councillor J Goodeve be appointed Vice-Chairman of the Development Management Committee for the remainder of the 2017/18 civic year.

After being put to the meeting and a vote taken, Councillor J Goodeve was appointed Vice-Chairman of the Development Management Committee for the remainder of the 2017/18 civic year.

RESOLVED – that Councillor J Goodeve be appointed Vice-Chairman of the Development Management Committee for the remainder of the 2017/18 civic year.

410 APOLOGIES

Apologies for absence were submitted on behalf of Councillors R Brunton and J Jones . It was noted that Councillor P Boylan was substituting for Councillor J Jones.

411 CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed the press and public and outlined the housekeeping arrangements.

The Chairman thanked Councillor M Freeman for his loyal service to the Committee and in particular as Vice-Chairman in bringing balance and objectivity to the Member debate. The Chairman wished him well

and the Committee expressed their thoughts and best wishes.

The Chairman introduced and welcomed Councillor Tony Stowe to his first meeting as a Member of the Committee.

412 MINUTES - 21 JUNE 2017

RESOLVED – that the Minutes of the meeting held on 21 June 2017 be amended by resolution in respect of the second paragraph in Minute 59, as follows:

Councillor P Boylan declared an interest in application 3/17/0239/FUL, on the grounds that he had previous involvement with the application in his capacity as Chairman of Braughing Parish Council. He addressed the Committee as the adjacent ward Member then sat separately to the Committee and took no part in the debate or vote.

413 MINUTES - 31 JANUARY 2018

RESOLVED – that the Minutes of the meeting held on 31 January 2018 be confirmed as a correct record and signed by the Chairman.

414 3/17/2588/OUT - A HYBRID PLANNING APPLICATION (PART  
DETAIL/ PART OUTLINE) FOR THE COMPREHENSIVE  
REDEVELOPMENT OF THE 5.82HA GOODS YARD SITE FOR  
MIXED USE PURPOSES AT THE BISHOP'S STORTFORD  
GOODS YARD, STATION ROAD, BISHOP'S STORTFORD FOR  
SOLUM REGENERATION (BISHOPS) LLP

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The Head of Planning and Building Control recommended that, in respect of application 3/17/2588/OUT, subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) , planning permission be granted subject to the conditions detailed in the report now submitted.

The Head introduced the application and welcomed Steve Walker from Allies and Morrison and Mark Youngman from Hertfordshire County Council (HCC) Highways Authority to the meeting. The Head detailed the policy background and stated that the consultation on the emerging District Plan had concluded on 29 March 2018. Substantial weight could be applied to the District Plan due to its considerable advanced status.

The Head also referred to the Bishop's Stortford Town Centre planning framework and the Neighbourhood Plan for Bishop's Stortford Central, South and Part of Thorley. Members were also referred to the Additional Representations Summary, which would be online from 28 March 2018. Concerns that had been raised in respect of noise from the adjacent flour mill had been addressed by amendments to conditions as detailed in the Additional Representations Summary.

The Head advised that this key town centre site had been identified in the East Herts Local Plan Second Review April 2007 as suitable for comprehensive redevelopment. The emerging District Plan had also identified the Goods Yard as a strategic development site for at least 600 dwellings as well as a significant amount of B1 office space. Members were provided with a detailed summary of the proposed development as well as a reminder of the relevant planning history. The Head concluded that this was a complex application and emphasised that the scheme broadly met the objectives of all policy documents relevant to the Bishop's Stortford Goods Yard.

The Officer from Allies and Morrison addressed the Committee in his capacity as the Urban Design Advisor to the Authority. He referred to a clearly defined urban form and he stated that the industrial elements had been well worked through. He stated that the proposed undercroft car parking would contribute to improving the quality of the public realm.

The HCC Highways Officer commented that, as a statutory consultee, an objection had not been made to the scheme refused by the Committee on 17 May 2017 as that application had been a more sustainable proposal. He summarised the reasons why HCC Highways felt this scheme was less sustainable and therefore the Highways Authority was maintaining an objection to this application. He referred in particular, to the recommendation for refusal on the basis that the Highway Authority did not support the principle of an all vehicle link road through the site.

Members were also advised that there was concern that the new link road would not serve to calm or restrict traffic flow and the level of car parking was a concern to HCC Highways. There were also concerns over the effect of the application in reducing the size of the Bishop's Stortford bus station.

The following addressed the Committee in objection to the application:

- Mr Rhodes (Bishop's Stortford Civic Federation)
- Mr Dunham (Bishop's Stortford Climate Change Group)
- Mr Skinner (Bishop's Stortford Liberal Democrats)
- Dr Wilson (Local Resident)

The following addressed the Committee in support of the application:

- Mr Serginson (Solum Regeneration – Applicant)
- Tricia Patel (Architect)

Councillor G Cutting addressed the Committee as a local ward Member. Councillor K Warnell stated that he was a resident of the town and represented Bishop's Stortford Meads ward. He welcomed the redevelopment of a brownfield site and commented that the development had to be right. He felt that some of the proposed development was too high in this part of rural Hertfordshire.

Councillor K Warnell referred to the Air Quality Management Area at the Hockerill crossroads and the

24 hour operation of the flour mill. He referred to the low percentage of affordable housing and commented on the dilemma should the appeal on the previous application be upheld and this application refused by the Committee.

Councillor M Casey welcomed the new proposals and made a number of comments in respect of the proposed north/south link road. He expressed concerns regarding the potential for delays for vehicles accessing the car parks.

Councillor B Deering referred to this being a much better proposal and commented on the concerns of HCC Highways. He pointed out that the link road cut the southern elements of the development in half and would also encourage traffic into the development.

The Head referred to Neighbourhood Plan policy GY1 and the downward gradation of building heights towards the River Stort. Members were advised that the buildings proposed to the south of the footbridge were generally lower than those on the northern part of the site. Members were referred to the Town Centre Planning Framework and the Town Centre Management Masterplan.

The Head commented at length regarding highways modelling and the position of HCC Highways Officers that the benefits of extra highways capacity would quickly be filled by the latent demand of other road users. He referred to potential alternative travel options in urban areas.

Councillor K Warnell commented on heritage and character assessments and referred to the proposed design being sympathetic to design and heritage assets. He referred to the importance of the points highlighted in paragraph 7.18 of the report submitted.

The Head responded to further comments from Councillor Warnell in respect of pedestrian and cycle solutions and he also responded to a query from Councillor M Allen regarding step-free access. The Head considered that overall the application covered a strong set of proposals.

Councillor P Ruffles commented on the sensitive redesign of the multi storey car park and praised the visual permeability of the site. The Officer from Allies and Morrison emphasised that there would not be a loss of any particular views and views could be improved by good quality designs which resulted in a more positive experience.

The HCC Highways Officer confirmed to Councillor D Andrews that the bus station would offer a similar number of stops but not all in the same space as per the status quo. The Head confirmed that the relocation of two stops allowed passengers to potentially be dropped much nearer to the station than was currently possible.

The Head referred to the projected increase anticipated by Network Rail for usage of the railway through Bishop's Stortford. The proposed development would facilitate sufficient parking to meet the projected increase.



The Head highlighted the aspiration of the applicant to ensure that car parking provision was maintained by bringing new car parks into use when other areas became unavailable. He referred to significant benefits of enhanced green space adjacent to the river.

Following a comment from Councillor B Deering in respect of the adequacy of 2 multi storey car parks, the Head confirmed that this site was the most sustainable in transport terms that could be found in East Herts. Officers considered that the proposed parking provision of 0.47 spaces per unit was acceptable on the basis that the emerging standards permitted a 75% reduction in spaces to 146, which was below the 153 being proposed on site.

After being put to the meeting and a vote taken, the Committee accepted the recommendation of the Head of Planning and Building Control as now submitted.

RESOLVED – that in respect of application 3/17/2588/OUT, subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), planning permission be granted subject to the conditions detailed in the report now submitted.

#### 415 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 8.57 pm