

MINUTES OF A MEETING OF THE  
DEVELOPMENT MANAGEMENT  
COMMITTEE HELD IN THE COUNCIL  
CHAMBER, WALLFIELDS, HERTFORD ON  
WEDNESDAY 12 SEPTEMBER 2018, AT 7.00  
PM

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PRESENT: Councillor T Page (Chairman)  
Councillors M Allen, D Andrews, P Boylan,  
R Brunton, S Bull, S Cousins, B Deering,  
J Jones, J Kaye, P Ruffles and T Stowe

ALSO PRESENT:

Councillors P Ballam, L Haysey, S Rutland-  
Barsby and M Pope

OFFICERS IN ATTENDANCE:

Simon Aley	- Interim Legal Services Manager
Liz Aston	- Development Team Manager (East)
Peter Mannings	- Democratic Services Officer
George Pavey	- Planning Officer
Stephen Tapper	- Senior Planning Officer
Kevin Steptoe	- Head of Planning and Building Control Services

## 1 APOLOGIES

Apologies for absence were submitted on behalf of Councillors M Casey and K Warnell. It was noted that Councillors S Cousins and J Kaye were substituting for Councillors M Casey and K Warnell respectively.

## 2 CHAIRMAN'S ANNOUNCEMENTS

The Chairman reminded Members of training due to follow this meeting in respect of the National Planning Policy Framework (NPPF) and non-material amendments to planning permissions

On the invitation of the Chairman, the Head of Planning and Building Control advised Members of the holding direction applied to the District Plan by the Secretary of State. Full legal advice had indicated that no weight could be applied to the District Plan whilst this direction remained in place.

The Head referred to Section 70 of the Town and Country Planning Act 1990 and the development plan and saved policies of the East Herts Local Plan Second Review April 2007. He stated that Members decisions should be based on those saved policies and any made Neighbourhood Plans plus any applicable Minerals and Waste Plans.

## 3 MINUTES - 18 JULY 2018

Councillor M Allen proposed and Councillor R Brunton seconded, a motion that the Minutes of the meeting held on 18 July 2018 be confirmed as a correct record

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

RESOLVED – that the Minutes of the meeting held on 18 July 2018, be confirmed as a correct record and signed by the Chairman.

4 3/18/1227/FUL - THREE-STOREY, 66-BEDROOM RESIDENTIAL CARE HOME FOR OLDER PEOPLE (USE CLASS C2) WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING AT ST MICHAEL'S HURST DEVELOPMENT, HAZEL END ROAD, BISHOP'S STORTFORD

The Head of Planning and Building Control recommended that in respect of application 3/18/1227/FUL, planning permission be granted subject to the conditions detailed in the report now submitted.

The Head advised Members of the importance of the application in the context of an ageing population and the location of the site within the development known as St Michael's Hurst. The site was also in close proximity to a well laid out park that was already in place.

Mr Wood addressed the Committee in support of the application. Councillor P Ruffles sought clarification on the status in planning terms of the local linkages for future occupants of the proposed care home.

Councillor J Kaye commented on the absence of healthcare facilities with the proposed development.

He queried where these facilities would be located for the residents. Councillor T Stowe referred to the 18 parking spaces on offer when the policy requirement was for 17. He commented on whether parking was required for the staff who would work at the proposed residential care home.

Councillor P Boylan commented on whether the matters of bin collections, traffic and parking could be resolved by amending the planning conditions. He referred to the anticipated 3 miles radius catchment area and emphasised that local care home placements were hard to come by particularly as Bishop's Stortford was surrounded by rural communities where there were no residential care homes.

The Head confirmed that the value of the application in planning terms due to a rapidly ageing population and the need for professional services not available to residents being cared for at home. Members were reminded that a 3 mile wide area encompassed a number of communities outside Bishop's Stortford and larger towns and villages would increasingly providing care home services.

In respect of car parking, the Head confirmed that the standard ratio of spaces for the number of bedrooms had been applied and the requirement for worker and visitor parking had been taken into account. Members were advised that 17 or 18 spaces was ample based on precedents provided by the applicants. The applicants have a staff travel plan and most staff would live locally and would be likely to cycle or use public transport. In respect of visitors, they could visit at any time of day,

which avoids any significant peaks.

The Head emphasised that there would be sufficient turning space for fire tenders and refuse vehicles to enter and leave the site in forward gear. The refuse vehicles would be able to park in close proximity to the bins.

Members were advised that Officers did not feel that on site healthcare was essential as local support was in place as residents registered with local GP services would receive the same level of service with their registered GP practices. A nurse's room would be available and Officers were aware that both Church Street and South Street surgeries were looking for additional larger premises, which may increase local availability.

The Head responded to a query from the Chairman regarding the 66 uniformed size single bedrooms by stating that this accommodation would provide sufficient space for those that needed to stay at the care home.

Councillor D Andrews stressed that this site was well served by the 510 bus and this was due to be diverted to go through the development known as St Michael's Hurst. The Head confirmed that this diversion had been planned before this application had come forward and the planned diversion had fed into the Section 106 agreement for the wider development. The commercial consideration for the bus company was covering costs and residents were being encouraged with bus passes and other support from

Countryside Properties.

The Head confirmed to Councillor B Deering that the rooms at the proposed care home would be occupied by single persons only who required high levels of care such as in cases of dementia. Other providers made double rooms available and experience proved that people on their own were the most vulnerable.

Councillor M Allen proposed and Councillor R Brunton seconded, a motion that in respect of application 3/18/1227/FUL, the Committee support the recommendation for approval subject to the conditions detailed in the report submitted.

After being put to the meeting and a vote taken, this motion was declared CARRIED. The Committee supported the recommendation of the Head of Planning and Building Control as now submitted.

RESOLVED – that in respect of application 3/18/1227/FUL, planning permission be granted subject to the conditions detailed in the report submitted.

- 5      3/18/1234/FUL - ERECTION OF 33 'RETIREMENT LIVING' (CATEGORY II SHELTERED HOUSING) APARTMENTS FOR THE ELDERLY WITH ASSOCIATED COMMUNAL FACILITIES, CAR PARKING AND LANDSCAPING ON LAND WEST OF ERMINE STREET, BUNTINGFORD
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The Head of Planning and Building Control recommended that in respect of application 3/18/1234/FUL, subject to a legal agreement, planning

permission be granted subject to the conditions detailed in the report now submitted.

The Head summarised the application and detailed the relevant planning history. Members were advised that the proposed development had been amended to 33 dwellings and the mix of 1 and 2 bedroom units was broadly being maintained. The proposed parking had been increased and there had been changes to the proposed scale and bulk of the building.

Ms Rickards addressed the Committee in support of the application. Councillor S Bull commented on the £500 per parking space included in the Section 106 agreement for improvements to pedestrian and cycle links. The Head confirmed that it was not an uncommon approach for Section 106 money to be put towards pedestrian and cycle links should this application be approved by the Members.

Councillor J Kaye referred to the reduced potential for landscaping around the building to have a material softening impact. He sought clarification on whether there would be visitor spaces or on street parking for visitors near to the site. He referred to the comments of the Crime Prevention Design Advisor and the relationship between the C2 and C3 use classes.

Councillor J Jones commented that the number 18 bus ran close by to what was a much needed development in the form of quality retirement provision. He emphasised the problems of contractor's vehicles parking on Ermine Street. He queried whether this could be controlled by conditions.

Members were advised that the alterations to the car parking layout did have an impact on the appearance of the site as more landscaping had previously been planned. Officers considered that on balance the scheme was still acceptable despite the negative impact of a reduction in proposed landscaping.

The Head confirmed the parking provision was in line with the Council's minimum parking standard of 0.5 to 1 space per unit and there was no particular provision planned for visitors, as this was not a requirement of the parking standards. The applicant's research had indicated a car parking demand per apartment of 0.45 per apartment or 0.55 when visitors were taken into account.

Members were advised that this site was accessible from nearby areas of on street parking. Officers felt that the comments of the Crime Prevention Design Advisor were covered in the report submitted and all of the usual building regulations would be applied in respect of the use classes relevant to the proposed developed (C2 and C3).

The Head confirmed that Officers would consult Highways on information submitted in respect of the Construction Management Plan and wording could be added to condition 10 regarding the construction and storage compounds (including areas designated for car parking). Officers confirmed that the proposed category 2 sheltered housing was covered by condition 4 as detailed on page 99 of the report submitted.



Councillor P Boylan commented on the increase in the state pension age and the 100% car ownership between the ages of 65 to 69. He referred to increasing numbers of people remaining in work and being reliant on a car or commuting by car and then by rail.

Councillor D Andrews commented on access for refuse trucks and emergency vehicles. He referred to there being no slack in the system and refuse trucks having to park a significant distance from bins. The Head responded to a query from Councillor J Kaye by stating that condition 5 on page 99 of the report submitted covered a landscaping scheme that would control all of the details regarding hard and soft landscaping proposals.

Councillor S Bull proposed and Councillor M Allen seconded, a motion that in respect of application 3/18/1234/FUL, the Committee support the recommendation for approval subject to a legal agreement and the conditions detailed in the report submitted and subject to an amended condition in respect of construction parking.

The Head confirmed that Officers would not be able to insist on parking spaces being used instead of the highway for construction vehicles. After being put to the meeting and a vote taken, this motion was declared CARRIED. The Committee supported the recommendation of the Head of Planning and Building Control as now submitted.

RESOLVED – that in respect of application

3/18/1234/FUL, planning permission be granted subject to a legal agreement and the conditions detailed in the report submitted and subject to an amended condition in respect of construction parking.

The meeting closed at 7.52 pm

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