

**MINUTES OF THE MEETING OF
PLANNING AND DEVELOPMENT COMMITTEE
HELD ON 29th OCTOBER 2018 AT 7.30PM**

*	Cllr D Abbott		Cllr Mrs J Duggan
*	Cllr G Cutting (ex-officio)	*	Cllr R Gilbert
	Cllr P Demonti (Vice Chairman)	*	Cllr S Stainsby
	Cllr Miss H Drake (Chairman)	*	Cllr J Wyllie
	Substitute Members		
*	Cllr Ms A Baptista		

* Denotes present

** Denotes present part time

In attendance:

Sim Richardson (Assistant to Chief Executive Officer)

One Member of the Press

P64. APOLOGIES FOR ABSENCE

Apologies were received from Cllr Miss H Drake, Cllr P Demonti (personal) and Cllr Mrs J Duggan.

In the absence of both the Chairman and the Vice Chairman it was AGREED that Cllr J Wyllie would chair the meeting.

P65. MINUTES OF THE MEETING HELD ON 8th OCTOBER 2018

It was RESOLVED that the Minutes of the meeting held on 8th October 2018 be accepted as a true record and be signed by the Chairman.

P66. DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST

Cllr	Item(s)	Type	Reason
None			

P67. PUBLIC PARTICIPATION

None

P68. NOTIFICATION OF PLANNING APPLICATIONS ISSUED BY EAST HERTS COUNCIL – APPENDIX 1

After some discussion on each application, the observations in Appendix 1 were recorded.

P69. PLANNING DECISIONS ISSUED BY EAST HERTS COUNCIL – APPENDIX 2

These were NOTED.

P70. APPEALS – APPENDIX 3

These were NOTED.

P71. ACTION REGISTER - APPENDIX 4

These were NOTED and closed.

P72. ITEMS FOR FUTURE AGENDA

There being no further business the meeting closed at 8.25pm.

**Bishop's Stortford Town Council Planning and Development Committee:
29/10/2018**

Appendix 1: Town Council Decisions on Applications Notified

a 3/18/2091/LB Waytemore Castle Castle Gardens The Cause
The remnants of Waytemore Castle (Grade 1 listed) will be protected with the implementation of a specialist conservation plan: Consolidate the wall. Apply soft capping upon completion where possible. Lower sections of the wall will be built up. Removal of the concrete capping over the well. Install glass cover. Build up the surrounds with 400m high yorkstone wall, with a metal grille on top to protect glass capping. Remove excess soil from within chambers. Install simple timber steps. Clad access steps with stone and replace the handrail. Cladding to overcome uneven gradient and non-uniform risers. Lighting of the castle with a series of luminaires around the base and built into the steps. Removal of three trees growing on the mound which are causing root damage. Removal of the hedge around the base which is causing root damage. Replacement with simple estate railing. Wildflower planting around the base of the mound.

Applicant:

No Objection The committee would like the height of the hedge to be lowered.

b 3/18/2253/OU Land Bishop's Stortford South Off Whittington

Hybrid Planning application comprising:

- (i) A full application for 142 dwellings (class C3) including affordable homes, plus associated accesses, landscaping, open space and infrastructure works (development zone A) , and a north/south primary route; and
- (ii) An outline application, with all matters reserved except access, for approximately 608 (Class C3) including affordable homes, a care home (Class C2) , up to 4 hectares of employment land (classes B1, B2, B8 sui Generis (car showroom)), a local centre including up to 1000 sq m for retail (Class A1), and up to 2200 sq m for other uses (Classes A2, A3, A4, A5 and D1), a primary school (Class D1) up to 3 forms of entry and including early years facilities, a secondary school (Class D1) up to 8 forms of entry, open space including equipped areas for play, sustainable drainage systems, landscaping and all associated infrastructure and development.

AT: Land At Bishop Stortford South Off Whittington Way Bishops Stortford Hertfordshire

CONSULTATION

Deadline: Please send me your comments by: 9th November 2018

Please be advised that the above application has been submitted and we shall be pleased to receive any representations you may wish to make by the above date.

The plans and supporting documents and the name of the officer can be viewed on our website at:

<https://publicaccess.eastherts.gov.uk>

Please enter the application reference quoted above and Search.

Should no representations be received within this period, it will be assumed that you have none to make and the application will be determined accordingly.

East Herts Council

Wallfields,

Pegs Lane

Hertford, Herts

SG13 8EQ

Tel: 01279 655261

Yours sincerely

Kevin Steptoe

On Behalf Of Development Management

Click this link to view the consultation online:

<https://publicaccess.eastherts.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=PGHF2SGL06800&prevPage=inTray>

Keyval:PGHF2SGL06800

James Parker

Bishops Stortford Town Council

The Old Monastery

Windhill

Bishops Stortford

CM23 2ND

Date:

Our Ref:

19 October 2018

3/18/2253/OUT

Notice to Parish / Town Council

Town and Country Planning Act 1990 (as amended)

Dear Sir/Madam

APPLICATION: 3/18/2253/OUT

PROPOSAL: Hybrid Planning application comprising:

- (i) A full application for 142 dwellings (class C3) including affordable homes, plus associated accesses, landscaping, open space and infrastructure works (development zone A) , and a north/south primary route; and
- (ii) An outline application, with all matters reserved except access, for

approximately 608 (Class C3) including affordable homes, a care home (Class C2), up to 4 hectares of employment land (classes B1, B2, B8 sui Generis (car showroom)), a local centre including up to 1000 sq m for retail (Class A1), and up to 2200 sq m for other uses (Classes A2, A3, A4, A5 and D1), a primary school (Class D1) up to 3 forms of entry and including early years facilities, a secondary school (Class D1) up to 8 forms of entry, open space including equipped areas for play, sustainable drainage systems, landscaping and all associated infrastructure and development.

Applicant:

Objection The committee objected to the development on the basis that it is an unsustainable development which would increase noise and traffic pollution. Should the development nevertheless go ahead, they would also like the developer to ensure the development has at least 40% affordable housing, and justify the reasons for why a car showroom and care home is proposed. The committee pointed out that there are a number of cul de sacs that enter and exit Whittington Way as well as the roundabout at the end of Bishop's Avenue and the extra roundabout on Obrey Way. This is contrary to the Bishop's Stortford Neighbourhood Plan Policy of All Saints, Central, South and Part of Thorley BSS4 of Access/egress to a site. Attention also needs to be paid to BSS2 to BSS5 which is specific to this development. The committee suggests and independent assessor look at the documents.

j 3/18/2143/FU 16B South Street CM23 3AT

Replacement roller shutter with proposed perforated shutter.

Applicant:

Objection The committee objected due to the the property being in a conservation area

k 3/18/2185/FU 8 Potter Street CM23 3UL

Repairs to rear elevation after fire to include re-profiling of main roof including a flat roof at ground floor level, brickwork repairs and re pointing to chimney stack, re erecting pitched roof dormer with a single sash window and sand/cement render materials to walls, rendering of rear elevation at first floor level and alterations to rear elevation fenestration.

Applicant:

No Objection

l 3/18/2207/AD 22-31 South Street CM23 3AB

Consent to display 9No. Fascia Signs and 1No. Projection sign to front side and rear of building.

Applicant:

No Comment The committee required clarification as they believe the work has already been carried out and suggested its be postponed.

m 3/18/2232/FU Land Adjacent To 133 Rye Street CM23 2HD

Erection of 2 no. four bed dwellings with associated parking, garages, vehicle access and landscaping.

Applicant:

Objection The committee objected due to overdevelopment to site.

n 3/18/1890/FU 36 Rye Street

Retrospective change of use of land to the side/ rear of the residential property at No.36 to be used for the parking of vehicles in association of the car sales business at 34 Rye Street.

Applicant:

No Comment

o 3/18/1724/FU 28 Ashdale CM23 4EA

Two storey side extension. Change of use of amenity land to residential curtilage.

Applicant:

No Objection

0 0/00/0000/DU Following applications considered only if repre

The following applications will be considered only if a unless there is either written or verbal representation from a member of the public or a member of the planning committee specifically identifies that he/she wishes to speak.

Applicant:

No Comment

1 3/18/2186/HH 8 Lea Close CM23 5EA

First floor side extension, two storey front extension and single storey front extension together with erection of front porch, creation of chimney breast to flank elevation, insertion of new garage door and alterations to rear fenestration.

Applicant:

No Comment

2 3/18/2151/HH 8 Parsonage Lane CM23 5BE

Proposed relocation of front entrance door, conversion of part of double garage into habitable space, single and double storey rear extensions and a first floor extension over existing garage.

Demolition of existing rear conservatory, rear single storey kitchen extension and covered lean to area

Applicant:

No Comment

3 3/18/2204/HH 16 Pinelands CM23 2TE

Hip-to-gable extension, rear dormer, part two storey, part single storey rear extension. With new first floor window opening, ground floor rear full height bay windows, two full height bedroom windows with rail, rear velux rooflight, velux attic sun tunnel, one new side window opening and one new attic window opening.

Applicant:

No Comment

4 3/18/2237/HH 88 Barrells Down Road 4 CM23 2SX

First floor rear extension. Creation of door.

Applicant:

No Comment

- 5 3/18/2238/HH 90 Barrells Down Road CM23 2SX
Two storey rear extension.
Applicant:
No Comment
- 6 3/18/2042/HH 36 Larchwood CM23 4JS
Replace roof and wall frames of existing ground floor conservatory.
Applicant:
No Comment
- 7 3/18/2153/HH 17 Clover Avenue CM23 4BW
SINGLE STOREY REAR EXTENSION
Applicant:
No Comment
- 8 3/18/2233/HH 68 Stansted Road CM23 2DZ
Demolition of garage. Part single and part two storey side and rear extensions.
Alterations to roof incorporating 2 no. dormer windows to rear and side and 4
no. rooflights. Removal of one chimney. Erection of porch. Erection of summer
house/garage. Alterations to drive and cross over.
Applicant:
No Comment
- 9 3/18/2236/HH 17 CM23 3NG
Double and single storey rear extension. Insertion of windows to flank
elevation.
Applicant:
No Comment
- 10 3/18/2141/HH 21 Rochford Road CM23 5ET
Raising of roof to create first floor side extensions, enlargement of ground floor
kitchen window with new ground floor bathroom window. An erection of single
storey outbuilding to rear garden.
Applicant:
No Comment
- 11 3/18/2286/HH 9 Stortford Hall Park CM23 5AJ
Demolition of garage and erection of two storey side extension.
Applicant:
No Comment PARCN
- 12 3/18/2299/HH 50 Abbots Way CM23 4JF
New rear dormer, raising ridge height and rooflights
Applicant:
No Comment
- 13 3/18/2287/HH 25 Drovers Way CM23 4GF
Demolition of conservatory. Erection of single storey rear extension. Alterations
to front fenestration.
Applicant:
No Comment

14 3/18/2298/HH 5 Chandlers Close CM23 4FF
Loft conversion with rear dormer and 2no rooflights to front elevation.
Applicant:
No Comment

15 3/18/2270/HH 8 Dane Park CM23 2PR
First floor side extension. Part single storey and part two storey rear
extensions. Alterations to fenestration.
Applicant:
No Comment

16 3/18/2324/HH 59 Rochford Road CM23 5EU
Demolition of conservatory, conversion of garage, single storey front
extension and single storey rear extension
Applicant:
No Comment

17 3/18/2161/HH 46A Windhill CM23 2NH
First storey extension with garage conversion. Reposition front wall to extend
parking area and addition of pedestrian access on existing timber fence to
Windhill.
Applicant:
No Comment