

**MINUTES OF THE SPECIAL MEETING OF
PLANNING AND DEVELOPMENT COMMITTEE
HELD ON MONDAY 4th MARCH 2019 AT 6.30PM**

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

* Denotes present

** Denotes present part time

In attendance:

James Parker (Chief Executive Officer)

One member of the press

Approximately 24 members of the public

Cllr K Warnell and Cllr D Hollebon

P114. APOLOGIES FOR ABSENCE

Apologies were received from Cllr D Abbott, Cllr G Cutting, Cllr J Duggan, and Cllr D Snowdon

P115. DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST

Cllr Warnell declared that he is a member of the Development Control Committee at East Herts District Council and must keep an open mind when considering the application in that Committee.

P116. PUBLIC PARTICIPATION

John Rhodes spoke on behalf of the Civic Federation stating that the amended application is not materially different to the previous application. He summarised reasons why the members should object including violations, he asserted, of policies VILL3, BISH1, DES1 & several policies in the Neighbourhood Plan.

Roger Halford spoke as an individual and highlighted issues arising from transport citing specifically various policies in the recent Local transport Plan LTP4.

Anne Rhodes spoke personally expressing concerns about the lack of public participation in the master planning in contravention to BISH5. The issue about vehicles accessing Whittington Way, highlighted by officers, has not been addressed. She conceded that exhibitions have been held but to date little concrete information has been provided.

Minutes Approved:
Chairman:
Date:

Sylvia McDonald spoke on behalf of OTTRA (Old Thorley Residents Association) which, she said, has many objectors. These individuals are directly affected. Over 1000 objected to the original plans. OTTRA believe that no development should take place on the site and that the removal of the site from the Green Belt is not necessary. OTTRA further claim that the development is contrary to the policies associated with village development. Specific objections include that the other objections made to the initial application have not been addressed, that it is a hybrid application so not all detail is provided and lack of crucial infrastructure. She also highlighted the lack of vehicular access to the shopping area.

Alison Stokes spoke as a resident of Thorley Park, which is directly affected. She expressed the view that, if this plan goes ahead, gridlock will result. She stated that opposition has been strong from the community of Thorley, but views have been ignored. She stated that, prior to this application, an application to develop two schools on the site was rejected on this site due to pollution (air and traffic) so the new proposal, being bigger, is unacceptable and felt that TBSHS need to develop their own land. She further stated her view that the residents of Thorley are totally unrepresented and feel they have been kept in the dark and that the development will have a devastating impact on quality of life for all.

P117. NOTIFICATION OF PLANNING APPLICATIONS ISSUED BY EAST HERTS COUNCIL – APPENDIX 1

Members spoke in turn about the application. Some members objected to the principle of the development as currently proposed and it was noted by one member that the area has been taken out of Green belt and allocated for development in the District Plan, despite the objections on many occasions from members of the Town Council and Bishop's Stortford Councillors on the District Council. This argument will therefore not be considered by the District Council to be a valid argument against the development. The achievable objective therefore is to ensure that anything which is built here is as sympathetic as possible.

Concerns were expressed that congestion due to the other developments in the town has not been considered in the traffic assessment and air quality considerations.

Concerns were also expressed about quality of life, road safety and air pollution. It was noted that the Neighbourhood Plan covering the area was commenced in response to the possibility that this area would be allocated for development and that several aspects of the plan appear to have been ignored. The open views described in the Neighbourhood plan are unlikely to occur in the current design. For example policy BSS4 in the Neighbourhood Plan states that access should be from existing roundabouts unless modelling shows this is not feasible, appears to have been ignored.

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Date:

It was RESOLVED to object on the grounds that

- The development as currently proposed is unsustainable and there are serious issues as regards traffic management and pollution.
- The development and traffic management has not been considered in the context of the other developments in the Town.
- The effect of building a school under a de-facto flightpath has not been adequately considered
- The Town Council has not been invited to take part in the masterplan process and there appears to be a more general lack of consultation which together appears to be in violation of policies DES1 and BISH5 of the District plan.
- The plan is in violation of BSS4 of the Bishop's Stortford Neighbourhood Plan for All Saints Central South and part of Thorley.
- The plan is in violation of BSS3 of the aforementioned Neighbourhood Plan as it fails to adhere to the DfT's guidelines for reasonable walking distances which are a vital component of the promotion of sustainable transport.
- The plan is in breach of policy VILL3 as Thorley is classed as a Group 3 village where only limited infill will be permitted.

The Town Council requests that the application go to Committee and not be determined solely by officers.

P118. ITEMS FOR FUTURE AGENDA

None

There being no further business the meeting closed at 7.15pm

Minutes Approved:
Chairman:
Date:

**Bishop's Stortford Town Council Planning and Development Committee:
04/03/2019**

Appendix 1: Town Council Decisions on Applications Notified

a 3/18/2253/OU Land at Bishop's Stortford South Off Whittingto
RECONSULTATION

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.

<https://publicaccess.eastherts.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Applicant:

Objection

The committee objected to the development on the basis of these grounds:
The development as currently proposed is unsustainable and there are serious issues as regards traffic management and pollution.
The development and traffic management has not been considered in the context of the other developments in the Town.
The effect of building a school under a de-facto flightpath has not been adequately considered
The Town Council has not been invited to take part in the masterplan process and there appears to be a more general lack of consultation which together appears to be in violation of policies DES1 and BISH5 of the District plan.
The plan is in violation of BSS4 of the Bishop's Stortford Neighbourhood Plan for All Saints Central South and part of Thorley.
The plan is in violation of BSS3 of the aforementioned Neighbourhood Plan as it fails to adhere to the DfT's guidelines for reasonable walking distances which are a vital component of the promotion of sustainable transport.
The plan is in breach of policy VILL3 as Thorley is classed as a Group 3 village where only limited infill will be permitted.