

MINUTES OF A MEETING OF THE
DEVELOPMENT MANAGEMENT
COMMITTEE HELD IN THE COUNCIL
CHAMBER, WALLFIELDS, HERTFORD ON
WEDNESDAY 22 MAY 2019, AT 7.00 PM

PRESENT: Councillor T Page (Chairman)
Councillors T Beckett, S Bull, B Crystall,
B Deering, A Huggins, J Jones, I Kemp,
C Redfern, P Ruffles and T Stowe

ALSO PRESENT:

Councillors J Goodeve and A Ward-Booth

OFFICERS IN ATTENDANCE:

Mike Edley	- Interim Scrutiny Officer
Eze Ekeledo	- Service Manager (Development Management) Major Applications
Peter Mannings	- Democratic Services Officer
Emma Mumby	- Planning Officer
Lucy Pateman	- Planning Officer
Sara Saunders	- Head of Planning and Building Control
Stephen Tapper	- Principal Planning Officer
Claire Sime	- Service Manager (Policy and

Kevin Steptoe	Implementation) - East Herts Garden Town Lead Officer
Victoria Wilders	- Legal Services Manager

30 APPOINTMENT OF VICE-CHAIRMAN

It was proposed by Councillor P Ruffles and seconded by Councillor J Jones that Councillor B Deering be appointed Vice-Chairman of the Development Management Committee for the 2019/20 civic year.

After being put to the meeting and a vote taken, Councillor B Deering was appointed Vice-Chairman of the Development Management Committee for the 2019/20 civic year.

RESOLVED – that Councillor B Deering be appointed Vice-Chairman of the Development Management Committee for the 2019/20 civic year.

31 APOLOGIES

Apologies for absence were submitted on behalf of Councillors D Andrews and R Buckmaster. It was noted that Councillor S Bull was substituting for Councillor R Buckmaster.

32 CHAIRMAN'S ANNOUNCEMENTS

The Chairman referred to a number of housekeeping issues.

The Chairman welcomed new and returning Members. He stated that new Members had received initial training and advised that Officers were present to support the Committee. The Chairman emphasised that it was the responsibility of Members to determine the applications put before them by Officers.

The Chairman introduced the Officers present for the benefit of new Members.

33 MINUTES - 20 MARCH 2019

Councillor P Ruffles proposed and Councillor T Stowe seconded, a motion that the Minutes of the meeting held on 20 March 2019 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 20 March 2019, be confirmed as a correct record and signed by the Chairman.

- 34 3/18/1898/VAR - VARIATION OF CONDITION 8 (APPROVED PLANS) OF PLANNING PERMISSION 3/13/0804/OP FOR 2,200 HOMES TO ALLOW THE REDISTRIBUTION OF 85 DWELLING UNITS FROM THE SECOND (EASTERN) PHASE TO THE FIRST (WESTERN PHASE), INCLUDING REVISIONS TO LAYOUTS AND DWELLING TYPES (INCLUDING AFFORDABLE HOUSING) WITHIN DEVELOPMENT PARCELS B10, B13-17, B20 AND B26-29, TOGETHER WITH REVISIONS TO THE MEANS OF ACCESS TO DWELLINGS, ASSOCIATED CAR PARKING, AND REVISED LANDSCAPING AT LAND AT STORTFORD FIELDS, BISHOP'S STORTFORD NORTH, BISHOP'S STORTFORD FOR THE BISHOP'S STORTFORD NORTH CONSORTIUM
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The Head of Planning and Building Control recommended that in respect of application 3/18/1898/VAR, planning permission be granted subject to the conditions detailed in the report now submitted.

The Principal Planning Officer, on behalf of the Head of Planning and Building Control, explained that it was unusual to have a variation application on this scale. He stated that Section 73 of the legislation allowed applications to amend existing planning permissions by varying conditions.

Members were advised that a number of background changes had led the developers to make significant changes to 11 development parcels at Stortford Fields. The infrastructure would be unaffected and the principal change was moving 85 dwellings from the Eastern to the Western Neighbourhood. The overall number of dwellings would be unaffected and the

detail of development in the Eastern Neighbourhood remained in outline form only.

The Principal Planning Officer referred to the Strategic Housing Market Assessment (SHMA) in respect of the proposed mix of housing on this site. He emphasised that the policy of up to 40% affordable housing was met in respect of the 85 dwellings being moved from the Eastern to the Western Neighbourhood. Members were advised that the provision of 30.4%, embodied in the existing Section 106 agreement, still applied to the remaining dwellings in the 11 development parcels.

Members were advised that Hertfordshire Highways was satisfied with the changes to roads and parking within the development parcels. It was noted that there were some opportunities for additional cycle and footpath connections, which could be followed up with the developers outside the remit of the current application. Officers considered that there were notable improvements to layout and design resulting in a more pleasing development. Members were also advised that there would be more visitors' parking in the form of on-street parking laybys.

Mr Brindley addressed the Committee in support of the application. Councillor P Ruffles commented on whether there could be any amelioration in respect of the height of the proposed flats in development parcel B27 which was in close proximity to an open space. Councillor J Jones commented on the mix of tenures and sought clarification on whether the increased density in the western neighbourhood would mean a lesser density in the eastern neighbourhood.

Councillor T Beckett commented on the possibility of the early adoption of a mini bus service in advance of the main bus provision to avoid residents adopting bad habits in respect of single occupancy car use. The Principal Planning Officer emphasised that the proposed and existing landscaping meant that the flats on Parcel B27 would not be intrusive in the landscape and that, being well designed, they would sit well next to and overlook the open space, bringing benefit in terms of surveillance.

With regard to the number of dwellings in the Eastern Neighbourhood, Members were advised that the Committee had absolute control over the site as the total number of dwellings permitted remained at 2,200 and planning permission would be required to increase that number. At this stage, the ultimate number of dwellings that would be permitted on the Eastern Neighbourhood could not be predicted given its outline status and pending consideration of its opportunities and constraints.

The Principal Planning Officer commented that the Council's new policy on tenure mix of 84% rent and 16% shared ownership was a test for developers in terms of the viability of development. The ratio was now being sought on many sites. Members should also keep in mind the realities of the existing permission and Section 106 agreement relating to Stortford Fields. The developer had offered a mix of 75% and 25% and it would be very difficult for them to improve on this offer and Housing Services were satisfied with this compromise.

The Principal Planning Officer confirmed to Councillor T Beckett that the proposed subsidised bus route was funded via the Section 106 agreement for approximately £900,000 and the County Council's Public Transport Unit were satisfied that there should be a strong fare box from a development of this size. He commented that a separate minibus provision would prove to be expensive when the number of residents was currently very low on this site. Officers would however take this question back to the public transport unit on the basis that the sooner the bus passes were used by residents the better.

The Principal Planning Officer confirmed to Councillor A Huggins that the Authority did have a policy in the District Plan in respect of 1% of properties on a site being self-build and this was backed by the National Planning Policy Framework (NPPF). This policy was however difficult to implement where a developer was already progressing a development.

The Officer responded to a number of other minor questions and queries from Members. Councillor J Jones proposed and Councillor T Beckett seconded, a motion that in respect of application 3/18/1898/VAR, the Committee support the recommendation for approval, subject to the terms of the existing legal agreement dated 2 April 2015 and 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 3/18/1898/VAR, planning permission be granted subject to the terms of the existing legal agreement dated 2 April 2015 and subject to the conditions detailed in the report submitted.

35 MEMORANDUM OF UNDERSTANDING IN RELATION TO THE CONSIDERATION AND DETERMINATION OF PLANNING APPLICATIONS RELATING TO THE GILSTON AREA (HARLOW AND GILSTON GARDEN TOWN)

The Head of Planning and Building Control submitted a report seeking endorsement of a Memorandum of Understanding dealing with procedural arrangements relating to forthcoming planning applications for development in the Gilston Area, as part of the Harlow and Gilston Garden Town.

The East Herts Garden Town Lead Officer stated that this related to the strategic area for development allocated through the District Plan process. Members were reminded that Officers were working with Officers in Epping Forest and Harlow as the Garden Town area included all or parts of those local Authority areas.

The Lead Officer explained that Epping Forest and Harlow Councils were working towards the adoption of Local Plans which included plans for the development of the Garden Town. Members were advised that 5 Councils in total were working together for the delivery of this Strategic Area of Growth and Development.

The Lead Officer advised that the Memorandum of Understanding was purely to cover the procedural matters relating to the planning applications that would be received shortly and which would relate to land in East Herts and Harlow Council areas. The local authority decisions would be taken in accordance with the development plan and all relevant material considerations. Members' decisions would not be fettered by the arrangements set out in the Memorandum which were procedural in nature. Members were advised that the protocols in the Memorandum were not binding and would be based on best practice.

The Lead Officer stated that the recommendation is now updated to reflect the confirmed details of the Executive Member for Planning and Growth as this title was not known when the report was prepared. He summarised the detail of the applications as detailed in paragraph 2.4 of the report submitted and referred Members to paragraph 2.6 for the matters that would be covered in the Memorandum document.

The Lead Officer responded to a number of questions from Members in respect of the Memorandum of Understanding. Councillor A Huggins proposed and Councillor J Jones seconded, a motion that the Memorandum of Understanding be endorsed and the Executive Member for Planning and Growth and the Chairman of the Development Management Committee be authorised to sign the Memorandum of Understanding.

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

RESOLVED – that (A) the Memorandum of Understanding be endorsed; and

(B) the Executive Member for Planning and Growth and the Chairman of the Development Management Committee be authorised to sign the Memorandum of Understanding.

36 PUBLIC SPEAKING ARRANGEMENTS FOR DISTRICT PLAN STRATEGIC SITE ALLOCATIONS

The Head of Planning and Building Control submitted a report inviting Members to consider public speaking arrangements for the District Plan strategic sites. The Service Manager (Policy and Implementation) summarised the usual speaking arrangements for objectors, applicants and Parish or Town Councils.

The Service Manager advised that Officers were suggesting a period of up to 6 minutes be permitted for those who wish to speak in objection, with the same total period offered to any supporting parties, in respect of the strategic sites to reflect the significant interest in them throughout the District Plan process. Members were advised that separate public speaking arrangements would be put in place for the Gilston Area to reflect the significant nature of those development proposals.

In response to a query from Councillor I Kemp, the East Herts Garden Town Lead Officer advised that the

Committee would be asked to decide the speaking arrangements for the Harlow and Gilston Garden Town at a later date. It was anticipated that the speaking time would be at least as long as the arrangements being proposed this evening for the District Plan Strategic Sites.

Members debated the duration of public speaking time to be offered in respect of the strategic sites. Councillor T Page proposed and Councillor T Stowe seconded, a motion that the revised arrangements for public speaking on the District Plan Strategic Site Allocations, as detailed in the report submitted, be approved.

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

RESOLVED – that the revised arrangements for public speaking on the District Plan Strategic Site Allocations, as detailed in the report submitted, be approved.

37 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 8.27 pm

Chairman
Date