

MINUTES OF A MEETING OF THE
DEVELOPMENT MANAGEMENT
COMMITTEE HELD IN THE COUNCIL
CHAMBER, WALLFIELDS, HERTFORD ON
WEDNESDAY 11 SEPTEMBER 2019, AT 7.00
PM

PRESENT: Councillor T Page (Chairman)
Councillors R Buckmaster, B Crystall,
B Deering, J Dumont, R Fernando,
A Huggins, J Jones, J Kaye, C Redfern,
P Ruffles and T Stowe

ALSO PRESENT:

Councillors S Bull, E Buckmaster and
J Goodeve

OFFICERS IN ATTENDANCE:

Elaine Bell	- Solicitor
Peter Mannings	- Democratic Services Officer
Sara Saunders	- Head of Planning and Building Control
Jill Shingler	- Principal Planning Officer

137 APOLOGIES

Apologies for absence were submitted on behalf of Councillors D Andrews and T Beckett. It was noted that Councillors J Dumont and J Kaye were substituting

for Councillors T Beckett and D Andrews respectively.

138 CHAIRMAN'S ANNOUNCEMENTS

The Chairman referred to a number of housekeeping issues.

The Chairman reminded Members that there was a training session at 7 pm on Thursday 12 September 2019 in the Council Chamber in respect of Gilston. He emphasised that it was a requirement that Members of the Development Management Committee attend this training session.

Councillor J Jones said that he had already attended training in respect of Gilston in Harlow and did not plan to attend on the 12 September. The Executive Member for Planning and Growth explained that the briefing would be covering different aspects of the site and attendance was very important for Members' understanding.

139 MINUTES - 14 AUGUST 2019

Councillor R Buckmaster proposed and Councillor B Crystall seconded, a motion that the Minutes of the meeting held on 14 August 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 14 August 2019, be confirmed as a correct record and signed by the Chairman.

- 140 3/18/2731/FUL - DEMOLITION OF BUILDING P5 AND ASSOCIATED STRUCTURES AND THE ERECTION OF A MANUFACTURING BUILDING AND ASSOCIATED WORKS AT GLAXOSMITHKLINE SERVICES LTD, PRIORY STREET, WARE, HERTFORDSHIRE, SG12 0DJ
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The Head of Planning and Building Control recommended that in respect of application 3/18/2731/FUL, planning permission be granted subject to the conditions detailed in the report now submitted.

Councillor P Ruffles said that he was unclear as to the location of the existing public right of way referred to in condition 15 of the report submitted. The Principal Planning Officer, on behalf of the Head of Planning and Building Control, advised that the public right of way highlighted in condition 15 was not actually within the site and was to the east.

The Principal Planning Officer stated that she was asking for condition to be removed as it had been incorrectly added to the list of conditions. This condition had been requested by Hertfordshire County Council to protect the public right of way during construction.

Members were advised of an additional condition that was referred to in the report at paragraph 8.13 but was missing from the list of conditions. This related to the access to Harris's Lane which would be an access for emergency and construction vehicles only. This had been restricted by condition on the previous

approval and a similar condition was recommended by Officers for this application.

Councillor T Stowe expressed concerns in respect of the amended time limit of 5 years detailed in the conditions. He said he supported employment but would welcome some clarification as a lot could change in 5 years.

The Principal Planning Officer stated that a previous consent had been granted for 3 years and that permission had not been implemented. The applicant had requested 5 years due to uncertainty about a timescale for the commencement of development. A further permission for 3 years could result in the Committee having to determine another renewal of planning permission at that time. Officers had taken on board the issue of sustainability and had included a condition covering the sustainability credentials of the application.

Councillor J Kaye referred to the comments of the Hertfordshire County Council Historic Environment Unit and advice that the scheme would impact upon heritage assets of archaeological importance. He said that this has been addressed within the report submitted by Officers.

Councillor Kaye highlighted the points made by Ware Town Council in that the developed and investment in Ware was welcomed subject to conditions regarding construction hours to minimise disruption to residents, with no deliveries at weekends and conditions to ensure safety of access to Park Road. He concluded

that he was encouraged by the proposed 37 replacement native trees and a holly hedge that would reach a maximum height of 1.8 metres.

The Principal Planning Officer stated that a construction management condition was proposed and Officers would take advice from Environmental Health and Hertfordshire County Council highways in respect of deliveries and delivery hours to this site in evenings and at weekends.

Councillor B Crystall referred to a traffic regulation order (TRO) and he also referred to the very thorough Transport Statement. He commented on whether the TRO would prevent parents and residents from parking on Park Road during the construction period and whether this would have a knock on effect on other streets.

Councillor Crystall questioned whether a condition could be possible to permit parents to park during the construction phase. He also referred to there being no new parking but asked whether a condition was possible to cover the provision of electric car charging points for the employees who would use this site.

The Principal Planning Officer advised that the TRO was being looked after by Hertfordshire County Council and she was unclear what this would entail. Members were advised that the red outline of this application site did not include the parking area so conditions could not be imposed regarding electric car charging points.

It was moved by Councillor A Huggins and seconded by Councillor J Jones that the application be granted subject to the conditions detailed in the report submitted with condition 15 being deleted and a condition being added on the basis of the access shown on to Harris's Lane being used for construction purposes in association with the development hereby approved and thereafter shall be used solely for emergency access only.

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

RESOLVED – that in respect of application 3/18/2731/FUL, planning permission be granted subject to the conditions detailed in the report submitted with condition 15 being deleted and the following condition being added:

15. The access shown on to Harris's Lane shall be used for construction purposes in association with the development hereby approved and thereafter shall be used solely for emergency access only.

Reason: In the interests of highway safety in accordance with policy TRA2 of the East Herts District Plan 2018.

141 ITEMS FOR REPORTING AND NOTING

Councillor J Jones commented on the importance of

robust Neighbourhood Plan Policies in the context of appeals against the refusal of planning permission. He raised this matter in the context to 2 appeals that had been allowed where Officers had refused planning permission under delegated powers for 2 applications in his ward.

The Head of Planning and Building Control referred to the emergence of some conflict in respect of Neighbourhood Plan policy and appeals. She stated that she would be doing some research and would be seeking to report back to the Committee relatively quickly. Members received the reports.

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.

142 URGENT BUSINESS - RESOLUTION TO CORRECT AN INACCURACY IN THE SIGNED MINUTES OF THE MEETING HELD ON 17 JULY 2019

The Democratic Services Officer detailed an inaccuracy in the signed minutes of the 17 July 2019 meeting of the Development Management Committee. He said this related to the end of the first sentence of the 14th

paragraph of Minute 75 and the word 'deferred' should be deleted and replaced with the word 'approved'.

Members were advised that the motion for approval was correctly referred to as being LOST and the subsequent motion for refusal of planning permission was also correct and had been declared CARRIED. The Head of Planning and Building Control confirmed to Councillor J Jones that the applicant had been informed of the decision of the Committee to refuse planning permission in respect of application 3/18/1228/FUL.

Councillor T Page proposed and Councillor R Fernando seconded, a motion that the minutes of the meeting on 17 July 2019, approved and signed by the Chairman at the meeting on 14 August 2019, be amended in the following respect to correct an inaccuracy subsequently discovered:

Minute 75 – 3/18/1228/FUL – Erection of 8no dwellings, new access and landscaping at land west of Hoddesdon Road, St Margaretsbury, Stanstead Abbots

Delete at end of 1st sentence in 14th paragraph –
'...deferred.'

Replace with – 'approved'.

After being put to the meeting and a vote taken, this motion was declared CARRIED. Councillor A Huggins abstained from voting.

RESOLVED – that the minutes of the meeting on

17 July 2019, approved and signed by the Chairman at the meeting on 14 August 2019, be amended in the following respect to correct an inaccuracy subsequently discovered:

Minute 75 – 3/18/1228/FUL – Erection of 8no dwellings, new access and landscaping at land west of Hoddesdon Road, St Margaretsbury, Stanstead Abbots

Delete at end of 1st sentence in 14th paragraph – ‘...deferred.’

Replace with – ‘approved’.

The meeting closed at 7.25 pm

Chairman
Date