

MINUTES OF A MEETING OF THE  
DEVELOPMENT MANAGEMENT  
COMMITTEE HELD IN THE COUNCIL  
CHAMBER, WALLFIELDS, HERTFORD ON  
WEDNESDAY 6 NOVEMBER 2019, AT 7.00  
PM

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PRESENT: Councillor T Page (Chairman)  
Councillors T Beckett, R Buckmaster, S Bull,  
B Crystall, B Deering, R Fernando, I Kemp,  
C Redfern and P Ruffles

ALSO PRESENT:

Councillors E Buckmaster, J Dumont,  
J Goodeve and D Snowdon

OFFICERS IN ATTENDANCE:

Peter Mannings	- Democratic Services Officer
Sara Saunders	- Head of Planning and Building Control
Jill Shingler	- Principal Planning Officer
David Snell	- Service Manager (Development Management)
Stephen Tapper	- Principal Planning Officer
Victoria Wilders	- Legal Services Manager

220 APOLOGIES

Apologies for absence were submitted on behalf of Councillors D Andrews, A Huggins, J Jones and T Stowe. It was noted that Councillors S Bull and R Fernando were substituting for Councillors T Stowe and J Jones respectively.

221 MINUTES - 11 SEPTEMBER 2019

Councillor B Deering proposed and Councillor R Fernando seconded, a motion that the Minutes of the meeting held on 11 September 2019 be confirmed as a correct record and signed by the Chairman, subject to the following amendments:

Minute 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

In 3<sup>rd</sup> paragraph, add 15 after the word condition in the 1<sup>st</sup> sentence.

Delete in 1<sup>st</sup> sentence in 8<sup>th</sup> paragraph – ‘...developed.’

Replace with – ‘development’.

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

RESOLVED – that the Minutes of the meeting

held on 11 September 2019, be confirmed as a correct record and signed by the Chairman, subject to the following amendments:

Minute 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

In 3<sup>rd</sup> paragraph, add 15 after the word condition in the 1<sup>st</sup> sentence.

Delete in 1<sup>st</sup> sentence in 8<sup>th</sup> paragraph – ‘...developed.’

Replace with – ‘development’.

222 3/19/1689/FUL - ERECTION OF 8NO. DWELLINGS, NEW ACCESS AND LANDSCAPING AT LAND WEST OF HODDESDON ROAD, ST MARGARETSBURY, STANSTEAD ABBOTS

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The Head of Planning and Building Control recommended that in respect of application 3/19/1689/FUL, planning permission be granted subject to the conditions detailed in the report now submitted.

The Service Manager (Development Management), on behalf of the Head of Planning and Building Control, summarised the application and detailed the relevant planning history. He said that the application was essentially the same as the application refused by the

Committee on 17<sup>th</sup> July 2019. Members were referred to paragraph 1.5 of the report for the additional information and amendments that had been submitted and proposed.

The Service Manager (Development Management), on behalf of the Head of Planning and Building Control, referred to additional biodiversity information, a pedestrian crossing point with tactile paving and a swept path for 12.1 metre refuse vehicles. He said that the reported response of the Lead Local Flood Authority (LLFA) was as per the previous application. The LLFA had objected to the current application advising that infiltration testing was required to overcome the objection.

The Service Manager (Development Management), on behalf of the Head of Planning and Building Control, said that there had been no changes in respect of the drainage situation. He advised that additional testing on site regarding infiltration was not currently possible as the site was not accessible for additional testing. In the circumstances, the previous LLFA case Officer had accepted that this matter could be addressed by condition.

Members were advised that a very comprehensive pre-commencement condition had been applied in respect of surface water drainage on the basis that this must be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

The Service Manager (Development Management), on

behalf of the Head of Planning and Building Control, confirmed that the applicant had agreed to pre-commencement conditions. Members were advised that paragraph 8.43 on page 38 of the report incorrectly stated that a planning obligation would satisfy a Section 106 test of reasonableness. The wording should have stated "would not satisfy".

Members' attention was drawn to paragraph 1.6 of the report and they were advised that the principal issues for consideration were highways safety and the ecological impact and all other details were substantially the same. Mrs Hind addressed the Committee in objection to the application. Mr Shrimplin spoke for the application. Mr Cox addressed the Committee on behalf of Stanstead Abbots Parish Council. Councillor J Dumont addressed the Committee as the local ward Member.

Councillor P Ruffles said that he would welcome comment from Officers in respect of the combined foul and surface water sewer. He acknowledged that there would be a big change in the nature of this site in terms of ecology. In response to comments by Councillor P Ruffles and Councillor B Deering, the Service Manager (Development Management), provided some further clarity for Members.

The Service Manager (Development Management), on behalf of the Head of Planning and Building Control, confirmed that the provisions of the pre-commencement condition stipulated that development could not commence until the drainage issues were resolved. The LLFA had written to Officers

to confirm that they did not recommend refusal of the planning application. He said that as regards the foul and surface water combined sewer, it was for Thames Water to provide the capacity for the proposed development. He also confirmed that the Conservation Officer had stated that there would be no adverse impact on the conservation area.

The Service Manager (Development Management), on behalf of the Head of Planning and Building Control, confirmed to Councillor R Buckmaster that the conditions could be amended to preserve the provision of bird and bat boxes on the site in the event of any change of ownership.

Councillor S Bull commented on the pedestrian footpath at the Western End of Hoddesdon Road. He also referred to the access being on a bend of a busy road. The Service Manager (Development Management), on behalf of the Head of Planning and Building Control, advised that only personal injury accidents were recorded and there had no recorded accidents from this location in the last 5 years.

Councillor R Fernando said that there were small but significant positive changes to the proposed development. He commented on the proposed pedestrian crossing and whether trees would be lost. The Service Manager (Development Management), on behalf of the Head of Planning and Building Control, confirmed that Officers were not aware of additional trees being removed other than those proposed for removal by the application and the trees on the site would be protected by the conservation area. The

plans for the pedestrian crossing were included with the application.

Councillor I Kemp said that traffic calming could be utilised to slow the traffic and improve highway safety. The Service Manager stated that this could not be conditioned as the highway authority had not objected to the application.

It was moved by Councillor S Bull and seconded by Councillor I Kemp that the application be granted 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 accepted the recommendation of the Head of Planning and Building Control as now submitted.

RESOLVED – that in respect of application 3/18/1689/FUL, planning permission be granted subject to the conditions detailed in the report submitted.

- 223     3/19/1642/FUL - DEMOLITION OF EXISTING LEISURE CENTRE AND THE DEVELOPMENT OF A REPLACEMENT LEISURE CENTRE WITH ASSOCIATED CYCLE PARKING FACILITIES, LANDSCAPING, FOOTPATHS, CHILDREN'S PLAY AREA, FLOOD ATTENUATION AND AMENDMENTS TO PLAYING PITCHES AT GRANGE PADDOCKS POOL AND GYM, RYE STREET, BISHOP'S STORTFORD
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The Head of Planning and Building Control recommended that in respect of application

3/19/1642/FUL, 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, highlighted that the recommendation on page 74 of the report submitted should end after the word "below".

Members were advised that the existing leisure centre had reached the end of its life and the proposed replacement centre was considerably larger at more than double the existing floor space. The proposal included enhanced pool and gym facilities and a new café area. The Principal Planning Officer, on behalf of the Head of Planning and Building Control, confirmed that the proposed development would be to the south of the existing centre, which would remain open during construction.

The Committee was advised that the application constituted inappropriate development in the Green Belt and very special circumstances should exist for approval of planning permission. The evidence of increasing demand for pool and gym facilities and the sustainable location of the site, together with the lack of alternate sites weighed heavily in favour of development and site was well served by public transport and existing car parks. Officers therefore considered that special circumstances applied in this case.

The Principal Planning Officer, on behalf of the Head of Planning and Building Control, referred to the town centre location and the good public transport links plus the proposed cycle parking. Members were



advised that there would no long term loss of playing fields and the building exceeded building regulations in design due to fabric first principles being applied. She also referred to the proposed use of photo voltaic cells and air source heat pumps.

The Principal Planning Officer, on behalf of the Head of Planning and Building Control, said that the site was close to the boundary of the Bishop's Stortford Conservation Area and there would be no harm to heritage assets. The curving nature of the design represented a significant visual improvement over the existing leisure centre.

Councillor D Snowdon addressed the Committee as the local ward Member. He was supportive of the development and referred to a number of the key features that made this a great development that was wanted by the public and clearly met the demand for leisure provision. He concluded that a new pool was needed and there would be an 11.2% reduction in carbon emissions. He said that his only concern was the impact of the application on Rye Street and asked whether this impact could be controlled by conditions.

The Principal Planning Officer, on behalf of the Head of Planning and Building Control, confirmed to Councillor S Bull that the option of a multi storey car park had not been considered and Officers believed this would not be appropriate in this location. She said that this was a sustainable location and the proposed 240 spaces were considered to be sufficient.

The Principal Planning Officer, on behalf of the Head of

Planning and Building Control, responded to a comment by Councillor T Beckett that the car park fronting onto Rye Street had been included in the parking provision. Councillor B Deering referred to the importance of the facilities being of sufficient and proper size for competitions. The Principal Planning Officer, on behalf of the Head of Planning and Building Control, confirmed that there had been input from Sport England. The Chairman referred to the lack of a height restriction to allow easy access for coaches to the proposed facilities.

It was moved by Councillor P Ruffles and seconded by Councillor S Bull that the application be granted subject to the conditions detailed in the report submitted, on the basis that the special circumstances outweighed the harm and there would no loss of habitat and the loss of open space was considered to be acceptable.

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 3/19/1642/FUL, planning permission be granted subject to the conditions detailed in the report submitted.

224 3/18/1820/FUL - EXTENSION OF SPINE ROAD FROM HOGGATE'S PARK TO THE SECONDARY SCHOOL SITE AT STORTFORD FIELDS, BISHOP'S STORTFORD

The Head of Planning and Building Control recommended that in respect of application 3/18/1820/FUL, 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, summarised the application and Members were advised of the unusual nature of an application for the extension of a spine road without an accompanying development. This was to facilitate access to the secondary school site in the eastern neighbourhood of Bishop's Stortford North.

The Principal Planning Officer, on behalf of the Head of Planning and Building Control, referred to technical work and a higher standard now expected in terms of roads and cycle ways. The applicant had responded with wider roads and improvements to cycle ways and enhanced footpath provision. He also referred to work that been undertaken in respect of biodiversity and tree planting.

The Principal Planning Officer, on behalf of the Head of Planning and Building Control, referred to the complex drainage situation. He said that the Lead Local Flood Authority had set very high standards for the triple natural filtration of highways run off due to accumulations of oil, fuel and dust from both vehicle tyres and brakes.

The Principal Planning Officer, on behalf of the Head of Planning and Building Control, commented on the relationship of the application with Farnham Brook and the River Stort. He referred to the comments of the Ramblers Association and Bishop's Stortford Town Council regarding ensuring that footpaths were not blocked.

It was moved by Councillor T Beckett and seconded by Councillor R Fernando that the application be granted 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 accepted the recommendation of the Head of Planning and Building Control as now submitted.

RESOLVED – that in respect of application 3/18/1820/FUL, planning permission be granted subject to the conditions detailed in the report submitted.

## 225 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 8.20 pm

Chairman .....

Date .....