

MINUTES OF A MEETING OF THE
DEVELOPMENT MANAGEMENT
COMMITTEE HELD IN THE COUNCIL
CHAMBER, WALLFIELDS, HERTFORD ON
WEDNESDAY 2 FEBRUARY 2022, AT 7.00
PM

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

ALSO PRESENT:

Councillors M Goldspink

OFFICERS IN ATTENDANCE:

Paul Courtine	- Planning Lawyer
Jonathan Geall	- Head of Housing and Health
Helen George	- Housing Development and Strategy Manager
Steven King	- Finance Management Trainee
Peter Mannings	- Democratic Services Officer
Karen Page	- The Service Manager (Development Management and

Sara Saunders	Enforcement) - Head of Planning and Building Control
Jill Shingler	- Principal Planning Officer

306 APOLOGIES

An apology for absence was submitted on behalf of Councillor R Buckmaster. It was noted that Councillor Bull was substituting for Councillor Buckmaster.

307 CHAIRMAN'S ANNOUNCEMENTS

The Chairman acknowledged the contributions of Paul Courtine, Legal Officer, as he was leaving the Authority to start a new job with the London Borough of Bromley. He thanked Paul on behalf of Members for his contribution towards the work of the Development Management Committee.

The Chairman said that application 3/20/1950/FUL would be determined at the next meeting on 2 March 2022, as the Officer who had been due to be present the application was unwell.

308 DECLARATIONS OF INTEREST

Councillor Page declared a non-pecuniary interest in application 3/21/2353/FUL, on the grounds that he was a Member of Bishop's Stortford Town Council.

Councillor Beckett declared a non-pecuniary interest in

application 3/21/2353/FUL, on the grounds that he was the Bishop's Stortford Town Councillor for Bishop's Stortford Meads ward.

309 MINUTES - 1 DECEMBER 2021

Councillor Fernando proposed and Councillor Beckett seconded, a motion that the Minutes of the meeting held on 1 December 2021 be confirmed as a correct record and signed by the Chairman.

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

RESOLVED – that the Minutes of the meeting held on 1 December 2021, be confirmed as a correct record and signed by the Chairman.

310 3/21/2879/FUL - CONVERSION OF DWELLING TO CREATE 2, 1 BEDROOMED TEMPORARY HOUSING UNITS (HOSTEL) TOGETHER WITH ASSOCIATED ELEVATIONAL ALTERATIONS INCLUDING PROVISION OF AN EXTERNAL RAMP. ERECTION OF BIN STORE AND CREATION OF PARKING WITH 2 CROSSOVERS AT 34 QUEENS ROAD, WARE, HERTFORDSHIRE, SG12 7DN

The Head of Planning and Building Control recommended that in respect of application 3/21/2879/FUL, planning permission be granted subject to the conditions detailed in the report submitted.

The Service Manager (Development Management and Enforcement) summarised the proposed development

and said that the application was being reported to the Committee as the applicant was East Hertfordshire District Council. The Service Manager detailed the proposed works to the rear outbuilding and summarised the proposed internal layout of the self-contained units.

The Committee was advised that 34 Queens Road was a two storey semi-detached property located in the built up area of Ware. Members were advised that the scheme included the provision of an access ramp, a bin store and the creation of two off street parking spaces as well as two associated cross overs.

The Service Manager referred to an extant planning permission relating to this property that dated from 2020 and this allowed for the conversion of the property into two flats with extensions. She said that this current application did not propose any extensions and the property would be regarded as a hostel use.

Members were advised that the main issues for consideration were the principle of the development, the design and layout of the scheme, impact on the amenity of adjoining residents and also the impacts on the highway network and parking provision.

The Service Manager said that the principle of the conversion of the property into two units for temporary accommodation was considered to be acceptable due to the provision of additional housing and accommodation for groups who had specific housing needs, which was in accordance with national

planning policy.

The Service Manager said that each unit would be self-contained and was of a sufficient size to meet the nationally prescribed space standards and the ground floor flat would have step free access. Members were advised that the physical alterations to the building were very modest and matched the existing building and were therefore considered to be acceptable in design standards.

The Service Manager said that there were no applicable issues relating to loss of light as there would be no external alterations to the building. Members were advised that concerns had been expressed that the proposed use would give rise to anti-social behaviour which could diminish neighbour amenity. Officers did not believe that these concerns could be substantiated due to a lack of evidence and the small scale of the proposed units.

The Committee was advised that the proposals included the provision of two off street parking spaces, which was in accordance with the Council's parking standards. The Service Manager said that the Highway Authority had raised no objections on highways safety grounds. She said that the loss of on street car park was mitigated by the off street spaces and Officers were satisfied that the application was in accordance with the development plan and it was recommended that planning permission be granted subject to conditions.

Jonathan Geall addressed the Committee in support of

the application.

Councillor Ruffles said that a lot of concern had been expressed in the representations. He commented on the importance of the exterior maintenance of the property and in particular the garden land. Councillor Ruffles said that it seemed to be an ideal community for temporary accommodation and he was comfortable with this application in this location. He said that it was important that the property was looked after by the Council due to its prominent position.

Councillor Beckett referred to the lack of detail in respect of construction make up. He asked if the two parking spaces that would be in place of grass would be constructed using permeable materials. He asked about insulation upgrades and referred to the efficiency of the gas boilers. He expressed a concern that gas had been considered by the applicant instead of an electric solution.

Councillor Fernando said that residents had some concerns about the two crossovers and a reduced amount of parking. He said that parking was available on the other side of the road and the provision of the two parking spaces was sensible for visitor parking. He asked about the tenancy arrangements or contracts that residents would be given by the Council.

The Service Manager said that the Council would be taking full responsibility for maintaining the gardens. She said that there were no proposals to extend the building and there were therefore limits to energy efficiency adaptations that could be made. Members

were advised that there was a gas boiler condition that would ensure that energy efficiency would be of a suitable standard.

The Service Manager said that the proposed plans did not indicate any loss of soft landscaping other than the two car parking spaces. She said that the provision of the spaces still left quite a substantial amount of green space. Members were advised that a condition would be imposed which required the green landscaping to be maintained.

The Service Manager said that the Committee could strongly encourage the use of an alternative to gas by the applicant but this could not be enforced by condition. Councillor Kemp said that care had to be taken about the feasibility of retro fitting sustainable energy solutions such as heat pumps. He asked if either of the car parking spaces would be fitted with an electric car charging point.

The Service Manager said that the plans did not make reference to the inclusion of a car charging point and it would be difficult to insist that the applicant provided that from a policy position given the scale of the development. She said that the matter of permeable paving could be woven into the proposed landscaping condition.

Councillor Beckett proposed and Councillor Fernando seconded, a motion that application 3/21/2879/FUL be granted, subject to the conditions detailed at the end of the report.

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

RESOLVED –that in respect of application 3/21/2879/FUL, planning permission be granted subject to the conditions detailed at the end of the report.

311 3/21/2353/FUL - CONSTRUCTION OF AN ARTIFICIAL TURF PITCH (USE CLASS F2C), ASSOCIATED FOOTPATHS, FENCES, A STORAGE CONTAINER, FLOOD LIGHTING AND CREATION OF A LOCALISED BUND AT GRANGE PADDOCKS POOL AND GYM RYE STREET BISHOPS STORTFORD HERTFORDSHIRE CM23 2HD

The Head of Planning and Building Control recommended that in respect of application 3/21/2353/FUL, planning permission be granted subject to the conditions detailed at the end of the report and with delegated authority being granted to the Head of Planning and Building Control to finalise the detail of the conditions.

The Principal Planning Officer referred to the additional representations summary and highlighted an error in that there would be six flood lighting columns proposed, not four as stated in the report. She detailed the location of the proposed development and summarised what was adjacent to the site to the west and to the east.

The Principal Planning Officer set out the layout of what was proposed on the site and said that this included a 3G artificial pitch and two flat top bunds to

the west which would allow people to view any play taking place. She said that there would be some hedging around the site and Members were advised how the proposed development related to residential properties to the west.

Members were advised that the six 15 metre lighting columns would provide very direct LED lighting and there would be minimal horizontal light spillage and no vertical light spillage. The Principal Planning Officer said that the lighting columns were of a very slim design to limit the visual impact. She said the site was within the metropolitan green belt and the impact on openness was restricted to the fencing, the lighting columns and a small storage building.

Members were advised that the main issues were the impact on the green belt and the impact on openness. The Principal Planning Officer said that the minimal impacts were clearly outweighed by the benefits of a much needed recreational facility. She said that there was good access to public transport and other facilities and the application was therefore acceptable in green belt terms.

Members were advised that another issue was the impact on residential amenity in terms of noise from the pitch and potential light impact. The Principal Planning Officer said that both these matters had been considered by an Environmental Health Officer and comprehensive reports had indicated that the impacts of both noise and light would be well within reasonable limits and would not adversely affect the amenity of neighbouring residents.

Members were referred to the conditions in respect of hours of usage, noise and the complaints procedure being available should any noise problems need to be reported. The Principal Planning Officer said that another issue was drainage as this site was close to an area that was liable to flood. She said that drainage had been looked at in some detail to ensure that the site run off was fully attenuated.

The Principal Planning Officer said that the other main issue was the impact on the natural environment. She said that Natural England and Herts Ecology had looked at the proposals and both organisations had said that the flood lighting was sufficiently shielded to avoid any harm to rare bats and there would no adverse impact on water voles.

The Principal Planning Officer said that the proposed development provided much needed facilities and the application was recommended for approval subject to the conditions detailed at the end of the report.

Martin Lindus addressed the Committee in support of the application. Councillor Goldspink addressed the Committee as the local ward Member.

Councillor Andrews said that he was pleased to see that the matter of the micro plastics had been addressed. He asked about the possibility of the conditions being made tighter to require that the playing surface be made up of organic materials.

Councillor Andrews expressed a concern about the

timings of the use of the pitch. He said that he would like to see a cap of 10 pm Monday to Saturday and possible 8 pm on a Sunday, in terms of the lights being switched off and things quietening down.

Councillor Bull said that the proposed development would be a wonderful amenity. He made the point that the concerns expressed would not be as bad as first thought and he was supportive of the application.

Councillor Fernando asked if there were any details or a condition regarding management plan for the pitch. He said that it was his understanding that the crumb on the artificial pitch had to be brushed regularly to ensure even distribution and avoid issues to do with surface drainage.

The Principal Planning Officer said that the submitted plans were for an organic crumb and Officers could add to the relevant condition that the details be referred to the Environment Agency and Environmental Health prior to the discharge of conditions. She said that there were restrictive hours as per conditions six and seven in the report and the LED lights would switch off instantly when not in use.

Members were advised that there was a drainage strategy and the matter of surface drainage and the brushing of the crumb had not been raised as an issue by the flood authority. The Service Manager said that the management of the pitch fell outside of the remit of planning. An informative requiring the brushing of the crumb could be added to the planning permission.

Councillor Kemp commented on the benefits of the scheme and the demand for the facility. He said that the substitution of the organic crumb was a good start and commented at length about developments in LED lighting technology. He also commented on noise pollution asked for more details as to the workings of the noise attenuation proposals.

Councillor Newton said that she was reassured by the conditions as they had addressed her concerns. She asked if there was an absolute need to remove the trees and she also expressed a concern about the impact on any birds that were breeding after the 30th September. The Principal Planning Officer said that the trees identified for removal had to be removed as they were in the vicinity of the pitch.

Councillor Page raised a question regarding transparency in respect of the Environmental Health consultation and the almost total redaction of their representation on the planning portal. The Principal Planning Officer said that the details removed included extraneous background information and the full details of the Environmental Health Officer.

The Principal Planning Officer said that the proposals for noise attenuation included neoprene linked fencing which would reduce noise and there was a condition for a full noise management plan. She said that Officers did not believe the application would result in excessive noise.

Members were advised that condition 13 was a standard condition meaning that any trees shouldn't

be removed during the months when there were most likely to be nesting birds. The Principal Planning Officer said that birds were protected during nesting periods and trees to be removed must be inspected before they were removed.

Councillor Redfern made a general point that the number of trees should be increased on a two for one basis and asked if this could be conditioned on this application. Councillor Andrews made a further point about the organic crumb to be used on the pitch and the impact on the river. He said that condition three needed a bit more work in respect of details of the organic infill crumb to be used.

The Principal Planning Officer said that in respect of the loss of trees, condition 10 could be amended to pick up the matter of replacement trees. Members were advised that condition three could also be amended on the basis that the details of the organic crumb should be submitted to and approved in writing by the local planning authority in consultation with the Environment Agency and Herts Ecology.

The Chairman made a number of general summary comments based on the points that had been raised in the Member debate in respect of the organic crumb, lighting and shielding and replacement tree planting. The Principal Planning Officer said that in respect of the shielding of the lighting columns, these were a very specific design of lighting column that were shielded by design to minimise light spread.

Councillor Andrews proposed and Councillor Newton

seconded, a motion that application 3/21/2353/FUL be granted, subject to the amended condition three and the conditions detailed at the end of the report and with delegated authority being granted to the Head of Planning and Building Control to finalise the detail of the conditions.

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

RESOLVED –that (A) in respect of application 3/21/2353/FUL, planning permission be granted subject to the amended condition three and the conditions detailed at the end of the report; and

(B) delegated authority be granted to the Head of Planning and Building Control to finalise the detail of the conditions detailed in the report submitted.

- 312 3/21/2547/FUL - ERECTION OF NEW SCITECH BUILDING COMPRISING THREE STOREY TEACHING BLOCK, TWO STOREY RESEARCH BLOCK, SINGLE STOREY EXTENSIONS, ALTERATIONS TO BAKER BUILDING AND DESIGN TECHNOLOGY BUILDING, CONNECTING SINGLE STOREY GLAZED CLOISTER ENCLOSING AN EXTERNAL COURTYARD AND GLAZED LINK. DEMOLITION OF BIOLOGY BUILDING AND PARTIAL DEMOLITION OF DESIGN TECHNOLOGY BUILDING. RELOCATION OF SERVICE ACCESS TO HAILEY LANE. INSTALLATION OF 18 BOREHOLE ARRAY TO SERVE NEW GROUND SOURCE HEAT PUMP. PROVISION OF NEW LANDSCAPING AT HAILEYBURY AND IMPERIAL SERVICE COLLEGE, COLLEGE ROAD, HERTFORD HEATH, HERTFORDSHIRE, SG13 7NU
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The Head of Planning and Building Control recommended that in respect of application 3/21/2547/FUL, planning permission be granted subject to the conditions detailed at the end of the report and with delegated authority being granted to the Head of Planning and Building Control to finalise the detail of conditions.

The Principal Planning Officer drew the attention of Members to the additional representations summary and the commentary in respect of the responses from Environmental Health and Hertfordshire Ecology. The summary document also included some commentary from Hertfordshire Highways Officers.

Members were shown an aerial photo of the site and the Principal Planning Officer set out the context of the site and summarised the location of the science and technology buildings to the south of the main campus off Hailey Lane. She said that the proposals included the removal of the biology building and its replacement with a much smaller two storey building.

The Principal Planning Officer said that the proposals included the removal of part of the design and technology building to create a courtyard area. She said that the proposed three storey extension to the science building would run along the road frontage of Hailey Lane.

The Principal Planning Officer said that there would be no extension of the built environment and the proposed development would extend no further

towards the road. She detailed the nature of the trees which would be removed and advised that three of the trees to be removed were of significant importance.

The Principal Planning Officer said the main issues for Members to consider were the restrictions on building in the green belt and the impact of the proposed development on heritage assets.

The Principal Planning Officer said that the design and impact on the heritage assets had been considered in the context of the wider setting of the college. She said that there would be no increase in pupil numbers or traffic as a consequence of the proposals.

Members were advised that the Highways Officers had indicated that they considered the emergency access to be over engineered. The Principal Planning Officer said that this matter could be conditioned in that details of the proposed emergency access should be submitted to and agreed in writing by the Local Planning Authority, in consultation with the Highway Authority.

Members were advised that this condition would require that the submitted details should demonstrate how pedestrian movement would be prioritised in accordance with the NPPF and LTP4 and the access should be completed in full accordance with the agreed details prior to the first occupation of the development.

The Principal Planning Officer said that Hertfordshire Ecology had confirmed that they were satisfied that the

biodiversity net gain, and bat and great crested newt mitigation measures proposed were acceptable, subject to the conditions and the informative detailed in the late representations summary.

Members were advised that the proposed development was not inappropriate in the greenbelt and any harm was outweighed by the public benefits of the scheme. The Principal Planning Officer stated that the design had addressed the need for reducing carbon emissions and there would be no harm to protected species and no other significant concerns.

Mr Stuart Hay addressed the Committee in support of the application. Councillor Becket asked if there could be a commitment from the applicant to use low VOC products given that this building would accommodate some of the youngest people in the District.

Councillor Fernando commented on the carbon dioxide reductions and asked if there was any information in respect of future temporary classroom blocks. The Principal Planning Officer said that there would be an application requirement for any further temporary classrooms.

Councillor Kemp commented that this site in the Green Belt contained historic buildings that enhanced the appearance of the overall site. He commented on the arrangements for vehicles making deliveries to the science and technology block from Hailey Lane.

Councillor Redfern asked for some clarity in terms of how many trees were to be removed. Councillor

Ruffles made a point about the preservation of the built environment. He also made reference to a concern that had been expressed by a resident about the openness of the Green Belt.

The Principal Planning Officer said that the applicant had provided a plan to Hertfordshire Highways in respect of how deliveries would be made to the site and this had met with the approval of Highways Officers

Members were advised that 15 trees were to be removed, 9 of which were of a low quality. The Principal Planning Officer said that she would encourage the inclusion of more trees and she summarised the details of an indicative landscaping scheme. She also commented on the impact of the percentage uplift to the built form on the openness of the Green Belt.

Councillor Crystall commented on whether swift boxes should be included within the requirement for bird and bat boxes.

Councillor Fernando proposed and Councillor Beckett seconded, a motion that application 3/21/2547/FUL be granted subject to the variations to conditions 16 and 17 and subject to the other conditions detailed at the end of the report and with delegated authority being granted to the Head of Planning and Building Control to finalise the detail of the amended conditions.

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

RESOLVED –that (A) in respect of application 3/20/2547/FUL, planning permission be granted subject to the amended conditions 16 and 17 and subject to the other conditions detailed at the end of the report; and

(B) delegated authority be granted to the Head of Planning and Building Control to finalise the detail of the amended conditions.

313 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.

314 URGENT BUSINESS

There was no urgent business.

The meeting closed at 8.58 pm

Chairman
Date