

MINUTES OF A MEETING OF THE
DEVELOPMENT MANAGEMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER,
WALLFIELDS, HERTFORD ON WEDNESDAY 7
FEBRUARY 2024, AT 7.00 PM

PRESENT: Councillor Y Estop (Chairman)
Councillors R Buckmaster, V Burt, R Carter,
S Copley, I Devonshire, J Dunlop, G Hill,
A Holt, S Marlow, T Stowe and S Watson

ALSO PRESENT:

Councillors E Buckmaster and V Glover-Ward

OFFICERS IN ATTENDANCE:

Neil Button	- Team Leader (Strategic Applications - Development Management)
Jade Clifton-Brown	- Principal Planning Officer
Rani Ghattoura	- Planning Lawyer
Peter Mannings	- Democratic Services Officer

323 APOLOGIES

There were no apologies.

324 CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed and introduced the Officers present at the meeting. There were no Chairman's announcements.

325 DECLARATIONS OF INTEREST

There were no declarations of interest.

326 MINUTES - 10 JANUARY 2024

Councillor Buckmaster proposed and Councillor Devonshire seconded, a motion that the Minutes of the meeting held on 10 January 2024 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 10 January 2024, be confirmed as a correct record and signed by the Chairman.

327 3/19/1237/FUL- RESIDENTIAL DEVELOPMENT FOR 50 DWELLINGS COMPRISING OF ONE-TO-FOUR-BEDROOM DWELLINGS, INCLUDING AFFORDABLE HOMES, SURFACE WATER BALANCING FACILITY, ACCESS ROADS AND FOOTPATHS AND ASSOCIATED LANDSCAPING AT LAND BETWEEN HAZEL END ROAD AND FARNHAM ROAD, NORTH OF (AND ACCESSED FROM) MORBURY AVENUE, BISHOP'S STORTFORD, HERTFORDSHIRE, CM23 1JJ

The Head of Planning and Building Control recommended that in respect of application 3/19/1237/FUL, planning permission be granted subject to the conditions set out at the end of the report.

The planning case officer set out details of the application and clarified questions regarding the section 106 legal agreement.

Mr Delafield addressed the committee as the applicant's agent.

Councillor Stowe proposed and Councillor Devonshire seconded, a motion that application 3/19/1237/FUL be granted planning permission, subject to the conditions set out at the end of the report and subject to the following amendments to conditions:

- Plot 50 landing window condition (to be obscure glazed)
- Amendment to condition 13 relating to bike storage (location and details of structures to be submitted for approval)
- Amendment to condition 17 regarding building contractors' practices and to ensure reference is made to lighting affecting amenity and insects.
- The reason for the external lighting condition should include the need to avoid harm for insects (as a result of the proposed lighting).
- Amendment to the trigger point for when details as required by Condition 12 regarding the correct installation of solar panels are submitted to the LPA for approval and implemented.
- Clarity within the Section 106 legal agreement relating to the contributions.
- Landscape details secured by condition to include fencing around the balancing pond.
- Condition proposed to include details to be submitted of naturalistic play equipment within a fenced area within the greenspace.

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

RESOLVED – that application 3/19/1237/FUL be granted planning permission, subject to the conditions set out at the end of the report and subject to the amendments to conditions detailed above.

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.

329 URGENT BUSINESS

The Team Leader (Strategic Applications) said that recent lobbying of DMC Members relating to the Gilston planning applications which were considered by DMC in February and March 2023, suggestions were being made regarding the resolution to grant included the provision requiring Officers to report back about the developments to Development Management Committee in 12 months' time.

It was clarified to Members that the resolution specifically related to the "monitoring of the development", and not to present the outline planning applications.

The Team Leader (Strategic Applications) further clarified that this matter sat with the Head of Planning and Building Control, and she was currently considering how and when to report on the monitoring of the development given that the Section 106 was yet to be completed, and the monitoring framework was in the process of being drafted by Officers and would need to be agreed by the Executive.

Members were advised that once there was more clarity on timescales, an update would be provided. The Team

Leader (Strategic Applications) said that any questions should be directed to the Head of Planning and Building Control after the meeting.

The meeting closed at 8.47 pm

Chairman

Date