

2. Approved plans (2E10 - BA/4025.213/200, BA/4025.213/201, BA/4025.213/202)
3. Materials as on plan (2E42)
4. The development hereby permitted shall only be carried out in accordance with the approved flood risk assessment (Barker Associates, April 2011 BA/4025.213/001CC), and finished floor levels shall be set no lower than 34.3m above Ordnance Datum (AOD).

Reason: To reduce the risk of flooding to the development and future occupiers in accordance with policy ENV19 of the East Herts Local Plan Second Review April 2007.

Directives:

1. Other legislation (01OL)
2. Groundwater protection zone (28GP)

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (East of England Plan May 2008, Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and the 'saved' policies of the East Herts Local Plan Second Review April 2007), and in particular policies SD2, GBC1, TR2, TR7, ENV1, ENV14, ENV19, ENV20 and LRC1, PPS1, PPG2 and PPS25. The balance of the considerations having regard to those policies, and other material considerations, is that permission should be granted.

108 3/11/0544/FP - RE-SURFACING OF EXISTING CAR PARK AT GRANGE PADDOCKS; TEMPORARY CAR PARK; NEW

FOOTBRIDGE BESIDE VEHICLE BRIDGE; PEDESTRIAN AND CYCLE PATH ALONG RIVER STORT WITH LINK TO GRANGE PADDOCKS; LINKS TO EXISTING BRIDGES AND INSTALLATION OF LAMP POSTS ALONG THE ROUTE FROM RYE STREET TO CASTLE GARDENS AT LAND ADJACENT TO THE RIVER STORT (EAST SIDE FROM GRANGE PADDOCKS TO CASTLE GARDENS), BISHOP'S STORTFORD FOR EAST HERTS COUNCIL

The Director of Neighbourhood Services recommended that, in respect of application 3/11/0544/FP, planning permission be granted subject to the conditions now detailed.

Councillor J Demonti commented that the lights along the footpath could lead people to believe this was a safe route when this was not necessarily the case. She also queried the lighting up times.

Councillor G Jones emphasised that the site was designated as green belt and this application was a material change of use that was inappropriate unless the openness of the greenbelt was maintained. He commented that, due to the loss of recreational facilities, the application was contrary to policy LRC1 of the East Herts Local Plan Second Review April 2007.

Councillor Jones stated that as East Herts Council was the applicant, the Authority should be seen to conform to local plan policies. He commented that he did not feel this was an acceptable situation for departing from green belt policy.

The Director commented on whether Members felt that condition 6 should be strengthened so that the applicant had more than 3 months to cease the use of the temporary car park upon the completion of the approved works to the car parks. Members were advised that such development was not normally considered to be unacceptable in relation to green belt policy.

Councillor G Jones proposed and Councillor D Andrews seconded, a motion that application 3/11/0544/FP be deferred to enable further details to be submitted in relation to proposed lighting (including hours of operation), the route of the footpath and timescale for the provision of the temporary parking.

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

The Committee rejected the recommendation of the Director of Neighbourhood Services that application 3/11/0544/FP be granted subject to the conditions now detailed.

RESOLVED – that in respect of application 3/11/0544/FP, planning permission be deferred to enable further details to be submitted in relation to proposed lighting (including hours of operation), route of the footpath and timescale for the provision of the temporary parking.

109 3/11/0658/FP - CHANGE OF USE FROM OFFICE TO BEAUTY SALON AT THE ANNEX TO PISHIOBURY HOUSE, PISHIOBURY DRIVE, SAWBRIDGEWORTH, CM21 0AF FOR MISS REBECCA WILSON

Mr Wadia addressed the Committee in opposition to the application.

The Director of Neighbourhood Services recommended that, in respect of application 3/11/0658/FP, planning permission be granted subject to the conditions now detailed.

In response to a query from Councillor S Rutland-Barsby, the Director stated that Officers had carefully considered the weight to be applied to the relative impact of an office use when compared to the use now proposed by this application. He stressed that Members must make a similar judgement when determining this application.