

Minutes



To: All Members of the
Development Control
Committee, Chief Officers, All
officers named for 'actions'

From: Legal, Democratic & Statutory Services
Ask for: Deborah Jeffery
Ext: 25563

DEVELOPMENT CONTROL COMMITTEE 20 JULY 2017

ATTENDANCE

MEMBERS OF THE COMMITTEE

D J Barnard, S J Boulton, D S Drury, J S Hale, J R Jones (*substitution for D Andrews*)
M D M Muir (Vice-Chairman), S Quilty, I M Reay (Chairman)

Upon consideration of the agenda for the Development Control Committee meeting on 20 July 2017 as circulated, copy annexed, conclusions were reached and are recorded below:

Note: There were no declarations of interest.

CHAIRMAN'S ANNOUNCEMENTS

- (i) If a Member wished their particular view on an item of business to be recorded in the Minutes, it would be recorded on request by that Member.
- (ii) Members were reminded of their obligation to declare interests at the start of the meeting.

PART I ('OPEN') BUSINESS

MINUTES

The minutes of the Committee meeting held on 29 June 2017 were confirmed as a correct record.

PUBLIC PETITIONS

There were no public petitions.

ACTION

**Democratic
Services**

1. APPLICATION FOR THE REGISTRATION OF LAND AT BUNCHLEYS (NEW BARNFIELD) TO THE SOUTH OF HATFIELD AS A TOWN OR VILLAGE GREEN

[Officer Contact: Andrea Trendler, Definitive Map Officer,
Tel: 01992 555280]

- 1.1 The Committee considered an application to register land at Bunchleys (New Barnfield) in the parish of North Mymms to the south of Hatfield, as a town or village green. The Application Land, owned by the Homes and Communities Agency, Hertfordshire County Council, and the Mrs C Horton 1974 Discretionary Settlement Part (the Horton Settlement).
- 1.2 Following the advertising of the application on 29 April 2015, objections were received from Pinsent Masons LLP acting for the HCA and Strutt & Parker acting for the Horton Settlement, however, these had since been withdrawn. The Council therefore cancelled the public inquiry and instructed an independent QC of Francis Taylor Building, London to assess all documentation and provide a report with a recommendation to Committee as to whether the land should be registered as a town or village green.
- 1.3 The Committee were addressed by Mr Mark Lampert, the applicant, speaking in support of the application.
- 1.4 The local Member, Paul Zukowskyj, spoke in support of the application and thanked the local residents for showing their passion in pursuing with the application and supporting their local community.

CONCLUSION

- 1.5 That the County Council accept the Inspector's recommendation, attached at Appendix 3 to the report, that the County Council should register all of the land known as 'Bunchleys' (as shown on the Application Plan, Appendix 1) as a town or village green pursuant to section 15(2) of the 2006 Act.

2. PROPOSED CONSTRUCTION OF A NEW BUILDING TO PROVIDE A 3 FORM ENTRY (3FE) PRIMARY EDUCATIONAL FACILITY FOR RECEPTION, KEY STAGE 1, KEY STAGE 2 AND NURSERY PROVISION, CAR PARKING AND ASSOCIATED DEVELOPMENT AT LAND SOUTHWEST OF FARNHAM ROAD AND NORTH OF RYE STREET, BISHOPS STORTFORD, HERTFORDSHIRE

[Officer Contact: Chay Dempster, Principal Planning Officer,
Tel: 01992 556211]

**CHAIRMAN'S
INITIALS**

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- 2.1 The Committee considered planning application no. 3/0031-17 for the proposed construction of a new building to provide a 3 form of entry (3FE) primary education facility for Reception, Key Stage 1, Key Stage 2, and nursery provision, car parking and associated development at land southwest of Farnham Road and north of Rye Street, Bishops Stortford, Hertfordshire.
- 2.2 Members' attention was drawn to the objections to the application detailed between pages 16–24 of the report, which largely related to traffic and noise. The need for new school capacity was due to the Bishop Stortford North (BSN) development and the significant housing growth over the next 15 years, for approximately 2,529 homes.
- 2.3 Prior to questions and debate, the local Member, John Wyllie, although in favour of a new school opening within the area, raised concerns with regards to the 30mph speed limit around the school, considering 20mph more appropriate; the lack of cycle paths being included in the plans; he also considered a crossing on Rye Street should be put in place as part of the section 278, prior to the School opening. In response, officers advised that the 30mph restrictions had already been agreed and discussions between Highways and the Bishops Stortford Consortium would take place.
- The Committee was addressed by Kate Ma from the School Planning Team, speaking in support of the application.
- 2.4 During lengthy discussion, the Committee raised concern with regard to the car parking facilities being made available at the School, considering more thought needed to be given not only to teachers and teaching assistant spaces, but dropping off zones, parents / social workers visiting and the varying other onsite jobs at the School. In response, officers clarified that a transport assessment had been carried out and the staff car park of 66 spaces was in accordance with the parking standards from the East Herts Local Plan. It was also pointed out that it was not the policy of the Council to provide one parking space per employee, but to promote travel via other means.
- 2.5 During general debate, the Committee considered that pedestrian access and cycle routes should be made available to the north and west of the site. The Committee asked that their concerns about the provision of a 20 mph speed limit be noted and further discussions should take place on this. Members also expressed their concerns that proposals should consider sustainability matters including renewables and grey water harvesting.

CONCLUSION

2.6 The Committee unanimously agreed that permission should be granted subject to the 25 conditions, detailed in the attached Appendix II and set out below, together with additional condition at 26:

Principal
Planning
Officer

1. Time Limit
2. Materials of Construction
3. Flood Risk Assessment
4. Sustainable Drainage (SuDS scheme
5. Surface Water Drainage Scheme
6. Playing Field Construction Scheme
7. Soils Management
8. Landscaping
9. Diversion of Farnham Road (south east section)
10. Details of Site Access
11. School Travel Plan
12. Car Parking Plan
13. Signalised Pedestrian Crossing
14. Parking Restrictions Scheme
15. New Footpath – Rye Street north side
16. Relocation Plan
17. Submission of Written Scheme of Investigation
18. Compliance with Written Scheme of Investigation
19. Post Investigation Approval
20. Community Use
21. Access Requirements – Hertfordshire Fire & Rescue Service
22. Water Supplies – fire hydrant provision
23. Covered cycle parking
24. Ecological mitigation
25. Noise
26. Pedestrian/ cycle access to be provided on north-west boundary connecting with potential green link as part of future development

KATHRYN PETTITT
CHIEF LEGAL OFFICER

CHAIRMAN _____

CHAIRMAN'S
INITIALS

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