

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 28 SEPTEMBER 2017

ATTENDANCE

MEMBERS OF THE COMMITTEE

D Andrews, D J Barnard, S J Boulton, D S Drury, M A Eames-Peterson (*substitution for E M Gordon*), J S Hale, M D M Muir (Vice-Chairman), S Quilty, I M Reay (Chairman), A Williams

Upon consideration of the agenda for the Development Control Committee meeting on 28 September 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 20 July 2017 were confirmed as a correct record.

PUBLIC PETITIONS

There were no public petitions.

ACTION

**Democratic
Services**

1. PROPOSED APPLICATION FOR CONVERSION OF EXISTING GYM BUILDING TO CREATE EXTRA FLOOR SPACE FOR A SIXTH FORM CENTRE AT THE WARWICK ROAD SITE AND CONSTRUCTION OF A SPORTS CENTRE, ALL WEATHER PITCH, TENNIS/NETBALL COURTS, CAR PARK, CYCLE PARKING, VEHICULAR ACCESS, DRAINAGE AND ACOUSTIC FENCING AT THE BELDAMS LANE SITE AT HERTS & ESSEX SCHOOL, WARWICK ROAD, BISHOP'S STORTFORD, CM23 5NJ.

[Officer Contact: Christopher Martin, Planning Assistant ,
Tel: 01992 556308]

- 1.1 The Committee considered application 3/1680-17 PL\0850\17 (CC0492), for the proposed conversion of the existing gym building to create extra floor space for a sixth form centre at the Warwick Road site and construction of a sports centre, all weather pitch, tennis/netball courts, car park, cycle parking, vehicular access, drainage and acoustic fencing at Beldams Lane site at Herts & Essex School, Warwick Road, Bishop's Stortford CM23 5NJ.
- 1.2 Members were informed that there was an additional application to create playing pitches at land at Bowling Lane, however this land fell just across the county boundary in Essex and it was noted that Uttlesford District Council had approved the application at their Development Control Committee on 27 September 2017.
- 1.3 Prior to questions and debate the Committee were addressed by local residents, Mr Jonathan Holder and Mrs Jill Wade, speaking in opposition to the application; and Mrs Ruth Gray from Vincent and Gorbing and Mrs Catherine Tooze, the Head Teacher of Herts and Essex School, speaking in support of the application.
- 1.4 Prior to the meeting, the local Member, John Wyllie, had circulated his concerns to the Committee in relation to the application with regards to the parking issues in Beldams Lane; construction traffic re weight restrictions; a crossing point required at Warwick Road; an entrance design for Coaches and HGV vehicles and operating hours. In response, it was clarified that there would be sufficient parking on site and no off street parking would be required; further clarification would be sought with regards to the weight restrictions for vehicles on Beldams Lane; an extra crossing would not be required at Beldams Lane as pupils were already accompanied by teachers within this area; a condition had already been included with regards to the right turn only for coaches and HGV vehicles; and the operating hours were discussed and clarified, as detailed

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at item 1.5 below.

- 1.5 During discussion regarding the opening hours, concern was raised with regard to the outdoor times, especially as the school was near a residential area and the noise levels and flood lighting could cause concern for nearby neighbours, more so in the winter months. The Committee therefore agreed that the facility should remain open for the following hours:

Monday to Friday	Indoor	07:30 – 22:00
	Outdoor	09:00 – 21:00
Saturday	Indoor	09:00 - 22:00
	Outdoor	09:00 - 21:00
Sunday	Indoor	09:00 - 20:00
	Outdoor	09:00 – 17:00

Councillor A.D Williams raised concern that the 21:00 closing time was too early; therefore the Chairman stipulated that if after a year of running the facility the School considered the time too restrictive, they could come back for the Committee to reconsider an extension. It was also clarified that should the school wish to extend the hours for special events, written permission would be required from the Council for these occasions.

CONCLUSION

- 1.6 The Committee unanimously agreed that the Chief Executive and Director of Environment be authorised to grant planning permission subject to the following THIRTY conditions: -

1. Time Limit
2. Approved Plans
3. Construction Management Plan
4. Lighting (1)
5. Lighting (2)
6. Contamination
7. Noise (1)
8. Noise (2)
9. Noise (3)
10. Highways – Beldams Lane
11. Highways – Sixth Form Centre
12. Highways – Warwick Road
13. Highways – School Travel Plan
14. Highways – Parking Management Plan
15. Highways – Coaches & HGVs
16. Flood & Drainage (1)
17. Flood & Drainage (2)
18. Flood & Drainage – SuDS management and maintenance
19. Landscaping – Detailed Landscaping Plan

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20. Landscaping – Retained Trees and Hedges
21. Archaeology – Written Scheme of Investigation (1)
22. Archaeology – Written Scheme of Investigation (2)
23. Archaeology – Written Scheme of Investigation (3)
24. Sporting Requirements – Netball/Tennis Court specifications
25. Sporting Requirements – Community Use Agreement
26. Sporting Requirements – Management & Maintenance Scheme
27. Sporting Requirements – Phasing Plan
28. Sporting Requirements – Hockey Goals
29. Hours of Operation
30. Hours of Operation – Personnel and Floodlighting

KATHRYN PETTITT
CHIEF LEGAL OFFICER

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