



## **SPECIAL MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE**

**NOTICE IS HEREBY GIVEN** that a Special meeting of the Planning and Development Committee will be held in the Council Chamber, The Old Monastery, Windhill, Bishop's Stortford on **MONDAY 4<sup>th</sup> MARCH 2019 at 6.30pm**, for the purpose of transacting the business set out in the Agenda below and Committee members are hereby summoned to attend.

J Parker  
Chief Executive Officer  
26<sup>th</sup> February 2019

**This meeting is open to the Press and Public**

### **MEMBERS OF THE COMMITTEE**

Cllr G Cutting (ex-officio), Cllr D Abbott, Cllr P Demonti (Vice Chairman), Cllr Miss H Drake (Chairman), Cllr Mrs J Duggan, Cllr R Gilbert, Cllr D Snowdon, Cllr S Stainsby and Cllr J Wyllie.

### **SUBSTITUTE MEMBERS**

Cllr Ms A Baptista

#### **PROCEDURE FOR SUBSTITUTE MEMBERS OF THE PLANNING AND DEVELOPMENT COMMITTEE:**

1. Other than in exceptional circumstances, the substitute must be given no less than two clear days' notice (e.g. Friday by 5pm for a Monday meeting). This is to enable the substitute to prepare adequately for a meeting.
2. It is the responsibility of the Councillor not attending to ask and to get commitment for a substitute.
3. When sending his or her apologies the Councillor not attending should name the substitute and preferably copy in the substitute into the email to avoid ambiguity.

## **A G E N D A**

### **1. APOLOGIES FOR ABSENCE**

To receive Members' apologies for absence

### **2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST**

To receive Members' Declarations of disclosable pecuniary interests (as defined by the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012) where those interests

- a) have not already been entered into the register and
- b) relate to a matter to be considered

To NOTE that interests so declared must be formally notified to The Chief Executive Officer of Bishop's Stortford Town Council and the monitoring officer at East Hertfordshire District Council within 28 days

### **3. PUBLIC PARTICIPATION**

To receive representation from members of the public concerning items included on the Agenda. To NOTE each presentation will be heard prior to the relevant agenda item or planning application

### **4. NOTIFICATION OF PLANNING APPLICATIONS ISSUED BY EAST HERTS COUNCIL – APPENDIX 1**

#### i) Planning Notifications

- To comment on the applications held in Appendix 1 and, for those in Silverleys or Meads Wards, to identify the impact of relevant Neighbourhood Plan (1) policies

#### ii) To comment on planning applications received after circulation of agenda

- To be forwarded on the Friday prior to the meeting

#### **NOTE:**

Applications are tiered into three categories:

#### Group 1 (items a – e):

Developments defined as a major development in the Town and Country Planning (Development Management Procedure) (England) Order 2010 i.e. Development involving any one or more of the following:

- The winning and working of minerals or the use of land for mineral working deposits
- Waste development
- Developments of >10 or more dwellings; or
- Development site is an area of 0.5 hectares or more
- The provision of a building where the floor space is 1000 square metres or more; or
- Development site is an area of 1 hectares or more

#### Group 2 (items j – z):

Everything other than group 1 or 3

#### Group 3 (numerically ordered):

Bishop's Stortford Town Council will enter a 'no comment' response to *all* Householder applications (referred to as 3/18/XXXX/HH applications) unless there is either written or verbal representation from a member of the public or a member of the planning committee specifically identifies that he/she wishes to speak. The Chairman will ask members to identify those applications (if any) falling into this category on which they wish to comment

All applications entered as a 'no comment' will be included in Appendix 1 and are listed numerically

### **5. ITEMS FOR FUTURE AGENDA**

To note any items for future Agenda

**Bishop's Stortford Town Council Planning and Development Committee:  
04/03/2019**

**Planning Applications**

- a [3/18/2253/OUT](#) Land at Bishop's Stortford South Off Whittington Way  
RECONSULTATION

Hybrid Planning application comprising:

- (i) A full application for 142 dwellings (class C3) including affordable homes, plus associated accesses, landscaping, open space and infrastructure works (development zone A), and a north/south primary route; and
- (ii) An outline application, with all matters reserved except access, for approximately 608 (Class C3) including affordable homes, a care home (Class C2), up to 4 hectares of employment land (classes B1, B2, B8 sui Generis (car showroom)), a local centre including up to 1000 sq m for retail (Class A1), and up to 2200 sq m for other uses (Classes A2, A3, A4, A5 and D1), a primary school (Class D1) up to 3 forms of entry and including early years facilities, a secondary school (Class D1) up to 8 forms of entry, open space including equipped areas for play, sustainable drainage systems, landscaping and all associated infrastructure and development.

<https://publicaccess.eastherts.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

**Bishop's Stortford Town Council Planning and Development Committee:  
04/03/2019**

**Objection from Meeting of Monday 29th October 2019**

a 3/18/2253/OU Land at Bishop's Stortford South Off Whittingto

Hybrid Planning application comprising:

- (i) A full application for 142 dwellings (class C3) including affordable homes, plus associated accesses, landscaping, open space and infrastructure works (development zone A), and a north/south primary route; and
- (ii) An outline application, with all matters reserved except access, for approximately 608 (Class C3) including affordable homes, a care home (Class C2), up to 4 hectares of employment land (classes B1, B2, B8 sui Generis (car showroom)), a local centre including up to 1000 sq m for retail (Class A1), and up to 2200 sq m for other uses (Classes A2, A3, A4, A5 and D1), a primary school (Class D1) up to 3 forms of entry and including early years facilities, a secondary school (Class D1) up to 8 forms of entry, open space including equipped areas for play, sustainable drainage systems, landscaping and all associated infrastructure and development.

<https://publicaccess.eastherts.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Applicant:

Objection

The committee objected to the development on the basis that it is an unsustainable development which would increase noise and traffic pollution. Should the development nevertheless go ahead, they would also like the developer to ensure the development has at least 40% affordable housing, and justify the reasons for why a car showroom and care home is proposed. The committee pointed out that there are a number of cul de sacs that enter and exit Whittington Way as well as the roundabout at the end of Bishop's Avenue and the extra roundabout on Obrey Way. This is contrary to the Bishop's Stortford Neighbourhood Plan Policy of All Saints, Central, South and Part of Thorley BSS4 of Access/egress to a site. Attention also needs to be paid to BSS2 to BSS5 which is specific to this development. The committee suggests traffic assessment and independent assessor look at the documents.