

NORTH HERTFORDSHIRE DISTRICT COUNCIL

SOUTHERN RURAL COMMITTEE
**(Cadwell, Codicote, Graveley & Wymondley, Hitchwood, Hoo, Kimpton,
Knebworth and Offa Wards)**

**Meeting held at the Parish Centre, St Martin's Road, Knebworth on
22 December 2005 at 7.30pm**

MINUTES

PRESENT: *Councillors D.J Barnard (Chairman), Mrs C.P.A. Strong, Alan Bardett Tricia Gibbs, D. J. Horrell, Sal Jarvis, David Miller and F.R.B Wordsworth.*

IN ATTENDANCE: *Head of Community Development & Cultural Services, Head of Strategy & Support Services, Senior Planning Officer, Planning Officer, Transport Policy Officer, North Herts District Manager – Hertfordshire Highways, Community Development Officer and Committee and Member Services Officer.*

The Chairman welcomed members of the committee, members of the public and speakers at planning applications. He informed the Committee that the Area Governance item would be brought forward to be considered second, before the other Items on the Agenda were considered in order.

108. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Karry Omer.

109. MINUTES

RESOLVED: That the Minutes of the meeting held on the 17 November 2005 be approved as a true record of the proceedings and signed by the Chairman.

110. NOTIFICATION OF OTHER BUSINESS

No items were presented for consideration by the Committee.

111. DECLARATION OF INTERESTS

Councillor David Miller declared a personal interest in planning application 05/01418/1 Land adjacent to Hunters Gate, Gate Farm, Preston Road, Gosmore as he was a member of the same Rotary club as the applicant. Councillor David Miller reserved his right to speak and vote on the matter.

Councillor Alan Bardett declared a personal interest in planning application 05/01510/1 Ruskin House, Tagmore Park, Rabley Heath as the applicant was a neighbour. Councillor Alan Bardett reserved his right to speak and vote on the matter.

Councillor Mrs C.P.A. Strong declared a personal interest in planning application 05/01445/1 1-37 (Odd), 41-43 (odd), 2-28 (even), 32-34 (even), 38-48 (even), Rands Meadow, Holwell, as she was an ex-Director of North Herts Homes. Councillor Mrs C.P.A. Strong reserved her right to speak and vote on the matter.

112. PUBLIC PARTICIPATION

No items were presented under public participation for consideration by the Committee.

113. IMPLEMENTATION PLANS FOR THE MUSEUMS & GALLERIES BVFSR

The Head of Strategy and Support Services presented a report that provided Members with an understanding of the proposals for developing and managing the implementation plans for the key outcomes of the Best Value Fundamental Service Review of the Museums & Galleries Service.

The Head of Strategy and Support Services sought to consult Members on the proposed plans and asked them to make further suggestions of how to ensure that their local communities could be fully engaged in planning the new facilities proposed.

The Head of Strategy and Support Services advised the Committee that the Schools Loan Service generated income via fees to cover a proportion of its costs. The charges were related to the size of the school and the service was to be extended to other local museums; for example, village boxes could be created as teaching aids. Displays might be put on in village halls in partnership with local heritage groups. The Head of Strategy and Support Services confirmed that details of the planned Forum would be sent to schools at the beginning of 2006 and agreed to a suggestion that advertising posters could be produced for use in and around local villages.

The following document was appended to the report:

Appendix A: Improvement Table for the North Hertfordshire Heritage & Cultural Service dated July 2005.

RESOLVED:

- (1) That the information in the report be noted;
- (2) That Members of the Committee be requested to forward any comments and suggestions on the Implementation Plans for Museums and Galleries in North Hertfordshire to the Head of Strategy and Support Services as soon as possible.

REASONS FOR DECISIONS:

- (1) Cabinet asked that all Area Committees be consulted in formulating and recommending proposals;
- (2) Area Committees, with their strong local community links, were ideally placed to sign post people to the Forum;
- (3) To allow Members to use their local knowledge of local consultation opportunities and events which can be included in the Consultation Plans for this project.

114. DRAFT SUPPLEMENTARY PLANNING DOCUMENT: VEHICLE PARKING PROVISION AT NEW DEVELOPMENT AND ASSOCIATED SUSTAINABILITY APPRAISAL AND STRATEGIC ENVIRONMENTAL ASSESSMENT

The Transport Policy Officer presented a report of the Head of Planning and Building control that was referred from Cabinet and sought the views of the Area Committee on the draft Supplementary Planning Document (SPD) on Vehicle Parking Provision at New Development as part of the formal six-week consultation period.

The draft SPD on Vehicle Parking at New Development had been circulated under separate cover to all members of the Committee and was available on request for all other parties. The associated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) had been provided for information in the Members' Room at the Council Offices, and copies of all three documents were available via the Council's website.

RESOLVED: That the draft SPD Vehicle Parking Provision at New Development be reviewed and any comments and/or suggestions be fed back in writing to the Projects Manager (Planning Policy), Planning Policy department, or by e-mail to planning.policy@north-herts.gov.uk by 6 January 2006;

REASON FOR DECISION: There is a need for the Council to adopt guidance on vehicle parking at new development. To do this the Council will need to adopt new

SPD and in line with national policy. A draft version of the SPD has been made available for public consultation. The Area Committee views form part of this consultation. In addition the draft SPD has to be the subject of draft SA and SEA which has also been issued for public consultation.

115. INTEGRATED WORKS PROGRAMME 2006/2007 AND FORWARD WORK PROGRAMME 2007/2011

The North Herts District Manager – Hertfordshire Highways presented a report that was presented to the meeting of the North Hertfordshire Highways Joint Member Panel held on 17 October 2005. At that meeting, the Panel requested that the report be presented to each of the five NHDC Area Committees for their comments. Those comments will constitute the formal feedback of the Joint Member Panel to the County Council's Transport Panel, as part of the development of the Integrated Work Programme and the Forward Work Programme.

The following document was appended to the report:

Appendix A: Integrated Works Programme 2006/2007 and Forward Works Programme for 2007/ 2011.

RESOLVED:

- (1) That the information provided be noted;
- (2) That the North Herts District Manager – Hertfordshire Highways be requested to take note of the following comments and suggestions on the Integrated Works Programme 2006-2007:
 - Rabley Heath Road - concern was expressed that this road was not included on the list for 2006-2007 – however it was pointed out that this was on the forward works programme for 2008-2009;
 - Old Hale Way - concern was also expressed that the poor state of this road was not included on the list and should be added;
 - Great Ashby Park - that the current dangerous access to the park should be looked at with a view to its re-siting, using a joint approach method to take into account the needs of the Park and any Highways issues;
 - A600 - that the heavy traffic caused by traders using this route to visit landfill sites should be included on the lists;
 - Carters Lane - that the poor state of the this lane, in particular the crumbling potholes and the issue of dangerous car parking, be included on the lists;
 - Lilley Bottom Road – that this road should be salted in icy weather conditions as it was considered to be a particularly hazardous road;
- (3) That any other comments be e-mailed to the officer of the local Hertfordshire Highways Area Office assigned to be the first point of contact for members of this Committee. All feed back to be received by the end of December 2005.
- (4) That all comments would be reported to the next meeting of the Highways Joint Member Panel, to be held in January 2006, along with the next draft of the IWP. The comments and responses would also be passed on to HCC's Highways and Transport Panel early in 2006.

116. HERTFORDSHIRE COUNTY COUNCIL – REVIEW OF HIGHWAY MAINTENANCE STRATEGY

The North Herts District Manager – Hertfordshire Highways presented a report that informed the Committee on the progress of the current review of the Highway Maintenance Strategy.

The following document was appended to the report:
Appendix A – North Herts Area Enhanced Maintenance Potential Programme List, First Draft

RESOLVED:

- (1) That the information provided be noted;
- (2) That the North Herts District Manager – Hertfordshire Highways be requested to take note of the following comments and suggestions on the Integrated Works Programme 2006-2007:
 - That roads in Kimpton and Knebworth, in addition to Old Knebworth Lane, be included in the lists;
 - That the issue of the year by year deterioration of country lanes be included in the lists;
- (3) That any other comments be e-mailed to the officer of the local Hertfordshire Highways Area Office assigned to be the first point of contact for members of this Committee. All feed back to be received by the end of December 2005.
- (4) That North Herts District Manager – Hertfordshire Highways communicates all comments to the Strategic Client officers of Hertfordshire Highways, with a request that they form part of the formal feedback to be reported to the Transport Panel of Hertfordshire County Council.

REASONS FOR DECISIONS:

- (1) To secure the involvement of local members in the development Highway Maintenance Strategy Review;
- (2) To ensure that local members' views form part of the formal consultation process for the Review and that those views are brought to the attention of the HCC Transport Panel.

117. AREA GOVERNANCE

The Head of Community Development & Cultural Services presented a report that set out an Action Plan in respect of improvements that were proposed for the Council's approach to area governance and improved community engagement.

The Committee was asked to note and comment upon the Action Plan prior to its implementation at the earliest opportunity.

The following documents were appended to the report:
Appendix 1 – Area Governance Action Plan November 2005
Appendix 2 - Possible Delegation to Area Committees
Appendix 3 – Guidance Notes for Area Chairmen
Appendix 4 - Standing Orders for Area Committees.

RESOLVED:

- (1) That the report of the Head of Community Development & Cultural Services be noted;
- (2) That the proposed actions for Area Governance as set out in Appendix 1, Sections A and B in be agreed;
- (3) That the actions set out in Section C of Appendix 1 to the report be agreed, with the exception of numbers 48, 49 and 54, which would be considered further within the Service and Financial Planning process.

RECOMMENDED TO CABINET:

- (1) That, with regard to Actions 48 and 49 set out in Section C of Appendix 1 to the report of the Head of Community Development & Cultural Services, the Committee support more delegation of additional powers and their associated budgets to Area Committees where appropriate. The view was also expressed that chairmen should have flexibility when making decisions about budgets;
- (2) That, with regard to Action 54 set out in Section C of Appendix 1 to the report of the Head of Community Development & Cultural Services, the Committee strongly supports the retention of the determination process for planning applications at Area Committees rather than establishing centralised planning Committees.

REASON FOR DECISIONS: To ensure effective implementation of Area Governance.

118. SOUTHERN RURAL CHAMPION NEWS

The Community Development Officer (CDO) for the Southern Rural Area presented a report of the Head of Community Development & Cultural Services that advised the Committee of the activities and schemes with which the CDO had been involved since the last meeting of the Committee meeting on 17 November 2005.

The report also brought to the Committee's attention some important community based activities that would be taking place during the next few months and updated the Committee on progress on Southern Rural Area Visioning since the 3 year work programme was approved in November 2004.

RESOLVED: That the actions taken by the Community Development Officer to promote greater community capacity and well being for rural communities be endorsed.

REASON FOR DECISION: To ensure that the Southern Rural Area Committee was kept informed of the work undertaken by the Community Development Officer.

119. SOUTHERN RURAL COMMITTEE DEVELOPMENT & AREA VISIONING BUDGETS 2005/2006

The Community Development Officer (CDO) for the Southern Rural Area presented a report of the Head of Community Development & Cultural Services that advised the Committee on the current expenditure and balances of the Area Committee delegated budgets.

The report also brought to the Committee's attention details of recent requests received for Area Committee Development Discretionary Grant Funding made by community groups and local organisations.

The following documents were appended to the report:
Appendix A – Grant Form Herts Young Homeless Group
Appendix B – Spreadsheet of Committee Delegated Budgets 2005/6.

RESOLVED:

- (1) That the budgetary expenditure, balances and carry forwards from the Ward Development Budgets and the allocated Visioning Budgets be noted;
- (2) That the funding request for a contribution of £905 from Development Discretionary funds for the Herts Young Homeless Group be approved;
- (3) That the Community Development Officer for the Southern Rural Area be thanked for his continued hard work.

REASON FOR DECISIONS: To ensure that the Southern Rural Area Committee were kept informed of the awarding of financial assistance to voluntary and community organisations, schemes and initiatives.

120. PLANNING APPLICATIONS

The Committee heard oral representations regarding the following items:

Land at The Old Rectory, Graveley
Mr C Nathan spoke as an objector
Mr R Downing spoke as the applicant's representative.

Land at 8 Station Road, Knebworth
Mr Saywell spoke as the applicant.

Land at 23 Lytton Fields, Knebworth, SG3 6BA
Mr Peter Scott spoke as the applicant's representative.

Land at Preston Reservoir, off Hitchwood Lane, Preston, SG4 7RU
Mr Peter Harris spoke as the applicant's representative.

RESOLVED: To determine the applications as set out in the report of the Planning Control and Conservation Manager, as indicated in the following schedule:

The Schedule

Reference Number	Description of Development and location	Decision
05/01443/ 1	Offley Place, Kings Walden Road, Great Offley, SG5 3DS Conversion and extension of existing stable building and attached cottage to provide four function rooms and 30 bedroom suites with ancillary service facilities.	Granted (see (a) below)
05/01446/ 1LB	Offley Place, Kings Walden Road, Great Offley, SG5 3DS Listed Building Consent: Internal and external alterations to facilitate conversion and extension of stable building and attached cottage to provide 4 function rooms and 30 bedroom suites with ancillary service facilities.	Granted (as per report)
05/01326/ 1	The Old Rectory, Graveley, Graveley, SG4 7LU Part two, part three storey extension to Nursing Home following demolition of existing barn; enlargement of existing parking area and ancillary works (as a variation to planning permission reference 05/00358/1 dated 29/04/2005).	Refused (see (b) below)
05/01445/1	1-37 (odd) 41-43 (odd), 2-28 (even), 32-34 (even), 38-48 (even), Rands Meadow, Holwell, SG5 Recladding of external elevations with brickwork.	Granted (as per report)

05 01501/1HH	8 Station Road, Knebworth, SG3 6AP Part two storey side and part two storey rear extensions. Single storey rear and side extensions.	Granted (as per report)
05/01593/1HH	23 Lytton Fields, Knebworth, SG3 6BA Two storey side, rear and front extensions and first floor rear extensions and two pitched roof dormer windows to front and rear roof slopes.	Granted (as per report)
05/01463/1HH	Pulmore House, St. Albans Road, Codicote, SG4 8UY Erection of Stable/store building for use in connection with Pulmore House and creation of new driveway link to existing driveway.	Granted (see (c) below)
05/01684/1TD	Lamp Post No 177 (outside Tantallon, Millfield Lane), London Road, St Ippolyts, SG4 Telecommunication Determination: Replacement of Lamp Post No 177 with a 10.1m high dual purpose telecommunications lamp post, with integrated antennas, radio equipment cabinets and ancillary development.	Prior Approval not required (as per report)
05/01467/1	Land at Preston Reservoir, off Hitchwood Lane, Preston, SG4 7RU 20 metre lattice telecommunication mast with three antennae and two dishes. Six equipment cabinets and 2.1 metre steel mesh fencing to form 9 metre x 6 metre compound as amended by plans and letter received on 6th December 2005.	Granted (as per report)
05/01510/1	Ruskin House, Tagmore Park, Rabley Heath, AL6 9TJ Formation of tennis court with associated fencing and change of use of paddock land to part of residential curtilage.	Refused (as per report)
05/01418/1	Land adjacent to Hunters Gate Farm, Preston Road, Gosmore, SG4 7QP Outline Application: One detached dwelling (design, external appearance and landscaping reserved)	Refused (as per report)

- (a) That with regard to Planning Application 05/01443/1, it was **RESOLVED** that permission be **GRANTED** as per the Planning Control and Conservation Manager's recommendation subject to the reason for condition 4 being amended to read:

'To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area'.

condition 7 being amended to read:

'Before the use of the extension or cottage/stable conversion hereby

permitted, details of a proposed cycle store to provide a minimum of one space per ten beds plus one cycle space per ten staff shall be submitted to and approved in writing by the Local Planning Authority. The proposed cycle store being located so as not to reduce any existing car parking provision with the site'.

And the following additional condition:

- '8 No development shall take place until full details of measures for bat migration and conservation have been submitted to and approved in writing by the Local Planning Authority. These measures shall include:

Full flight survey: a night-time survey to record flying bats should be carried out between May and September to assess the population.

Migration Strategy: Suitable plans, in the form of a method statement, stating how each species of bat is to be accommodated within the development.

Defra Licence: Work affecting bats or their roosts shall not start until a Habitats Regulations Licence has been applied for and obtained from the Department of Environment, Food and Rural Affairs Licensing Manager, European Wildlife Division Zone, 1/8 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6EB.

All works should be implemented in accordance with the approved details and timing of the works, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the safeguarding of a protected species of wildlife in accordance with advice in PPS 9 (Biodiversity and Geological Conservation)'.

- (b) That with regard to Planning Application 05/01326/ 1, it was **RESOLVED** that permission be **REFUSED** for the following reason:

By reason of the height and bulk of the extension the proposal would have an adverse effect on the appearance and character of Graveley Conservation Area, contrary to Policy 20 of the North Hertfordshire District Local Plan No 2 with Alterations.

- (c) That with regard to Planning Application 05/01463/1HH it was **RESOLVED** that permission be **GRANTED** as per the Planning Control and Conservation Manager's recommendation subject to condition 4 being amended to read:

'The stables hereby permitted shall only be used in connection with Pulmore House and shall not be used for or in connection with any commercial activity'.

121. ENFORCEMENT ACTION

1. The Area Planning Officer updated the report to advise members that the sentence at paragraph 2.4 commencing 'It has since' should read:

'It has since been cleared and foundations laid for walls together with concrete paving, again approximately the size of a double garage.'

In addition, paragraph 3.1 of the report, should refer to site (3) not site (4).

Thereafter, the Committee **RESOLVED** as follows:

That in respect of land to rear of Old Coach House, Maydencroft Lane, Gosmore (04/00231/1ENF), it was **RESOLVED**: That the Planning Control and Conservation Manager, subject to the Head of Legal and Democratic Services being satisfied with the evidence, be authorised to take whatever enforcement action was necessary to bring about the removal of the unauthorised development and restore the land to its original condition. The time for compliance to be 90 days.

2. That in respect of land to rear of Gosmore Nursing Home, off Maydencroft Lane, Gosmore (05/00363/1ENF), it was **RESOLVED**: That the Planning Control and Conservation Manager, subject to the Head of Legal and Democratic Services being satisfied with the evidence, be authorised to take whatever enforcement action was necessary to bring about the removal of the unauthorised development and restore the land to its original condition. The time for compliance to be 90 days.
3. That in respect of Land adjacent 20 Maydencroft Lane, Gosmore (05/00966/1ENF), it was **RESOLVED**: That the Planning Control and Conservation Manager, subject to the Head of Legal and Democratic Services being satisfied with the evidence, be authorised to take whatever enforcement action was necessary to bring about the removal of the unauthorised development and restore the land to its original condition. The time for compliance to be 90 days.
4. That in respect of land to North West of Birch Cottage, Hitchin Road, Gosmore (05/00361/1ENF) it was **RESOLVED**: That the Planning Control and Conservation Manager, subject to the Head of Legal and Democratic Services being satisfied with the evidence, be authorised to take whatever enforcement action was necessary to bring about the removal of the unauthorised development and restore the land to its original condition. The time for compliance to be 90 days.
5. That in respect of Land to North East of Gosmore End House, Hitchin Road, Gosmore (05/00362/1ENF), it was **RESOLVED**: That the Planning Control and Conservation Manager, subject to the Head of Legal and Democratic Services being satisfied with the evidence, be authorised to take whatever enforcement action was necessary to bring about the removal of the unauthorised development and restore the land to its original condition. The time for compliance to be 90 days.

122. PLANNING APPEALS

The Area Planning Officer reported that the following appeals had been determined since the last meeting of the Committee on 17 November 2005.

Appellant:	Ms S Moore
Reference Number:	04/01925/1
Address:	Land adjacent to 20, Maydencroft Lane, Gosmore
Description:	Erection of pair of two bedroom semi-detached cottages, garaging and parking with access via driveway from Hitchin Road.
Decision:	Dismissed (22.11.05)
Appellant:	Cresthaven Developments Ltd
Reference Number:	04/00228/1
Address:	Land r/o 20, 21 and 22 Deards Wood, Knebworth
Description:	Five detached 4 bedroom dwellings with associated garaging, parking and fencing. New access drive and turning area.
Decision:	Allowed (23.1.05)
Appellant:	Mr A Offer

Reference Number: 04/00974/1
Address: Land adjacent to 1A, Manor Cottages, Hexton Road, Lilley
Description: Outline application: Four bedroom dwelling with double garage.
Decision: Dismissed (23.11.05)

The Area Planning Officer reported that the following Planning Appeal had been lodged since the meeting of the Committee on 17 November 2005.

Appellant: Costdeal Ltd
Reference Number: 05/00548/1
Address: Land adjacent 11-13, Bury End, Pirton
Description: Erection of 3 bedroom dwelling with two parking spaces.
Procedure: Hearing

Appellant: Ms S Moore
Reference Number: 05/00966/1
Address: Gosmore End House and land adj 20, Maydencroft Lane, Hitchin Road, Gosmore
Description: Retention of existing greenhouse
Procedure: Written Representations.

The meeting closed at 10.15 p.m.

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Chairman