

**NORTH HERTFORDSHIRE DISTRICT COUNCIL**

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

**Minutes of the meeting held in the Council Offices, Gernon Road, Letchworth  
Garden City on 24 August 2006 at 7.30 p.m.**

**MINUTES**

- PRESENT:** *Councillor D.J. Barnard (Chairman), Tom Brindley (Vice-Chairman),  
J. Bishop, J. Gray, Sal Jarvis, David Miller, and Mrs C.P.A. Strong.*
- IN ATTENDANCE:** *Mary Caldwell (Planning Control & Conservation Manager), Garry  
Gover (Community Development Officer for the Southern Rural area)  
and Donna Levett (Committee & Member Services Officer).*
- ALSO PRESENT:** *Councillor Mrs L.A. Needham (Portfolio Holder for Environment &  
Waste Management) and 47 members of the public.*

**28. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors A. Bardett and Tricia Gibbs.

**29. MINUTES**

**RESOLVED:** That the Minutes of the meeting held on 13 July 2006 be approved as a true record of the proceedings and signed by the Chairman.

**30. NOTIFICATION OF OTHER BUSINESS**

No other business was submitted for consideration by the Committee.

**31. DECLARATION OF INTERESTS**

Councillor Sal Jarvis declared a personal interest in Agenda Item 9 – Planning Applications: Item A – Land at Depot, 1A High Street, Graveley - as she was a member of the Graveley Parish Council. Councillor Jarvis reserved her right to speak and vote on this matter.

Councillor Tom Brindley declared a personal interested in Agenda Item 9 – Planning Applications: Applications 6 (ref. 06/00745/1HH), 7 (ref. 06/00942/1HH) and 8 (ref. 06/00913/1) – as he was a member of the Codicote Parish Councillor. Councillor Brindley reserved his right to speak and vote on these matters.

**32. PUBLIC PARTICIPATION**

No items were presented for consideration by the Committee under general public participation. However, the Committee heard the following representations with regard to planning applications.

**Planning Application Ref. 06/00612/1 – Land Adjacent to The Old Bakery, Bendish**

Mr Easton had given due notice that he wished to speak at the meeting regarding this application. Mr Easton was the application's agent and stated that the applicant would be happy to accept any additional conditions with regard to the clear separation of the properties that the Committee felt were necessary for the approval of the application. He reminded the Committee that there was a high level of support for the construction of the annexe to the house, and stressed that the only change from the previous application was the insertion of a separation line on the deeds for The Old Bakery, defining the annexe as a separate property.

**Planning Application Ref. 06/01069/1 – Land at Green Farm, Bendish**

Mr Batchelor, the applicant, had given due notice that he wished to speak at the meeting regarding this application. However, Mr Batchelor did not speak.

Mrs Dallimore had also given due notice that she wished to speak at the meeting regarding this application, as an objector. Mrs Dallimore informed the Committee that she was speaking on behalf of the residents of Bendish and stated how heartening it was that the Council had recognised the concerns of the residents. She expressed the grave concerns for highway safety on the lanes in Bendish arising from the traffic generated from the events and stated that the siting of the access that was the subject of the application contravened highways guidance for safety on lanes, and urged the Committee to refuse permission and ensure that the hedgerow and fencing was reinstated as soon as possible.

**Planning Application Ref. 06/00913/1 – Land Rear of 37 Tower Road, Codicote**

Mr McWalter had given due notice that he wished to speak at the meeting regarding this application. Mr McWalter was speaking as an objector to the application and asked the Committee to defer determination of the application. He informed the Committee that there were outstanding issues with regard to the ownership of the grasscrete drive and the grassed area adjoining it, and it would be inappropriate to determine the application prior to resolution of those issues.

Ms Parry had also given due notice that she wished to speak at the meeting regarding this application, as the applicant's representative. Ms Parry informed the Committee that the proposed development was only a minor alteration to that already granted, and the proposed properties were of a nature in great demand in the District. She confirmed that the applicant was aware of the concerns of the residents in St. Giles Road with regard to the ownership of the grasscrete drive but stated that the applicant had documents confirming legal rights over the land. Ms Parry also confirmed that, once the development was completed, the area would be properly reinstated to a high standard, making it much better to look at than it currently was.

**Planning Application Ref. 06/00944/1 – Priory Farm, Priory Lane, Little Wymondley**

Mr and Mrs Kennedy had given due notice that they wished to speak at the meeting regarding this planning application. Mr and Mrs Kennedy spoke as objectors to the application, as they were concerned about the increased traffic the proposal would generate on the lane. They informed the Committee that the lane was already used by many drivers as a "rat run" and that traffic volume had continuously increased, especially in relation to the changes of use at Wymondley Hall Barns, so this additional business use would further aggravate the situation.

Mr Collingridge, the applicant's representative, had also given due notice that he wished to speak at the meeting regarding this planning application. Mr Collingridge acknowledged the concerns expressed by Mr and Mrs Collingridge but stated that agricultural traffic levels had declined and the amount of activity generated by the proposed new business on the site would not be equivalent to that reduction. He also drew the Committee's attention to the lack of objection to the proposal by the Highways Authority. Mr Collingridge went on to explain to the Committee that agricultural businesses were encouraged by the Government to diversify operations to gather alternative income sources and ensure their continued sustainability, of which rental of disposable buildings to small industrial tenants such as these.

**Planning Application Item A – Land at Depot, 1A High Street, Graveley**

Mr Kelly, Chairman of Graveley Parish Council, had given due notice that he wished to speak at the meeting in relation to the above item. Mr Kelly informed the Committee that he was speaking to register the village's objection to the proposal as it was felt to be inappropriate and harmful for a Green Belt site, with no factors mitigating potential harm to the village from its use. He expressed concerns about the pollution that would be caused by the dust and noise from the site, and the

substantial floodlighting that would be needed for it to be operational at all times of the year. Mr Kelly also informed the Committee that the existing access to the site was hazardous and in an unacceptable location that resulted in frequent accidents, and stated that increasing the number and frequency of large vehicles accessing the site would result in more accidents.

The Chairman thanked all the speakers for addressing the Committee and informed them that the points they had raised would be considered when the applications were determined.

**33. NORTH HERTFORDSHIRE HIGHWAYS PARTNERSHIP JOINT MEMBER PANEL DISCRETIONARY BUDGET FOR 2006/2007 AND 2007/2008**

The Committee considered a report of the Chief Engineer which provided details of the cost and feasibility of projects suggested by the Committee at the meeting on 13 July 2006 for funding from the Joint Member Panel's Discretionary Budget (Minute 20 refers).

The Committee assessed the responses to the projects as set out in paragraph 4.1, and agreed that all those put forward were priorities for implementation. It was also felt that it was inappropriate to request funding from the Committee's Discretionary Budget for highways projects as those funds were for community use.

In response to the statements at paragraph 4.1 reading "Further information on lengths involved required from the Committee to enable preparation of estimates", the Committee felt that it would be more appropriate for a qualified highways engineer to assess the roads identified, to ensure that the appropriate lengths of road were repaired, rather than the Committee making an unqualified judgement.

**RESOLVED:**

- (1) That the report of the Chief Engineer be noted;
- (2) That the North Hertfordshire District Manager (Hertfordshire Highways) be requested to undertake a review of Rabley Heath Road, Grimstone Road (Little Wymondley), and Bedford Road between Ickleford and Holwell to determine the lengths requiring repairs;
- (3) That the Chairman of the Committee write to the North Hertfordshire District Manager (Hertfordshire Highways) and to the County Councillors for the Committee's area commending the proposed schemes and requesting their support;

**REASON FOR DECISIONS:** To provide support for implementation of traffic management and road safety in the Southern Rural area.

**34. CHAMPION NEWS**

The Community Development Officer for the Southern Rural Area presented a report of the Head of Community Development & Cultural Services to the Committee, which advised them of the activities undertaken by the Community Development Officer for the Southern Rural Area since the meeting of the Committee held on 13 July 2006, and brought to their attention some important community based activities that would be taking place during the next few months.

The Community Development Officer for the Southern Rural Area informed the Committee that the Rural Projects Playworker would be attending the meeting of the Committee to be held on 5 October 2006 to provide the Committee with an update on the Rural Play Day 2006 and other projects for children and young people in the Southern Rural area.

**RESOLVED:**

- (1) That the report of the Head of Community Development & Cultural Services be noted;
- (2) That the actions taken by the Community Development Officer for the Southern Rural Area to promote greater community capacity and well-being for the Southern Rural area communities be endorsed.

**REASON FOR DECISION:** To keep members of the Committee apprised of the latest developments in community activities in the Southern Rural area.

**35. SOUTHERN RURAL COMMITTEE DEVELOPMENT & AREA VISIONING BUDGETS 2006/2007**

The Community Development Officer for the Southern Rural Area presented a report of the Head of Community Development & Cultural Services to the Committee, which set out the budgetary situation for the Committee, together with 8 additional grant applications that had been received.

In response to questions from the Committee, the Community Development Officer for the Southern Rural Area confirmed that the Committee's suggestion that other Committees with rural Wards be requested to contribute financially to the SCooTS project (Minute 23 refers) was being explored by the Community Development Team, and stated that the Committee would be notified of any developments.

The Community Development Officer for the Southern Rural Area also confirmed that the plaques to be erected at locations where projects had been part-funded by the Council were already in place at some locations, although the size of the project determined the suitability of placing the plaques.

**RESOLVED:**

- (1) That the current expenditure and balance of the Development Budget be noted;
- (2) That a report providing an update for the Committee with regard to the current status of work to address flytipping issues and the installation on refuse vehicles of additional signage be brought to the meeting of the Committee to be held on 5 October 2006.

**REASONS FOR DECISION:**

- (1) The report was intended to apprise Members of the financial resources available to this Committee. It drew attention to the current budgetary situation, assisted in the effective financial management of the Committee's budget and ensured actions were performed within the Authority's Financial Regulations and the guidance contained in the Grants procedure;
- (2) The awarding of financial assistance to voluntary organisations and the use of discretionary spending allows the Committee to further the aims and strategic priorities of the Council.

**36. GRANT APPLICATION – HOLWELL PARISH COUNCIL**

**RESOLVED:** That the sum of £875 be awarded to Holwell Parish Council as a financial contribution toward the supply and installation of spares for play area equipment in the village of Holwell.

**REASON FOR DECISION:** The awarding of financial assistance to voluntary organisations and the use of discretionary spending allows the Committee to further the aims and strategic priorities of the Council.

**37. GRANT APPLICATION – GREAT ASHBY COMMUNITY GROUP**

With regard to the application from the Great Ashby Community Group, the Community Development Officer for the Southern Rural Area informed the Committee

that the Group would be holding the Fun Day in 2007. Because of the Committee's grant allocation timetable, it had been necessary to bring the application to this first tranche for funding, but the monies would not be released until 2007.

**RESOLVED:** That the sum of £500 be awarded to the Great Ashby Community Group as a financial contribution toward a community fun day for residents of Great Ashby.

**REASON FOR DECISION:** The awarding of financial assistance to voluntary organisations and the use of discretionary spending allows the Committee to further the aims and strategic priorities of the Council.

**38. GRANT APPLICATION – STICKY MITTS ARTS & CRAFTS**

**RESOLVED:** That the sum of £687 be awarded to the Sticky Mitts Arts & Crafts Pre-School Group as a financial contribution in support with class activities toward the purchase of equipment for children aged between 18 months and 4.5 years at the Group's St. Ippolyts Village Hall location.

**REASON FOR DECISION:** The awarding of financial assistance to voluntary organisations and the use of discretionary spending allows the Committee to further the aims and strategic priorities of the Council.

**39. GRANT APPLICATION – BREACHWOOD GREEN VILLAGE HALL**

**RESOLVED:** That the sum of £525 be awarded to Breachwood Green Village Hall as a financial contribution toward the installation of handrail and disabled ramp access to the Village Hall.

**REASON FOR DECISION:** The awarding of financial assistance to voluntary organisations and the use of discretionary spending allows the Committee to further the aims and strategic priorities of the Council.

**40. GRANT APPLICATION – HEXTON PAROCHIAL CHURCH COUNCIL**

In response to questions from the Committee, the Community Development Officer for the Southern Rural Area confirmed that St. Faith's had embarked on a scheme to bring the building into use during the week which had resulted in its classification as 75% community use building instead of just as a church. The hearing loops to be provided with this grant would be for use in the main building, as part of the community use.

**RESOLVED:** That the sum of £507 be awarded to Hexton Parochial Church Council as a financial contribution toward the provision of hearing loops at St. Faith's Church and Community Centre.

**REASON FOR DECISION:** The awarding of financial assistance to voluntary organisations and the use of discretionary spending allows the Committee to further the aims and strategic priorities of the Council.

**41. GRANT APPLICATION – KINGS WALDEN PARISH COUNCIL**

The Community Development Officer for the Southern Rural Area presented this application to the Committee, which was for the provision of broadband internet access for use by the Clerk to the Kings Walden Parish Council. The Parish Council had stated that this was to encourage electronic communication and allowed access to the Parish Council by people otherwise restricted, such as the housebound. The Community Development Officer for the Southern Rural Area also confirmed that the Clerk would be paying a contribution toward the cost of the access as, by its nature, it would be difficult to determine the difference between personal use and Parish Council use of the connection.

The Committee supported in principle the Parish Council's desire to improve their working practices and accessibility through measures such as the implementation of

broadband, but felt that this was a revenue cost and, as such, was not appropriate for funding from the Committee's Discretionary Budget. Instead, funding should come from other sources, such as the Parish Council's precept.

**RESOLVED:** That no grant be made to Kings Walden Parish Council toward the cost of broadband internet access for use by the Clerk.

**REASON FOR DECISION:** The awarding of financial assistance to voluntary organisations and the use of discretionary spending allows the Committee to further the aims and strategic priorities of the Council.

**42. GRANT APPLICATION – PRESTON CRICKET CLUB**

**RESOLVED:** That the sum of £1,000 be awarded to Preston Cricket Club as a financial contribution toward the purchase of mobile pitch covers.

**REASON FOR DECISION:** The awarding of financial assistance to voluntary organisations and the use of discretionary spending allows the Committee to further the aims and strategic priorities of the Council.

**43. GRANT APPLICATION – KNEBWORTH PARISH COUNCIL**

The Community Development Officer for the Southern Rural Area presented a grant application to the Committee from the Knebworth Parish Council, which requested financial assistance toward the purchase and installation of Christmas tree lights for the tree located on St Martin's Green, London Road, Knebworth. In response to questions from the Committee he confirmed that he had been informed that these were new lights and not an existing project.

The Committee expressed their support for the provision of Christmas tree lights but felt that the installation costs were a revenue item and therefore not appropriate for funding from the Committee's Discretionary Budget. Instead, it was felt that this element should be removed from the grant made.

The Community Development Officer for the Southern Rural Area advised the Committee for future reference that, under the criteria for organisation's eligibility for Discretionary Grants from North Hertfordshire District Council, revenue costs (primarily for short term or project-based activities or events) can be supported.

**RESOLVED:** That the sum of £500 be awarded to Knebworth Parish Council as a financial contribution toward the purchase of Christmas tree lights for the tree located on St Martin's Green, London Road, Knebworth.

**REASON FOR DECISION:** The awarding of financial assistance to voluntary organisations and the use of discretionary spending allows the Committee to further the aims and strategic priorities of the Council.

**44. PLANNING APPLICATIONS**

The Committee heard oral representations from the following members of the public in relation to planning applications to be determined by the Committee.

- a) Land Adjacent to The Old Bakery, Bendish
  - Mr Easton (Applicant's Representative)
  
- b) Land at Green Farm, Bendish
  - Mrs Dallimore (Objector)
  
- c) Land Rear of 37 Tower Road, Codicote
  - Mr McWalter (Objector)
  - Ms Parry (Applicant's Representative)

- d) Priory Farm, Priory Lane, Little Wymondley
  - Mr & Mrs Kennedy (Objectors)
  - Mr Collingridge (Applicant's Representative)

Details of these representations can be found at Minute 32 above.

**RESOLVED:** To determine the applications as set out in the report of the Planning & Building Control as submitted to the Committee in the following schedule:

#### SCHEDULE

Reference Number	Description of Development and Location	Decision
06/00796/1HH	<b>14 Bedford Road, Ickleford</b> Relocate and replace existing double garage with room in roofspace.	<b>GRANTED</b> (as per report)
06/00534/1	<b>Plot 1 at 11 Lime Avenue, Wheathampstead</b> Detached dwelling following demolition of existing dwelling house (all matters reserved).	<b>GRANTED</b> (as per report)
06/00612/1	<b>Land Adjacent to The Old Bakery, Bendish</b> Erection of two bedroom dwelling for use by key worker.	<b>REFERRED TO LICENSING &amp; APPEALS COMMITTEE</b> (see (a) below)
06/01069/1	<b>Land at Green Farm, Bendish</b> Retention of vehicle access for emergency vehicles and construction of associated hardstand.	<b>REFUSED</b> (see (b) below)
06/00622/1	<b>Ballslough Farm, High Street, Kimpton</b> Detached building to provide grain store, workshop and additional storage.	<b>GRANTED</b> (as per report)
06/00745/1HH	<b>156 High Street, Codicote</b> Single storey rear extension, front porch and reinstatement of chimney stack to side (south east) elevation.	<b>GRANTED</b> (as per report)
06/00942/1HH	<b>4 The Green, Codicote</b> Two storey side extension.	<b>GRANTED</b> (as per report)
06/00913/1	<b>Land Rear of 37 Tower Road , Codicote</b> Pair of 3 bedroom link-detached dwellings with 2 parking spaces to serve each dwelling (as amplified by plan no 0639/1A received 20.07.06)	<b>GRANTED</b> (see (c) below)
06/00944/1	<b>Priory Farm, Priory Lane, Little Wymondley</b> Change of use of redundant agricultural building to car repair business (Use Class B2).	<b>GRANTED</b> (see (d) below)

- (a) **RESOLVED:** That, with regard to planning application reference 06/00612/1, the application be **REFERRED TO LICENSING & APPEALS COMMITTEE** for determination as the Committee were minded to grant the planning permission contrary to Policy 1 of the Hertfordshire Structure Plan and policies 2, 20 and 57 of the North Hertfordshire Local Plan with

Alterations. The Committee considered that special circumstances exist to allow a dwelling for a key worker, the applicant's daughter, as an exception to the rural and conservation area policies.

(b) **RESOLVED:** That, with regard to planning application reference 06/01069/1

(1) Planning permission be **REFUSED** for the reasons as set out in the report of the Head of Planning & Building Control;

(2) That, subject to the Head of Legal & Democratic Services being satisfied with the evidence, enforcement action be taken to bring about the closure of the vehicular access, by the erection of a post and rail fence and hedge planting. The reasons it is considered expedient for such action to be taken being for the reasons set out for refusal of the application. The time for compliance being 4 months;

(3) That the Head of Housing & Environmental Health be notified of the Committee's decision as the applicant was in breach of conditions of his public entertainment licence.

(c) **RESOLVED:** That, with regard to planning application reference 06/00913/1, planning permission be **GRANTED**, subject to the conditions as set out in the report of the Head of Planning & Building Control, with the following amended condition 5 and additional condition 7:

5. *Prior to the occupation of the dwellings hereby approved the access and access road shall be constructed in accordance with the approved details shown on drawing number 0639/1A and the footway shall be reinstated to the current specification of Hertfordshire County Council and the Local Planning Authority's satisfaction.*

*Reason: To ensure a satisfactory means of access is provided to serve the two dwellings and allow the free and safe flow of traffic at the junction of Tower Road and St. Giles Road.*

7. *With the exception of making deliveries to the site, no contractors' vehicles shall be parked on the grasscrete road between Tower Road and the application site during construction work.*

*Reason: To ensure access is retained to the adjoining properties.*

(d) **RESOLVED:** That, with regard to planning application reference 06/00944/1, planning permission be **GRANTED** subject to the conditions set out in the report of the Head of Planning & Building Control and the following additional condition:

3. *No car parking or open storage shall take place in connection with the use hereby approved other than within the area shown shaded yellow on the approved drawing D3 – site plan showing parking.*

*Reason: To safeguard the openness of the Green Belt and the visual amenities of the locality.*

It was further **RESOLVED** that the Chairman send a letter on the Committee's behalf to the North Hertfordshire District Manager (Hertfordshire Highways) requesting that the traffic issues in Priory Lane be reviewed as a priority, to reduce the impact on residents of the lane.

The Committee further considered the following two applications. These were County Council applications and, as such, would be determined by the County Council's Development Control Committee, so North Hertfordshire District Council was a statutory consultee only.

**Item A 06/01198/1CM Land at Depot, 1a High Street, Graveley**

In relation to Item A – Land at Depot, 1A High Street, Graveley – the Committee heard an oral representation from Mr Kelly, the Chairman of Graveley Parish Council. Details of this representation can be found at Minute 32 above.

The Planning Control and Conservation Manager outlined the proposal to the Committee and stated that, after reviewing the proposal and visiting the site, the recommendation was that from the information provided there were no special circumstances to justify granting the application as an exception to Green Belt policy. She further confirmed that the current use as a waste processing yard was unauthorised and suggested that a request for enforcement action to reinstate the yard to its previous state should be put forward should the application be refused.

At the invitation of the Chairman, Councillor Mrs L.A. Needham addressed the Committee in her role as the Portfolio Holder for Environment & Waste Management. She explained that she was present at the meeting to hear the views of the Committee and the public in relation to this application, which was the first application for a waste treatment plant to be determined by NHDC. Councillor Needham explained the requirement to have waste treatment plants in place by the year 2015 and the uncertainty of the optimum locations within the County for the plants, but expressed her support for the view that a Green Belt location in a village such as this site was inappropriate.

**RESOLVED:** That the following views be passed to Hertfordshire County Council as representing the Local Planning Authority's formal views upon the proposed development:

***The application is inappropriate development in the Green Belt and there are no such special circumstances demonstrated to permit the granting of such an application. The site is in close proximity to the heart of the village and will have damaging environmental effects on the houses in close proximity. This Council does recognise that the County is required to provide sites for recycling process but this is clearly not an appropriate site. In addition there are concerns about the impact of the proposed highway alterations and additional traffic in the High Street to the detriment of the amenities of the existing residents of the village.***

**REASON FOR DECISION:** To submit the views of the Committee to Hertfordshire County Council upon their consultation with the Local Planning Authority.

**Item B 06/01206/1CC Breachwood Green JMI School**

With regard to this second item, the Committee agreed, in accordance with the report of the Head of Planning & Building Control, that there was no objection in principle to the proposal for a new school hall, extension to the main entrance and alterations to the existing school buildings. However, it was felt that the design of the proposal did not take into account the original Victorian building, particularly with regard to the extension to the school hall and resultant alterations.

**RESOLVED:** That the comments as laid out in the report of the Head of Planning & Building Control be passed to Hertfordshire County Council as representing the Local Planning Authority's formal views upon the proposed development.

**REASON FOR DECISION:** To submit the views of the Committee to Hertfordshire County Council upon their consultation with the Local Planning Authority.

**45. PLANNING ENFORCEMENT – LAND ADJACENT TO JUNCTION 8, A1(M) NORTHBOUND & SOUTHBOUND**

The Planning Control & Conservation Manager presented a report of the Head of Planning & Building Control to the Committee which sought the Committee's authorisation to take enforcement action to secure the removal of the unauthorised advertisements displayed in fields adjoining the A1(M) motorway.

The Planning Control & Conservation Manager informed the Committee that the signs had been removed from the fields subsequent to the report being published, as had happened when this item had been listed for consideration by the Committee on previous occasions. She therefore requested that the Committee give authorisation for enforcement action to be taken whenever the signs reappeared, without submission of a further report to Committee.

**RESOLVED:**

- (1) That, subject to the Head of Legal & Democratic Services being satisfied with the evidence, the Planning Control & Conservation Manager be authorised to take enforcement action to secure the removal of the unauthorised advertisements;
- (2) That the Head of Planning & Building Control be requested to consider formulation of a policy to address enforcement action to remove unauthorised signage throughout the District without the need to seek authorisation from Area Committees.

**REASON FOR DECISIONS:** To preserve the visual amenity of the Green Belt and protect the highway safety of road users of the A1(M) motorway.

**46. PLANNING ENFORCEMENT UPDATE**

The Planning Control & Conservation Manager presented a further report of the Head of Planning & Building Control to the Committee which apprised them of the current status of planning enforcement cases previously authorised by the Committee. This report had been prepared at the request of the Committee (Minute 27 refers).

The Committee expressed their support for the action that had been taken in these cases, and the continuing work that the Planning Enforcement Officers were taking to address outstanding issues.

**RESOLVED:** That the report of the Head of Planning & Building Control be noted.

**REASON FOR DECISION:** To ensure the Committee were kept apprised of the current situation with regard to planning enforcement actions in the Southern Rural area.

**47. PLANNING APPEALS**

The Planning Control & Conservation Manager informed the Committee that no planning appeals had been lodged or determined since the meeting of the Committee held on 13 July 2006. However, the following planning appeal had been withdrawn:

Appellant	F.J. Moore
Reference number	05/01911/1
Address	Land at and to the north east of Gosmore End House, Hitchin Road, Gosmore.
Proposal	Lawful Development Certificate Existing: Use of land for residential purposes and forming curtilage of Gosmore End House.

The meeting closed at 11.03 p.m.

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Chairman