

4 August 2006

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To: Members of the Baldock and District Committee of North Hertfordshire District Council

(Councillors M.E. Weeks (Chairman), A.D. Young (Vice-Chairman), S.K. Jarvis, Marilyn Kirkland, I.J. Knighton and M.R.M. Muir)

You are invited to attend a meeting of the
BALDOCK & DISTRICT COMMITTEE

to be held at

**THE COMMUNITY CENTRE, SIMPSON
DRIVE, BALDOCK**

on

MONDAY 14 AUGUST 2006

at

7.30 p.m.

Yours sincerely,



David Miley
Democratic Services Manager

AGENDA
PART I

ITEM	PAGE
1. APOLOGIES FOR ABSENCE	-
2. MINUTES To take as read and approve as a true record the minutes of the meetings of this Committee held on the 3 July 2006.	-
3. NOTIFICATION OF OTHER BUSINESS Members should notify the Chairman of other business which they wish to be discussed by the Committee at the end of the business set out in the agenda. They must state the circumstances which they consider justify the business being considered as a matter of urgency. The Chairman will decide whether any item(s) raised will be considered.	-
4. DECLARATIONS OF INTEREST To receive from Members of the Committee any Declarations of Interest in respect of business set out in the agenda. Members should either declare a prejudicial or personal interest and are required to notify the Chairman of the nature of any interest declared. Members declaring a prejudicial interest should not seek to influence the decision and leave the room during that particular item of business.	-
5. PUBLIC PARTICIPATION To receive petitions, comments and questions from members of the public. No requests to speak have been received to date. Any public participation requests received within the agreed time will be notified to Members as soon as practicable.	-
6. NORTH HERTFORDSHIRE HIGHWAYS PARTNERSHIP – JOINT MEMBER PANEL DISCRETIONARY BUDGET FOR 2006-2007 AND 2007-2008 REPORT OF THE CHIEF ENGINEER <i>A report providing details of the cost and feasibility of projects suggested by the Committee for funding from the Joint Member Panel's Discretionary Budget.</i>	1
7. LAND OFF YEOMANRY DRIVE, CLOTHALL COMMON, BALDOCK REPORT OF THE HEAD OF FINANCIAL SERVICES <i>A report informing the Committee of the present situation and future plans for the area of land off Yeomanry Drive, to the rear of Hartsfield School, Baldock.</i>	7

8.	CHAMPION NEWS REPORT OF THE HEAD OF COMMUNITY DEVELOPMENT AND CULTURAL SERVICES	13
	<i>A summary of the activities undertaken by the Community Development Officer for Baldock since the meeting of the Committee held on 3 July 2006 and events taking place in forthcoming months.</i>	
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	<i>The current budget balances for the Committee and grant applications from the following organisations:</i>	
	<i>1. Baldock Town Youth Football Club</i>	
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10.	PLANNING APPLICATIONS REPORT OF THE HEAD OF PLANNING AND BUILDING CONTROL	23
	<i>Planning applications for determination by the Committee:</i>	
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11.	PLANNING APPEALS ORAL REPORT OF THE HEAD OF PLANNING AND BUILDING CONTROL	37
	<i>An update for the Committee on any Planning Appeals that have been lodged or determined since the meeting of the Committee held on 3 July 2006.</i>	

Future meetings of the Baldock & District Committee will be held on:

25 September 2006
23 October 2006
4 December 2006
15 January 2007
19 February 2007
2 April 2007

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**TITLE OF REPORT: NORTH HERTFORDSHIRE HIGHWAYS PARTNERSHIP
JOINT MEMBER PANEL DISCRETIONARY BUDGET FOR 2006-2007 AND 2007-
2008**

REPORT OF THE CHIEF ENGINEER

1. SUMMARY

- 1.1 For Members to note the information provided by the Chief Engineer and the North Herts District Manager (Hertfordshire Highways).
- 1.2 For Members to decide which schemes and projects (if any) the Baldock & District Committee wish to provide matched funding.

2. FORWARD PLAN

- 2.1 This report does not contain a recommendation on a key decision contained within the Forward Plan.

3. BACKGROUND

- 3.1 Members should please refer to Appendices A and B for the Minutes from the meeting of the NHHP – JMP held on 26 June 2006 (Minute 13 refers) and the meeting of the Baldock & District Committee held on 3 July 2006 (Minute 22 refers).

4. COST ESTIMATES AND COMMENTS

- 4.1 The following engineering comments were provided on the proposed scheme for provision of a pedestrian phase to the traffic light control at the junction of the B656 (ex-A505) and A507 in Baldock:

A comprehensive review of this junction is included within the Baldock town centre enhancement proposals, a joint HCC/NHDC project and any improvements will be funded from that budget and not require funding from this committee. A feasibility study has already been carried out on a pedestrian phase for the Royston Road leg only and the work required because of the slip road and other elements was estimated to be in excess of £100k.

5. FINANCIAL AND RISK IMPLICATIONS

- 5.1 None.

6. LEGAL IMPLICATIONS

6.1 None.

7. HUMAN RESOURCES AND EQUALITIES IMPLICATIONS

7.1 None.

8. RECOMMENDATIONS

8.1 For Members of Baldock & District Committee to note the information provided.

8.2 For Members of the Baldock & District Committee to decide which schemes and projects should be placed in the JMP Discretionary Budget for 2006-2007 and 2007-2008.

8.3 For Members of the Baldock & District Committee to decide the amount of funding from the Area Committee Development Budget 2006-2007 (if any) to be allocated to the schemes and projects identified at 8.2 above.

8.4 To advise the North Herts District Manager (Hertfordshire Highways) the decision made at 8.3 above.

9. REASON FOR RECOMMENDATIONS

9.1 To provide financial support for the implementation of traffic management and road safety in the Hitchin area.

10. APPENDICES

10.1 Appendix A – Extract from the Minutes for the meeting of the NHHP – JMP held on 26 June 2006.

10.2 Appendix B – Extract from the Minutes for the meeting of the Baldock & District Committee held on 3 July 2006.

11. CONTACT OFFICER

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12. CONTRIBUTOR

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NORTH HERTFORDSHIRE HIGWAYS PARTNERSHIP – JOINT MEMBER PANEL

**Meeting held at the Council Offices, Gernon Road, Letchworth Garden City
at 7.30 p.m. on Monday, 26 June 2006**

EXTRACT FROM MINUTES

13. JOINT MEMBER PANEL DISCRETIONARY BUDGET 2006 - 2007

The North Herts District Manager (DM) advised the JMP that this was a comprehensive and detailed report with the confirmation of an increase by £10,000 to £90,000 for disbursement in the year 2006-2007. The JMP noted that a cap of £30,000 had been set to cover design and consultation costs.

The DM reminded the JMP of the themes for 2007-2007 and described the projects approved for 2006-2007 in detail and with updates as necessary. With regard to the traffic calming measures proposed for Redhill Road, Hitchin near to Oughtonhead Primary School the DM was requested to provide an update on costs and revised design at the meeting to be held on 16 October 2006. With regard to works in Leys Avenue, Letchworth a Member queried the need for urgent attention to paving blocks due to their hazardous condition where the DM had confirmed that work had yet to commence because of the higher costs and complexity of works in Eastcheap.

The JMP noted the additional scheme at Peters Green and it was agreed that this kerbing scheme deserved further investigation and it was proposed that a cheaper option of bollards might be more appropriate and that the Southern Rural Area Committee should re-examine this scheme at its meeting to be held on 12 July 2006.

The JMP entered into a long debate on candidate schemes for 2006 – 2007 where proposals had been made at meetings of the JMP, and Area Committees had put forward additional schemes. It was clear from discussions that the protocol for the recommendation of schemes and projects had become 'tangled'. Consequently, for the benefit of new members to the JMP the DM provided a resume of the protocol and as per (5), (6) and (7) below it was agreed that this procedure should be followed.

In response to an enquiry concerning the provision of a pedestrian phase at the traffic light control at the junction of A505 and A507 the DM confirmed that this would be funded from monies set aside for Baldock Town Centre Enhancement via the financing of Baldock Bypass. The DM advised the JMP that the traffic lights controls at this junction were outdated and would have to be replaced completely.

The DM noted that at Cadwell Lane, Hitchin there was in fact a request for a set of traffic lights and a pedestrian crossing.

RESOLVED:

- (1) That the information provided on the 2006-2007 uncompleted schemes and works as presented at paragraph 3.1 to the report be noted;
- (2) That the information provided on the schemes and works for consideration in 2006-2007 as presented at paragraph 3.3 to the report be noted;
- (3) That the provision of £20,000 from the Discretionary Works Budget 2006-2007 to address verge areas subject to repeated damage be agreed;

- (4) That the five NHDC Area Committees be invited to make in total a matched contribution of £20,000 towards the costs of repair and maintenance to verges subject to repeated damage;
- (5) That during the July cycle of meetings the five NHDC Area Committees be requested to submit to the NHDC Chief Engineer schemes and projects with as much detail as possible for the preparation of preliminary cost estimates.
- (6) That upon receipt of the schemes and projects the NHDC Chief Engineer in liaison with the North Herts District Manager be requested to prepare cost estimates for each scheme or project and make the necessary arrangements to present these cost estimates to the August cycle of NHDC Area Committees
- (7) That upon receipt of the cost estimates each NHDC Area Committee reviews each item at its' August meeting and refers back to the next meeting of the Joint Member Panel to be held on 16 October 2006 with an indication as to whether (a) the scheme or project should be included in the 2006-2007 JMP Discretionary Budget and (b) the amount of financial contribution to be made by each NHDC Area Committee for each scheme or project.

REASON FOR DECISIONS:

To ensure that the Joint Member Panel are advised as soon as possible of schemes and projects to be included in the final list for 2006-2007.

BALDOCK & DISTRICT COMMITTEE MEETING

**Meeting held at the Knights Templar School, Park Street, Baldock
on 3 July 2006 at 7.30 p.m.**

EXTRACT FROM MINUTES

22. REFERRAL FROM NORTH HERTFORDSHIRE HIGHWAYS PARTNERSHIP JOINT MEMBER PANEL – 24 APRIL 2006 – NHHP DISCRETIONARY BUDGET PROJECTS 2007/2008

The Committee considered a referral from the North Hertfordshire Highways Partnership Joint Member Panel which invited proposals for projects which could be funded from the Panel's Discretionary Budget for the financial year 2007/2008. Councillor A.D. Young, who was a member of the Panel, informed the Committee of the reasons this referral had been made to the Area Committees, and highlighted the projects already put forward within the Baldock & District area.

The Committee identified as a priority the scheme identified at paragraph 5(d) of the resolution in Minute 57 of the meeting of the North Hertfordshire Highways Partnership Joint Member Panel held on 24 April 2006 – the provision of a pedestrian phase to the traffic light control at the junction of the A505 and A507 in Baldock. The provision of this crossing had previously been identified as a safety requirement but Highways had stated that it could not be provided until such time as the Bypass had been built and opened because of the volume of traffic using the A505. The Committee felt that, now the Bypass had opened and the volume of traffic using the road had decreased, it was appropriate to install the pedestrian phase to allow safe crossing of what was still a dangerous road.

It was noted however that the cost of such a scheme would be significant and that it was therefore not likely to qualify for full funding from the Joint Member Panel's Discretionary Budget. However the Committee felt that other funding sources could be explored should a suitable scheme be identified for this site.

RESOLVED:

- (1) That Hertfordshire Highways be requested to explore appropriate design options and sources of funding to facilitate the provision of a pedestrian phase to the traffic light control at the junction of the A505 and A507 in Baldock;
- (2) That any additional schemes within the Baldock & District area for consideration of funding from the North Hertfordshire Highways Partnership Joint Member Panel's Discretionary Budget for the financial year 2007/2008 be submitted in writing through the Committee & Member Services Officer, or at the meeting of the Committee to be held on 14 August 2006.

REASON FOR DECISION: To ensure the Panel's Discretionary Budget was allocated for agreed themes to projects that most benefited the Committee's area.

TITLE OF REPORT: LAND OFF YEOMANRY DRIVE, CLOTHALL COMMON, BALDOCK

REPORT OF THE HEAD OF FINANCIAL SERVICES

1. SUMMARY

- 1.1 That the Area Committee gives its views to the Cabinet meeting on the 12 September 2006 on the future of the land off Yeomanry Drive, Clothall Common, Baldock.

2. FORWARD PLAN

- 2.1 The associated report to Cabinet on the 12 September 2006 contains a recommendation on a key decision that was first notified to the public in the Forward Plan on the 1 September 2006.

3. BACKGROUND

- 3.1 The Council acquired the freehold interest in 33 acres of former smallholdings land for housing purposes from Herts County Council in December 1977. The 'Yeomanry Drive' site was part of that land, and has always been recorded in successive Local Plans for residential development.
- 3.2 The Council sold parcels of the land for residential development to 20 different developers between 1982 and 1985, at the same time HCC sold off adjacent land for similar development. This has now become known collectively as the Clothall Estate. The site in question, was held back from development because it housed the depot required for the archaeological work on the full 'Clothall Common' development. Housing Services Committee at the 17 September 1996 agreed that the sale of the site off Yeomanry Drive be delayed until market conditions improved, (Minute 200(3)).
- 3.3 The land was declared surplus to requirements at the Executive Committee Meeting on 22 August 2000. (Minute 105). Following the decision to dispose of the site a development brief was prepared for public consultation in 2001. Following approval of the development brief as required under Section 123 of the Local Government Act 1972 the intention to dispose of the site was advertised in the local press. Attempts to sell the land were made in 2002 and again in 2003 when the land was re-tendered.
- 3.4 In October 2003 the land (then subject to a conditional sale contract for residential development including affordable housing --since lapsed) was fenced and gated. A village green application was made on 26 November 2003, and Hertfordshire County Council as registration authority under the Commons Registration Act 1965 (now consolidated in the Commons Act 2006) is now minded in the light of perceived conflict of evidence to go for a non-statutory enquiry. The date of the enquiry has been fixed for the 9 to 11 October 2006.

- 3.5 Save Our Green Spaces Association (S.O.G.S.) presented a petition to this Committee on the 10 April 2006. The petition stated:

"We the undersigned call upon North Hertfordshire District Council to reconsider development plans and leave the land off Yeomanry Drive behind Hartsfield School as open space for the enjoyment of Baldock residents".

The Committee Chairman informed the petitioners that it would be passed to the Strategic Directors with a request for the appropriate information, so that a full report could be brought back to the Committee, (Minute 119, see Appendix A).

- 3.6 The observations of the Committee regarding the petition and information provided in this report are required and if deemed necessary be reported to Cabinet on the 12 September 2006 for consideration.

4. PLANNING ISSUES

- 4.1 The site at Yeomanry Drive was formally identified for housing in 1984 as part of the first District wide Local Plan. The site's allocation was carried forward to District Plan No.2 with Alterations and appears on the proposals maps as BR3/1e.
- 4.2 Following the enactment of the Planning and Compulsory Purchase Act in 2004 the District Plan was 'saved' and remains part of the statutory development plan for a minimum period of 3 years or until it is replaced with a Local Development Framework.
- 4.3 A development brief was produced in 2001 and was subject of public consultation. The brief was also saved under the provisions of the new Act. This will remain in force until the Land Allocations DPD has been prepared and adopted in accordance with the Local Development Scheme. There have been a number of applications for planning permission on the site and, in planning terms, the principle of residential development remains acceptable and is in line with the statutory development plan. Development of the site would be subject to the normal detail considerations and delivery of affordable housing and other planning obligation matters.

5. LEGAL IMPLICATIONS

- 5.1 Comments and information on legal implications have been included in the body of the report.

6. FINANCIAL AND RISK IMPLICATIONS

- 6.1 The capital receipt likely to be realised from the sale of this land will be in the region of £2 million and this sum has already been earmarked for the capital programme 2006 to 2010. The average total annual expenditure on capital projects is £9 million and is largely funded from capital receipts from asset disposals. The Council's capital reserves are already estimated to be exhausted by 2009/10. Failure to dispose of this asset will mean that the capital programme will need to be significantly curtailed unless alternative funding sources are found.
- 6.2 Presently the site provides no return on its potential value for residential use. Annual interest lost on the investment of the potential capital receipt if held in capital reserves until applied towards capital projects is £90,000.
- 6.3 In addition to the estimated 32 private residential units planned for the site an estimated 8 affordable housing units will be built as part of the scheme to house people on the Council's housing register. The capital programme provided

£369,000 for grant assistance towards the provision of affordable units on this site, because of the uncertainty over redevelopment the project has been deferred from the current programme.

- 6.4 Regarding the village green application, officers believe that the Council has a robust case to defend the application. As such it is in the Council's interest that the services of a legal counsel is engaged at a cost of about £10,000 to advise and defend our position and to vigorously resist the attempt to have the land registered as a village green. Because of the short lead in time between any decision by Cabinet on the 12 September 2006 and the date of the enquiry, 9 October 2006, as a precautionary measure it has been necessary to engage counsel's services beforehand.

7. HUMAN RESOURCE AND EQUALITY IMPLICATIONS

- 7.1 There are no human resource or equalities implications arising from this report.

8. CONSULTATION WITH EXTERNAL ORGANISATIONS AND WARD MEMBERS

- 8.1 The Council's Asset Disposal Strategy approved July 2004, sets out that consultation should follow the following process; *"the relevant Ward Members will be consulted on any proposals and consideration be given to wider community consultation. Following consultation a report on the officers recommendations will be presented to the appropriate Area Committee for their views before seeking approval from the relevant delegated Member or Committee"*. This procedure follows after the original decision to declare the site surplus to requirements made in 2000, see paragraph 3.3 above.
- 8.2 The observations of this Committee together with the petition submitted by SOGS can be regarded as further consultation on the future of the site.

9. APPENDICES

- 9.1 Appendix A - Minute 119, Baldock and District Area Committee, 10 April 2006.
- 9.2 Appendix B – Site plan of land at Yeomanry Drive, Baldock.

10. RECOMMENDATIONS

- 10.1 That the views of this Committee regarding the future of the land off Yeomanry Drive, Clothall Common, Baldock are given to Cabinet.

11. REASONS FOR RECOMMENDATIONS

- 11.1 To enable Cabinet to consider its original decision on the disposal of the land off Yeomanry Drive, Clothall Common, Baldock.

12. CONTACT OFFICERS

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13. BACKGROUND PAPERS

13.1 Estates files.

EXTRACT OF MINUTES OF THE BALDOCK AND DISTRICT AREA COMMITTEE
- 10 APRIL 2006

119. PUBLIC PARTICIPATION

Mr Christopher Maddren had given due notice that he wished to speak at the meeting regarding Green Space in Baldock.

Key points raised by Mr Maddren in his presentation included:

- There had been a lot of erosion of open space in Baldock town centre, as acknowledged in the Baldock Town Centre Strategy, which should be avoided elsewhere in the town.
- The Save Our Green Spaces Association (S.O.G.S.) intended to be vigilant in protecting open space in the town.
- The field at the rear of Hartsfield School was the current priority for S.O.G.S. In 2003 local people felt that they had wasted their time preparing a petition as NHDC officers who were unaware of local feeling or the petition had entered into a binding contract with developers.
- The field was seen as a particular open space chosen by the people for the people and they expected Councillors, as their representatives, to protect it for them.

Mr Maddren also presented a petition to the Committee which comprised signatures collected in Baldock town and on the Clothall Common estate, together with a list of some examples of developments which have taken place on green spaces in Baldock.

Mr Maddren requested that the subject of the petition be considered at the next meeting of the Baldock & District Committee. This was:

We the undersigned call upon North Hertfordshire District Council to reconsider development plans and leave the land off Yeomanry Drive behind Hartsfield School as open space for the enjoyment of Baldock residents.

The Chairman thanked Mr Maddren for his presentation and accepted the petition on behalf of the Committee, which he stated would be passed to the Strategic Director of Customer Services and the Strategic Director of Financial & Regulatory Services for consideration. The Chairman stressed that all Councillors, including those not present at the meeting, felt that they did their utmost to represent the people of Baldock and wanted to their utmost to preserve green spaces within Baldock and the rest of the District as well. He stated that, whilst the Committee could form a view on the petition where the Council was the landowner, it was best to do so with full information. He therefore informed Mr Maddren that the petition would be passed to the Strategic Directors with a request for the appropriate information, so that a full report could be brought back to the Committee at its meeting on 22 May 2006 or 3 July 2006.

TITLE: CHAMPION NEWS**REPORT OF THE HEAD OF COMMUNITY DEVELOPMENT AND CULTURAL SERVICES****1. SUMMARY**

- 1.1 To advise the Committee of the activities and schemes with which the Community Development Officer has been involved during the past month.
- 1.2 To bring to the Committee's attention some important community based activities that will be taking place during the next few months.

2. FORWARD PLAN

- 2.1 This report does not contain a recommendation on a key decision and has not been referred to in the Forward Plan.

3. BACKGROUND

- 3.1 Not Applicable

4. ISSUES – PROJECT / ACTIVITY / SCHEME DETAILS**4.1 Area Visioning****4.1.1 Baldock Town Hall Feasibility Study**

Following the community meetings held at Hartsfield School in June, the consultants, Widdup/Amer, are now in the process of analysing the outcomes from the evening consultations, combined with the given consideration to the influences regarding long-term sustainability and finance of various options for the town hall. The consultants will then present their findings from the feasibility study to the Baldock & District Area Committee in the autumn.

4.1.2 Baldock Town Centre Enhancement Scheme

As part of the first phase of the project, the appointed consultants, Colin Buchanan, are currently undertaking their surveys in Baldock.

These surveys include:

- car parking arrangements within and around the town centre;
- pedestrian flows to and within the town centre; and
- Vehicular access and servicing requirements for all retail, commercial and residential properties within the town centre.

Work has started on preparing a brief and associated tender procurement documents for Phase 2 of the project, which needs to be carried out under OJEU (Official Journal of the European Union) procedures.

It is anticipated that a design consultant will be appointed in the new year following

the OJEU procedure to prepare draft enhancement proposals for consultation in 2007.

4.1.3 Development of Town Partnership for Baldock

At the group's last meeting on Monday 10 July 2006, the following positions were duly elected: -

Chairman – Tony Nickolls
Vice-Chairman – David Dodds
Treasurer – Nigel Clarke
Secretary Duties – via the Community Development Officer

The group also discussed the elements of the draft Constitution with any comments to be forwarded to the Chair in advance of the meeting scheduled for Monday 4 September 2006.

It was agreed that the Constitution would have two appendices, namely a geographical map showing the area of the group's remit and a copy of the Structure, Purpose and Action Plan.

The Treasurer was charged to formally open a Bank Account in the group's name to accommodate the committed funds of £4,500 that was granted by North Hertfordshire District Council's Cabinet at its meeting on 27 June 2006.

Other initiatives of the group include: -

- A map of the Town and the Villages.
- Production of a Town Guide
- Development of a Web Site
- Designing of a Formal Letterhead
- Specialist Markets & Events

The future target dates for the group's meetings at 7.30pm at Tesco's Conference Room are provisionally scheduled for

Monday 4 September 2006
Monday 9 October 2006
Monday 6 November 2006
Monday 11 December 2006

4.2 **Festivals/Fairs/Events**

4.2.1 Baldock Chartered Street Fair 2006

This year the Fair will pull onto the High Street at approx. 9.00am Monday 2 October 2006 and will leave overnight on Thursday 5 and the early hours of Friday 6 October 2006.

The Traffic Road Order process for the 2006 fair has been initiated and managed by Herts Highways, who have taken on the role as the client, following legal investigations and findings into the validity of the Fair's Chartered Status.

The organiser of the Fair, Charles Abbott JR in conjunction with the Community Development Officer have finalised and submitted the Event Management Documents & Plans to the North Herts Safety Advisory Team on 18 July 2006, for their consideration.

4.3 **General**

4.3.1 Baldock Bypass and Associated Works
Verbal update to be given to the Committee on the evening.

4.3.2 Local Organisations and Community Groups Support

Sandon, Clothall & Weston Village Halls – Applications for PACIF

The Community Development Officer and the Community Facilities Manager are supporting and advising the respective project groups / representatives at the above Village Halls.

Site visits occurred early June and practical support is on going leading up to the Fund closing date of 31 August 2006.

4.3.3 Rural Play Day 2006

This year's free event will take place in on the Ashwell Recreation Ground on Wednesday 9 August 2006 at 11.00am to 3.00pm for children of 5 to 13 years of age. The Children Services Team will provide a variety of fun activities on a drop in basis for the local rural community. The event has been widely publicised and included in the Council's SummerZone brochure, which lists all the activities for younger children taking place across the district.

4.3.4 Parish Challenge/Parish Playground/Parish Enhancement/Cleansing Fund & Parish Amenity Capital Investment Fund (PACIF) 2006/07

These funding streams were launched in April 2006 to all Parish Councils and other community organisations that would be eligible to apply for grant-aid to their respective projects, with a closing date for all applications of midday on 31 August 2006.

There is approximately £93,000 of available funds for PC/PP/PE&CF to support and sustain the community projects in Rural North Hertfordshire.

In addition, there is also PACIF grant-aid of £355,000 available for capital projects in Rural North Hertfordshire.

A date is being finalised for all applications from both funding streams to be presented to the Parish Challenge Member Panel in December 2006.

5. CONSULTATION WITH EXTERNAL ORGANISATIONS AND WARD MEMBERS

5.1 Consultation with the respective agencies, organisations and Ward Members has taken place with regards to the projects, activities and events mentioned in section 4 of this report.

6. RECOMMENDATIONS

6.1 That the Committee endorses the actions taken by the Community Development Officer to promote greater community capacity and well being.

7. REASONS FOR RECOMMENDATIONS

7.1 That the Committee enforces the actions and policies involved in the tasks and projects undertaken by the Community Development Officer.

8. CONTACT OFFICER

- 8.1 Stuart Izzard (Community Development Officer – Baldock & District Area & Youth)
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**TITLE: BALDOCK & DISTRICT AREA COMMITTEE DEVELOPMENT & AREA
VISIONING BUDGETS 2006/2007**
REPORT OF THE HEAD OF COMMUNITY DEVELOPMENT AND CULTURAL SERVICES

1. SUMMARY

- 1.1 To advise the Committee on the delegated budgets for financial year 2006/2007 and the carry forward preallocated balances of delegated budgets from financial year 2005/2006.
- 1.2 To bring to the Committee's attention details of recent allocation and commitment of delegated funds for Community initiatives and projects.

2 FORWARD PLAN

- 2.1 This report does not contain a recommendation on a key decision and has not been referred to in the Forward Plan.

3. BACKGROUND

- 3.1 Not Applicable

4. ISSUES AND FUNDING DECISIONS TO BE MADE

- 4.1 Baldock Town Youth Football Club
Funding request sought from Baldock Development Discretionary funds for the support in the Club's development and costs associated to coaches training courses and training equipment.
- 4.2 Weston – Snipe Play Area
Funding request sought from Weston & Sandon Ward Development Discretionary funds for a contribution to assist the improvement works to the Snipe Play Area in Weston.
- 4.3 STATEMENT OF COMMITTEE DELEGATED BUDGETS 2006/2007
- 4.3.1 See Appendix 1 – Spreadsheet of Committee Delegated Budgets 2006/2007.

5. LEGAL IMPLICATIONS

- 5.1 The Committee has delegated powers to administer funds from the budgets described.
- 5.2 There are no other legal implications pertinent to this report.

6. FINANCIAL AND RISK IMPLICATIONS

- 6.1 Members are asked to note the information detailed in Appendix 1 of the report, which relates to the Area Committee budget balances for the current financial year 2006/2007.
- 6.2 The spreadsheet also details the pre allocations carried forward from the previous financial year 2005/2006 to the current financial year 2006/2007.
- 6.3 In addition, the spreadsheet includes the balances relating to allocated Visioning Budgets available to the respective wards within the Baldock & District area.

7. HUMAN RESOURCE AND EQUALITIES IMPLICATIONS

- 7.1 Not Applicable

8. CONSULTATION WITH EXTERNAL ORGANISATIONS AND WARD MEMBERS

- 8.1 Consultation with the respective Ward Members has occurred in connection with the pre allocation of funds for Community Initiative & Projects from the previous financial year 2005/2006 Ward Development Discretionary Budgets to the current financial year 2006/2007.
- 8.2 Consultation with the respective officers and external agencies groups has taken place with regards to the funding proposal for Area Committee Discretionary Development Funds.

9. RECOMMENDATIONS

- 9.1 The Committee is asked to note the budgetary expenditure, current balances and carry forwards from the Ward Development Budgets 2005/2006, the Small Area Grants Budget and the allocated Visioning Budgets.
- 9.2 That the Committee allocates funds up to a maximum of £750 to Baldock Town Youth Football Club from Baldock Ward Development Discretionary Budgets.
- 9.3 That the Committee allocates the provisionally committed funds up to a maximum of £1,500 to the project from the Weston & Sandon Ward Development Discretionary Budget.

10. REASONS FOR RECOMMENDATIONS

- 10.1 The allocation of funds will improve the services provided by the local organisations and groups that are available and accessed by various members of the community.

11. ALTERNATIVE OPTIONS CONSIDERED

- 11.1 Not Applicable

12. APPENDICES

BALDOCK & DISTRICT (14.08.2006)

- 12.1 Appendix 1 – Spreadsheet of Committee Delegated Budgets 2006/2007.
- 12.2 Appendix 2 – Baldock Town Youth Football Club Grant Form – to follow.
- 12.3 Appendix 3 – The Snipe (Weston) Play Area Project Grant Form – to follow.

13. CONTACT OFFICERS

- 13.1 Stuart Izzard (Community Development Officer - Baldock & District Area & Youth)
Telephone: 01462 474854
E-Mail: stuart.izzard@north-herts.gov.uk
- 13.2 Jodie Penfold (Assistant Accountant Customer Services)
Telephone: 01462 474332
E-Mail: jodie.penfold@north-herts.gov.uk

14. BACKGROUND PAPERS

- 14.1 None

Statement of Committee Delegated Budgets 2006/2007

<u>SUMMARY/ TOTALS</u>	<u>Funding</u>	<u>Allocated</u>	<u>Spent</u>	<u>Outstanding</u>	<u>Unallocated Budget</u>				
VISIONING	£3,200	£3,200	£470	£2,730	£0				
SMALL AREA GRANTS	£2,010	£1,820	£0	£1,820	£190				
BALDOCK TOWN	£15,990	£4,245	£1,667	£2,688	£11,745				
BALDOCK EAST	£8,070	£785	£0	£785	£7,285				
ARBURY	£9,940	£5,880	£0	£5,880	£4,060				
WESTON & SANDON	£10,800	£4,330	£0	£4,330	£6,470				
Total	£50,010	£20,260	£2,137	£18,123	£29,750				

<u>VISIONING</u>	<u>Funding</u>	<u>Year Allocated</u>		<u>Project</u>	<u>Allocated</u>	<u>Date</u>	<u>Spent</u>	<u>Outstanding</u>	<u>Comments</u>
Preallocated Funds C/F from 2005/06	£3,200	2004/2005		Ivel Springs	£730	23.02.04	£470	£260	
		2005/2006		Town Centre Strategy	£2,470	11.04.05		£2,470	
Total	£3,200				£3,200		£470	£2,730	£0

<u>DEVELOPMENT BUDGETS</u>									
<u>SMALL AREA GRANTS</u>	<u>Funding</u>			<u>Project</u>	<u>Allocated</u>	<u>Date</u>	<u>Spent</u>	<u>Outstanding</u>	<u>Comments</u>
Base Budget 06/07	£2,010			Retirement Sewing Club	£420	10.04.06		£420	
				Baldock Festival	£1,060	10.04.06		£1,060	
				Ashwell Museum	£340	10.04.06		£340	
Total	£2,010				£1,820		£0	£1,820	£190

Statement of Committee Delegated Budgets 2006/2007

BALDOCK TOWN	Funding			Project	Allocated	Date	Spent	Outstanding	Comments
Preallocated Funds Brought Forward from 05/06	£2,350			Additional funds for Street Furniture	£40	15.08.05	£102	-£62	Funded from Community Projects C/F
Baldock Town Community Projects (c/f 05/06)	£450			Baldock Allotment Association - Plot for disabled holders North Rd	£390	26.09.05	£0	£390	
Baldock Town Community Projects (c/f 05/06)	£3,760			Alcohol Free Zone - Consultation	£460	07.11.05	£0	£460	
				Tree Works in Nightingale Way & Willan Way	£1,210	12.12.05	£1,205	£5	
				Tree Works Brewery Lane & Park Drive	£250	06.03.06	£250	£0	
				High Street Hanging Baskets	£1,520	10.04.06	£0	£1,520	
				Royal British legion - Baldock Branch	£375	22.05.06	£0	£375	
Base Budget 06/07	£9,430								
Total	£15,990				£4,245		£1,667	£2,688	£11,745

BALDOCK EAST	Funding			Project	Allocated	Date	Spent	Outstanding	Comments
Preallocated Funds Brought Forward from 05/06:	£180			Bench for the Clothall Estate	£40	15.08.05	£0	£40	
Baldock East Community Projects (C/F 04/05)	£2,090			Alcohol Free Zone - Consultation	£140	07.11.05	£0	£140	
Baldock East Community Projects (c/f 05/06)	£2,900			High Street Hanging Baskets	£480	10.04.06	£0	£480	
				Royal British legion - Baldock Branch	£125	22.05.06	£0	£125	
Base Budget 06/07	£2,900								
Total	£8,070				£785		£0	£785	£7,285

Statement of Committee Delegated Budgets 2006/2007

Statement of Committee Delegated Budgets 2006/2007

ARBURY	Funding			Project	Allocated	Date	Spent	Outstanding	Comments
Preallocated Funds Brought Forward from 05/06	£5,520			Community Visioning Projects	£5,520	07.11.05	£0	£5,520	
Arbury Community Projects (c/f from 04/05 Small Area Grants)	£180			Bygrave PC - Lawn Mower	£360	22.05.06	£0	£360	
Arbury Community Projects (c/f 05/06)	£980								
Base Budget 06/07	£3,260								
Total	£9,940				£5,880		£0	£5,880	£4,060

WESTON & SANDON	Funding			Project	Allocated	Date	Spent	Outstanding	Comments
Preallocated Funds Brought Forward from 05/06:	£4,330			Community Visioning Projects	£4,330	07.11.05	£0	£4,330	
Weston & Sandon Community Projects (c/f 04/05)	£1,390	Provisional		Footpath Lighting -Hitchin Road to Friars Road		10.04.06			
Weston & Sandon Community Projects (c/f 05/06)	£2,540	Provisional		The Snipe - Weston Childrens Play Equipment		10.04.06			
Base Budget 0607	£2,540								
Total	£10,800				£4,330		£0	£4,330	£6,470

TITLE: PLANNING APPLICATIONS

REPORT OF THE HEAD OF PLANNING AND BUILDING CONTROL

Local Government (Access to Information) Act 1985 and Local Government Act 1972

In respect of each of the following reports concerning individual applications for planning permission, Listed Building Consent, the whole of the application file shall be regarded as background papers for the purposes of Section 100(d) of the 1972 Act.

AGENDA INDEX

ITEM:	REF NO:	LOCATION DESCRIPTION	CONTACT OFFICER:	PAGE
1.	06/01006/1	The Knoll, Bygrave Road, Ashwell, SG7 5RH Erection of detached dwelling with detached garage and annexe following demolition of existing house. Erection of outbuildings for tackroom and loose boxes.	Richard Tiffin 01462 474522	25
2.	06/00866/1HH	Newlands, Gannock Green, Sandon, SG9 0RH Two storey side extension (as amended by plans NGG/PA/S03.A; P01.A; P02.A; P03.A; P04.A; received 04/07/2006)	Richard Tiffin 01462 474522	31

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ITEM NO: 1	<u>Location:</u>	The Knoll, Bygrave Road, Ashwell, SG7 5RH
	<u>Applicant:</u>	Mr and Mrs M Panico
	<u>Proposal:</u>	Erection of detached dwelling with detached garage and annexe following demolition of existing house. Erection of outbuildings for tackroom and loose boxes.
	<u>Ref.No:</u>	06/01006/ 1
	<u>Officer:</u>	Richard Tiffin 01462 474522

Date of expiry of statutory period: 14 August 2006

Reason for Referral to Committee: Objection from Ashwell Parish Council.

1. Relevant History

1.1 None.

2. Policies

2.1 District Local Plan No 2 with Alterations Policy 30 - Replacement or Extension of Dwellings in the Countryside.

3. Representations

3.1 **Hertfordshire Highways** - No objection subject to conditions.

3.2 **Ashwell Parish Council** - Objects/comments as follows (summarised):

- Impact of the new building from Bygrave significant
- Old building with a history would be lost
- New building could be screened by adequate planting
- importance of retaining trees and shrubs to screen and maintain wildlife value

4. Planning Considerations

4.1 Site & Surroundings

4.1.1 The site comprises a large area of land in an isolated and exposed situation between the villages of Bygrave and Ashwell. The site is currently an unsightly mess of scrap motor vehicles and dilapidated out buildings. The main dwelling occupies a position on the road frontage with the highway access immediately to the south of this.

4.1.2 The existing dwelling does not enjoy a mains power supply.

4.2 **Proposal**

- 4.2.1 The proposal seeks permission to clear the site of some half a dozen outbuildings and scrap vehicles together with the existing dwelling and replace with a single large detached dwelling with annexe and garaging set back into the site. The scheme also includes a detached stable block for three horses near to the existing entrance.
- 4.2.2 The proposed dwelling would taper into a rising slope from east to west including a cellar/basement and two above ground storeys to the east to a single storey annexe and double garage at the western extremity. The building would attain a maximum height from ground of some 7.5m over a length (east to west) of some 27m.
- 4.2.3 In terms of design, efforts to keep the building low in the landscape have clearly been employed, with a maximum height of 7.5m, the proposed dwelling would be low by modern standards. The design is contemporary with traditional houses, specifying natural slate and utilises the slope and outlook, particularly to the south.

4.3 **Key Issues**

- 4.3.1 This is an open site with an established residential presence and as such there is no objection in principle to the replacement of the existing dwelling under Policy 30 of the District Local Plan, providing a materially greater impact would not result. This is always a difficult policy to interpret, particularly from drawings, as what constitutes 'materially greater' will always be open to subjective analysis. Impact, in my view, will be a function of a number of factors including mass, scale, design and position on site. Moreover, I would suggest that the Authority's ability to control subsequent development activity, particularly on a large site, must also be weighed in the balance.
- 4.3.2 In this case there can be little doubt that proposed building is substantially larger than that which it seeks to replace. However, it has been moved back on the site and the proposal seeks to remove a number of existing buildings as well as landscape the entire 1.76 ha site (landscaping will be dealt with later in the report).
- 4.3.3 In terms of a comparison between the building which exists on the site and that proposed it should be noted that The Knoll is currently a two storey building sited right on the road frontage - it is highly visible, particularly in views approaching Bygrave from Ashwell. In my opinion, it clearly has a significant impact in the countryside, an impact exacerbated by a proliferation of outbuildings and scrap vehicles over a substantial area. The proposed building would be set well in off the road frontage into the rising ground. While its footprint would be greater, half of the building would be single storey with the two-storey element only attaining a modest 7.5m - the architect using shallow pitched roofs dressed in natural slate to minimise impact. That the proposed building will have a 'different' appearance in the landscape is undeniable - whether it will have a materially greater impact is, in my view, doubtful given the prominence of the existing building and its position relative to that proposed. Taking into account the improvements to the landscape possible as a result of this application, by way of clearing existing outbuildings and comprehensive landscaping, I am not minded to conclude that there would be a materially greater impact. Moreover, approving this scheme would allow the Authority to rest control over development on this large site, which may otherwise be permitted under Class E of the General Permitted Development Order (GPDO) without permission. Such rights currently allow up to 50% of the curtilage to be developed with ancillary buildings up to 4m in height. I would also recommend that the annexe shown on the drawings be conditioned such that it would not be capable of use as a self-contained residence.

- 4.3.4 The proposed stables would not, in my view, have any significant impact.
- 4.3.5 Turning now to the issue of landscaping I consider this to be a significant aspect of the proposal which, at the time of writing this report, has not been satisfactorily addressed. Having spoken to the applicant's agent, I am satisfied that he may be able to revise the submitted landscape scheme to the satisfaction of the Council's landscape specialist prior to the meeting of the Area Committee. This being the case, I will report to Members on the night of the Committee. If it transpires that the revised landscape proposals are unsatisfactory the item may be withdrawn or the recommendation may be subject to alteration.
- 4.3.6 The Highway Authority has not raised any objection, but has taken the opportunity to impose conditions which would render the current access safer than that currently in use.

4.4 **Conclusion**

- 4.4.1 That permission be granted subject to an acceptable landscape scheme being submitted prior to the Area Committee meeting.

5. **Legal Implications**

- 5.1 In making decisions on applications submitted under the Town and Country Planning legislation, the Council is required to have regard to the provisions of the development plan and to any other material considerations. The decision must be in accordance with the plan unless the material considerations indicate otherwise. Where the decision is to refuse or restrictive conditions are attached, the applicant has a right of appeal against the decision.

6. **Recommendation**

- 6.1 That planning permission be **GRANTED** subject to the following conditions:
1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
 2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting, approved documents and plans, or with minor modifications of those details which have previously been agreed in writing by the Local Planning Authority as being not materially different from those thereby permitted.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.
 3. Before the access is brought into use, visibility splays of 2.4metres x 90 metres shall be provided in either direction and shall be permanently maintained so that there shall be no obstruction to visibility between 600mm and 2.0 metres above the carriageway level. These measurements shall be taken from the intersection of the centre line of the existing access with the edge of the carriageway of the highway respectively into the application site

and from the intersection point along the edge of the carriageway.

Reason: To provide adequate visibility for drivers entering or leaving the site.

4. Prior to the first use of the proposed development, the car parking spaces and turning area shown on the approved plans shall be provided and marked out within the curtilage of the site. The parking spaces and turning area shall be permanently maintained thereafter.

Reason: To allow vehicles to enter and leave the site in a forward gear in the interests of highway safety.

5. Any gates provided shall be set back a minimum of 10 metres from the edge of the carriageway and shall open inwards into the site.

Reason: To allow a vehicle to wait clear of the carriageway or footway while the gates are being opened or closed.

6. Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced.

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

7. The residential annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwellinghouse subject of this permission.

Reason: To avoid the creation of a new dwelling contrary to both the national and local planning policies applicable to the area.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended, no development as set out in Classes A,B,C,D,E and F of Part 1 and Class A of Part 2 of Schedule 2 to the Order shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area.

9. The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.

10. The use of the site as defined in the application shall be restricted to activities incidental and ancillary to the residential property hereby approved and shall not be used for any commercial purpose.

Reason: To safeguard the amenities and character of the rural area.

Reason for Decision

The house, hereby permitted, would have no adverse effect on the visual amenities of the locality, specifically the rural area beyond the Green Belt, would have no adverse effect on any nearby residential properties or on highway conditions in the vicinity of the site and, as such, complies with the relevant provisions of the development plan, as summarised below.

District Local Plan No 2 with Alterations Policy 30 - Replacement or Extension of Dwellings in the Countryside

ITEM NO: 2	<u>Location:</u>	Newlands, Gannock Green, Sandon, SG9 0RH
	<u>Applicant:</u>	Mr & Mrs Chandler
	<u>Proposal:</u>	Two storey side extension (as amended by plans NGG/PA/S03.A; P01.A; P02.A; P03.A; P04.A; received 04/07/2006)
	<u>Ref.No:</u>	06/00866/ 1HH
	<u>Officer:</u>	Richard Tiffin 01462 474522

Date of expiry of statutory period: 18 July 2006

Reason for delay: Negotiation and re-consultation.

Reason for referral to Committee: Objection from Sandon Parish Council.

1. Relevant History

- 1.1 A planning application for a single storey side extension and detached double garage was withdrawn in 1999.
- 1.2 A single storey extension was approved in 2000.

2. Policies

- 2.1 DLP No 2 Policy 6 - Rural Areas Beyond the Green Belt.
- 2.2 DLP No 2 Policy 30 - Replacement or Extension of Dwellings in the Countryside.
- 2.3 DLP No 2 Policy 18 - Listed Buildings

3. Representations

- 3.1 **Sandon Parish Council** - No objection but not in favour of design as it impacts on neighbours.
- 3.2 **Sandon Parish Council** (2nd Consultation) - Objects on the grounds that proposal is not in keeping with original conversion scheme.
- 3.3 **Local residents** - The occupier of Highland Barn has written in objecting to the proposal on the grounds of enclosure, physical dominance and loss of privacy. He has also suggested that extending the barn would change the 'dynamic' of the community by removing availability of a retirement property. The occupier of East Barn has objected on similar grounds.
- 3.4 **Local Residents** (2nd consultation) - Following amendments to address residents concerns, the occupiers of the above properties have reiterated their objections to the principle of an extension.

4. Planning Considerations

4.1 Site & Surroundings

4.1.1 The Gannock Farm complex of buildings are set around a listed farmhouse and barns. Converted some years ago, the complex stands outside the main village and is open to extensive public views, particularly approaching from the west.

4.2 Proposal

4.2.1 The proposal seeks permission to extend the barn to the north in order to provide a study and double garage at ground floor and a bedroom in the roof void above (hence the description as two storey).

4.2.2 Overall, the building would be extended by 11.2 m at ground compared with the existing length of the building of some 29m.

4.2.3 The proposed extension as originally submitted continued the ridge of the existing barn terminating in a simple boarded gable facing outward. The garage doors faced inward away from public view. Following comments from residents the architect was asked to re-consider the design. This was done and the re-presented scheme included the following changes:

- Bedroom window reduced in size to a triangular glazing feature in the apex of the rear gable.
- Length of garage and bedroom reduced by 900mm
- Ridge lowered and footprint narrowed
- Greenhouse omitted from scheme.

4.3 Key Issues

4.3.1 The key issues here centre on the impact of the proposal on the group of buildings forming the Gannock Farm complex and the wider impact of development in the countryside.

4.3.2 The building in question is not listed and does not sit within the curtilage of a listed building. However, I consider that it is material to consider the impact of any proposals on the overall quality and amenity of the building group and the original development ethos. In this regard I had a pre-application meeting with the architect and offered the view that I did not consider that a modest extension to the building would be harmful to the 'feel' of the complex as long as it read as a barn structure. The Council's Conservation Officer concurred with this view. In this regard I consider that proposal does not materially change the rustic or utilitarian character of the development. Moreover, the inclusion of garages would, in theory at least, remove parked vehicles from site to the benefit of local amenity. In my view, the changes proposed as a result of residents' comments do not alter this positive consideration.

4.3.3 Turning now to the issues raised by residents, I met with the occupiers of Highland Barn and discussed the impact on their property. Undoubtedly, the extension will have some impact both in terms of its presence and its use. Highland Barn sits at right angles to Newlands and its garden is lower than that property. This being the case the proposed extension would have the potential to overlook its neighbour, particularly from the bedroom window in the roof space. In response to this concern

I asked the architect to design out this problem, which they did by incorporating a triangular high level glazing feature. The extension has also been dropped in under the ridge of the main dwelling and reduced in length by nearly a meter - measures which help to reduce impact on the neighbour. This said I am not of the view that the scheme, as originally presented, would have been objectionable on these terms anyway. Newlands may be on higher ground than Highland Barn but it is single storey and the proposed extension is further away from the neighbour than the existing building. Given the changes made by the architect I can see little material grounds for objection.

4.3.4 The impact on the occupier of East Barn would be similarly unobjectionable in my view given the scale of development proposed and the changes made.

4.3.5 The greenhouse was removed on conservation advice.

4.4 **Conclusion**

4.4.1 That permission be granted subject to standard conditions plus one requiring the submission of materials for prior approval.

5. **Legal Implications**

5.1 In making decisions on applications submitted under the Town and Country Planning legislation, the Council is required to have regard to the provisions of the development plan and to any other material considerations. The decision must be in accordance with the plan unless the material considerations indicate otherwise. Where the decision is to refuse or restrictive conditions are attached, the applicant has a right of appeal against the decision.

6. **Recommendation**

6.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting, approved documents and plans, or with minor modifications of those details which have previously been agreed in writing by the Local Planning Authority as being not materially different from those thereby permitted.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. Samples of materials (including stain colour) to be used on all external elevations and the roof of the development hereby permitted together with details of all new windows, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding

area.

Reason for Decision

The development hereby permitted is not considered to have any adverse impact on the character or setting of nearby listed buildings, the amenity of adjoining residential properties or the proportions of the extended barn and, as such, complies with the relevant provisions of the development plan as set out below:

North Hertfordshire District Plan No 2 with Alterations.

Policy 18 (Listed Buildings)

Policy 30 (Replacement or Extension of Dwellings in the Countryside)

PART 1 – PUBLIC DOCUMENT	AGENDA ITEM No. 11
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TITLE: PLANNING APPEALS
REPORT OF THE HEAD OF PLANNING AND BUILDING CONTROL

This Item will take the format of an oral report.

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