

23 May 2006

Our Ref: S Rural/June 06  
Contact: Donna Levett  
Direct Dial: 01462 474648  
E-Mail: [donna.levett@north-herts.gov.uk](mailto:donna.levett@north-herts.gov.uk)

To: The Members of the Southern Rural Committee of North Hertfordshire District Council

(Councillors: D.J. Barnard (Chairman), Tom Brindley (Vice-Chairman), Alan Bardett, John Bishop, Tricia Gibbs, J. Gray, Sal Jarvis, David Miller and Mrs C.P.A. Strong)

You are invited to attend a meeting of the

## **SOUTHERN RURAL COMMITTEE**

to be held at

**COMMITTEE ROOM 1, COUNCIL OFFICES,  
GERNON ROAD, LETCHWORTH GARDEN CITY**

on

**THURSDAY 1 JUNE 2006**

at

**7.30 p.m.**

Yours sincerely,



David Miley  
Democratic Services Manager

**AGENDA**  
**PART I**

<b>ITEM</b>	<b>PAGE</b>
<b>1. APOLOGIES FOR ABSENCE</b>	-
<b>2. MINUTES</b> To take as read and approve as a true record the Minutes of the meeting of this Committee held on 27 April 2006.	-
<b>3. NOTIFICATION OF OTHER BUSINESS</b> 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 the item(s) raised will be considered.	-
<b>4. DECLARATIONS OF INTEREST</b> To receive from Members of the Committee any declarations of interest in respect of any 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 leave the room and not seek to influence the decision during that particular item of interest.	-
<b>5. PUBLIC PARTICIPATION</b> To receive petitions, comments and questions from members of the public. Public participation requests received within the agreed time will be notified to Members as soon as practicable.	-
<b>6. CAPITAL VISIONING BUDGET FUNDING CONSIDERATION FOR THE SCooTS PROJECTS</b> PRESENTATION BY THE 2 WHEELS PROJECT CO-ORDINATOR, COMMUNITY DEVELOPMENT ASSOCIATION FOR HERTFORDSHIRE	<b>1</b>
<b>7. CHAMPION NEWS</b> REPORT OF THE HEAD OF COMMUNITY DEVELOPMENT AND CULTURAL SERVICES  <i>A summary of the activities undertaken by the Community Development Officer for the Southern Rural area since the meeting of the Committee held on 27 April 2006 and events taking place in forthcoming months.</i>	<b>13</b>
<b>8. SOUTHERN RURAL COMMITTEE DEVELOPMENT &amp; AREA VISIONING BUDGETS 2006/2007</b> REPORT OF THE HEAD OF COMMUNITY DEVELOPMENT AND CULTURAL SERVICES  <i>The current budget balances for the Committee.</i>	<b>17</b>
<b>9. PLANNING APPLICATIONS</b>	<b>23</b>

## REPORT OF THE HEAD OF PLANNING AND BUILDING CONTROL

*Planning applications for determination by the Committee:*

1.	Jacks Hill Reservoir, Jacks Hill, Graveley	25
2.	Offley Place, Kings Walden Road, Great Offley (Planning Application)	29
3.	Offley Place, Kings Walden Road, Great Offley (Listed Building Application)	35
4.	Heath Lodge Residential Home, Danesbury Park Road, Welwyn	39
5.	The Kerne, Pottersheath Road, Codicote	47
6.	Churchfields, Hitchin Road, Codicote	53
7.	Old Cottage, Kimpton Bottom, Kimpton	57
8.	St. Pauls Walden JMI School, Bendish Lane, Whitwell	61
9.	Fairways, Church Lane, Preston	67
<b>10.</b>	<b>PLANNING APPEALS</b>	<b>73</b>
	ORAL REPORT OF THE HEAD OF PLANNING AND BUILDING CONTROL	

*An update for the Committee on any Planning Appeals that have been lodged or determined since the meeting of the Committee held on 27 April 2006.*

<b>11.</b>	<b>PLANNING ENFORCEMENT UPDATE</b>	<b>To</b>
	REPORT OF THE HEAD OF LEGAL AND DEMOCRATIC SERVICES	<b>Follow</b>

*An update for the Committee on the current status of previously authorised enforcement actions.*

### **Future meetings of the Southern Rural Committee will be held on:**

13 July 2006  
24 August 2006  
5 October 2006  
16 November 2006  
21 December 2006  
1 February 2007  
15 March 2007  
26 April 2007

**SOUTHERN RURAL AREA COMMITTEE**

THURSDAY 1 JUNE 2006

**\*PART 1 – PUBLIC DOCUMENT**

**AGENDA ITEM No.**

**6**

**TITLE: CAPITAL VISIONING BUDGET FUNDING CONSIDERATION FOR THE SCooTS PROJECT**

**PRESENTATION BY THE 2 WHEELS PROJECT CO-ORDINATOR, COMMUNITY DEVELOPMENT ASSOCIATION FOR HERTFORDSHIRE**

This Item will take the format of an oral presentation.  
A Pre-Committee report is attached for information.

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## Southern Rural Area Pre-Committee Report – 1 June 2006 Meeting

### Capital Visioning Budget Funding Consideration for the **SCOOTTS** Project

## 1 Introduction

1.1 The **SCOOTTS** (Scooter & Cycle Transport Solutions) project addresses the transport difficulties faced by a number of the young people living in the rural areas of North Hertfordshire.

Lack of transport, or access to transport, can be a major obstacle for some in accessing employment, training and further education opportunities. The project addresses this issue by providing 50cc scooters or cycles on a loan basis, thus enabling the young people from our rural areas to access such opportunities.

In addition to the scooter or cycle, a high level of training, safety equipment and ongoing support and monitoring is provided.

By breaking down transport barriers, the project helps to tackle rural isolation, social exclusion and strengthens the economic base of the area. It also helps to develop the confidence and self-esteem of the young people participating in the scheme whilst providing an invaluable rural / urban link.

The project is delivered via a dedicated Project Co-ordinator's post and Partnership Steering Group, both of which are established. All clients are referred to the scheme via the referral partners; Connexions, Jobcentre Plus and North Hertfordshire College.

The project is available to young people meeting the following criteria;

- Aged between 16 and 25
- Living in the rural parishes of North Hertfordshire (see map in Appendix 1)
- Have no suitable alternative transport available
- Has a firm offer of an employment, training or further education placement
- Referred to the scheme via one of the referral partners

## 2 Background

2.1 Wheels to Work (W2W) / Wheels to Learning (W2L) schemes, as these schemes are generically referred to, are well established and have a proven track record. There are approximately 40 schemes currently operational throughout England, the longest of which was established over 10 years ago.

The Commission for Rural Communities has commissioned a number of studies into the effectiveness of such existing schemes, from which a number of reports have clearly identified the benefits to scheme participants and the wider community as a whole. A “Good Practice” guide has also been delivered to aid the development and implementation of W2W/W2L schemes.

2.2 With a history of developing and delivering successful projects, the Community Development Agency for Hertfordshire (CDA) researched the need for a W2W/W2L scheme in Hertfordshire. This process was completed via the Hertfordshire Rural Transport Partnership (HRTP) and North Hertfordshire District Council (NHDC).

This research included reference to information resources and various consultation exercises completed by partner agencies, these included;

- NHDC Rural Strategy
- Hertfordshire County Council (HCC) Local Transport Plan (LTP) Accessibility Strategy
- Hertfordshire 16 – 19 Transport Partnership “On the Move” and “Which Way?”
- The Hertfordshire 14 – 19 Strategic Action Plan “Putting the Learner First” (Connexions & Learning & Skills Council (LSC))

From the resultant identified need, a partnership steering group was formed consisting of the following key agencies;

- North Hertfordshire District Council
- Hertfordshire County Council – Highways, 16 to 19 Transport Partnership and Road Safety Unit
- Hertfordshire Rural Transport Partnership
- East of England Development Agency (EEDA)
- Connexions
- Jobcentre Plus
- North Hertfordshire College
- Hertfordshire Association 4 Young People (HA4YP)
- Community Development Agency for Hertfordshire

CDA was established as the lead partner and funding was secured for a pilot scheme to operate in North Hertfordshire, this initial funding was provided by;

- HCC (54.4%) – consisting of Highways (25.8%) & 16 to 19 Transport Partnership (28.6%)
- EEDA (43%)
- NHDC (2.6%)

2.3 A dedicated Co-ordinator has been in post since the end of September 2005, from which time the project has been developed from the initial concept to being client ready.

Whilst the project will be developed further over time, this initial phase has put in place a solid foundation from which to proceed, this being demonstrated by the first clients joining the scheme in March 2006.

### 3 What the scheme offers

3.1 The scheme has two main elements in terms of achieving its aims; loans of 50cc scooters and loans of cycles. The type and duration of each loan is dependant upon the circumstances of the individual applying, with cycles being issued to those on the periphery of the towns or close to transport hubs.

There is currently provision for twelve scooters and twenty four cycles, each of which being provided with the appropriate safety equipment and training. This enables the project to support up to thirty clients on scooters (average of 2.5 clients per scooter per annum) and twenty four clients on cycles.

Other than the obvious benefits of accessing employment, further education and training opportunities, the scheme can also help young people to retain employment or training placements, attain greater independence and improved social skills, lead to increased confidence and self-esteem, higher levels of responsibility and improved road awareness and road skills.

The scheme can also help a number of organisations and agencies to meet their objectives and targets, such as contributing to Connexions' Not in Education, Employment or Training (NEET) targets or reducing the drop-out rates for 16+ education.

The financial benefits provided by the scheme can be significant. By securing employment, a previously unemployed young person can become a contributor towards the economy rather than a drain, this can provide a reduction in benefits paid of over £639<sup>1</sup> per month. <sup>1</sup> Figures taken from the Steer Davies Gleave report "Evaluation of Wheels to work schemes" April 2005.

- 3.2 The scooters provided have an engine capacity of 50cc and are therefore restricted to a maximum speed of approximately 30mph. They are regularly serviced and maintained by the authorised supplier, for which a Service Level Agreement (SLA) is in place.

The project provides fully comprehensive insurance for the scooters, road tax, breakdown cover and meets the service and maintenance costs in full (subject to fair wear and tear). An insurance industry approved heavy duty chain lock, tyre pressure gauge and 2-stroke oil are also provided with each scooter.

Once accepted onto the scheme, each client must successfully complete a Compulsory Basic Training (CBT) course. The scheme uses a training centre approved by the Driving Standards Agency (DSA) and has a SLA in place for delivery of the training.

Whilst the CBT is the only statutory training required, the scheme also provides additional training which all clients must attend. The Rural Riding Training (RRT) follows on from the CBT, focusing on the hazards that can be experienced when riding in rural areas. This is provided by the same training centre and gives each client additional instruction and experience before riding solo for the first time.

Once the CBT and RRT have been completed, each client is issued with a full set of safety equipment. The client is then issued with their scooter, having been shown the controls and informed of the regular checks they must complete.

Client checks are completed on a monthly basis to review each client's progress and to ensure the scooter is roadworthy, being looked after fully and that the service is not being misused. Clients' must also attend a road safety presentation, "Arrive Alive", which is delivered in partnership with the DSA.

Clients' make a contribution of £45 per month for the service and pay for their own petrol. This payment is primarily used to further engage the clients' by increasing their level of involvement and responsibility in the scheme. It also acts as a bond, with up to half of the amount refunded at the end of the loan, subject to the terms and conditions being met in full. This helps clients' towards their ongoing transport requirements following the end of the loan period, they may also purchase the safety equipment for a nominal fee where required.

- 3.3 The scheme uses unclaimed cycles recovered by Hertfordshire Constabulary, these are refurbished by a community project and provided to the scheme having been fully checked.

Each client must purchase the specified safety and security equipment in the first instance, proof of purchase being required prior to training being arranged.

Maintenance training is provided to each client providing them with the knowledge and skills to maintain their own cycle. Road safety training is also provided, a National Standards level 3 cycle training course, via HCC.

The client is then issued with the cycle, from which point the loan commences, with the client being responsible for the maintenance and upkeep. At the end of the loan period, which is a maximum of three months, the client's progress is reviewed.

Where the client can demonstrate a continued need, and all conditions of the scheme have been met, the client would be able to keep the cycle. The client would also be refunded for the safety and security equipment initially purchased to a preset limit.

This approach has been taken for the cycles to resolve several practical difficulties that would otherwise be apparent with a more conventional loan scheme. These include; number / location of suppliers / service agents, storage, delivery and frame size etc. In addition, the maintenance training provided further increases the skills and experiences of those participating in the cycle element of the scheme.

## 4 How the scheme operates

- 4.1 Signposting of eligible clients is achieved via our referral partners; Connexions, Jobcentre Plus and North Hertfordshire College. The list of referral partners will be expanded as the project develops further, initial discussions are already underway with Ridgmond Training and Hertfordshire Constabulary (PCSO team).

Prospective clients are provided with an application pack containing comprehensive details of the scheme and an application form. This enables the young people, and their parents where necessary, to review the requirements of the scheme in full before deciding whether to apply. Identifying an exit strategy, thereby addressing the client's continued needs following the loan period, start at this early stage and are developed throughout the loan period.

Once an application is received it is reviewed to check the applicant's suitability to join the scheme, and where appropriate, a reference is requested and an interview arranged at the applicant's home.

Once accepted onto the scheme, each client is sent a welcome pack explaining what happens next and providing useful information for reference. The terms and conditions are also provided with this pack, which must be signed and returned before any further arrangements are made.

Following receipt of the signed terms and conditions arrangements are made for the training, this is followed by issuing of the equipment as previously detailed. With the

loan period commencing, a letter is sent to the client confirming the start date of the loan, monthly inspection dates and a payment schedule.

Towards the end of the loan period a letter is sent to the client confirming arrangements for the end of the loan. An exit questionnaire is included with this letter requesting feedback from the client of their experience of the scheme and the benefits it has provided them.

The Partnership Steering group meets on a quarterly basis providing a management and monitoring role, progress reports are provided to the group prior to each meeting.

## 5 Linkages

5.1 The **SCooTS** project links to key objectives and priorities at Government, Regional, County and District level. More locally these include;

- Hertfordshire's Local Transport Plan ~ Accessibility Strategy 2006/07 – 2010/11
- NHDC Corporate Plan 2005 – 2015
- NHDC Rural Strategy 2005 – 2010

5.2 The LTP clearly identifies the link between poor access to key services and social exclusion, its vision being;

*“To have a reasonable standard of access for all by appropriate transport to the key services of health, learning, work, food shopping and leisure”.*

The LTP also sets out the following objectives;

*“To support those who are disadvantaged to achieve their potential and to access sustainable employment”.*

*“To work in partnership with transport providers to achieve an efficient, affordable and enhanced transport system”.*

*“To develop a transport system that provides access to employment, shopping, education, leisure and health facilities for all, including those without a car and those with disabilities”.*

The **SCooTS** project contributes significantly to the requirements and actions identified in the LTP, especially, but not exclusively, further education and employment. This link is clearly demonstrated with the project acknowledged as the required action to address many of the issues identified in relation to education (6 issues) and work (3 issues).

5.3 The project compliments the vision set out in the NHDC Corporate Plan and directly contributes towards achieving the strategic objectives of *Sustainable Communities, Healthier Communities, Equal Communities and Prosperous Communities*. The project will also support many of the short, medium and longer term aims of the plan with a direct and positive impact on the measures of success.

- 5.4 To help achieve the aims and objectives of the Corporate Plan, the project is also an integral part of the NHDC Rural Strategy delivery on key priority 2 (Education and Lifelong Learning), key priority 7 (Transport) and key priority 8 (Young People). Furthermore, there are indirect links to some of the other key priorities.

## 6 The Future

- 6.1 The 2006/07 financial year will be used to consolidate the project and to build on the foundations already in place. This period of consolidation will include developing relationships with new partners and referral partners. The time will also be used to continue with various grant applications in order to provide long-term sustainability for the project.

From 2007/08 it is planned to expand the project both in terms of numbers of scooters and geographical area as follows;

- 2007/08 – 12 extra scooters in North Herts
- 2007/08 – Expansion into East Herts with 12 scooters and 20 cycles
- 2008/09 – 12 extra scooters in North Herts
- 2008/09 – 12 extra scooters in East Herts

In 2009/10 it will be necessary to replace the current batch of scooters, as a result no further expansion is currently planned.

Links with the private sector will be investigated, particularly with organisations providing apprenticeship schemes or an equivalent. We will also focus on those businesses tending to employ younger / lower paid employees and those where the operational hours fall outside the norm, thus exasperating the access problem for some.

With the relevant partners and agencies, transport provision / requirements for young people with disabilities or learning difficulties will be investigated. Where appropriate, the scheme will be developed to support the transport needs of these groups.

Again working with key partners, the need to extend the age range beyond 25 will be investigated and implemented accordingly.

## 7 Funding Consideration

- 7.1 A total grant of £30,000 is sought from the Southern Rural Committee Capital Visioning budget in support of the aims set out above for North Herts. The grant is requested to be supplied in three annual instalments of £10,000 each, commencing April 2007.

The grant would be used towards the capital expenditure required for purchasing additional scooters (07/08 and 08/09), replacement scooters (09/10) and the associated safety equipment. The requested grant amounts to approximately 30% of the capital expenditure (scooters and associated safety equipment only) required for North Herts over the 3-year period, this breaks down as follows;

	2007/08		2008/09		2009/10	
	Qty	£	Qty	£	Qty	£
Additional scooters	11	13,860	11	14,553	0	0
3 Wheel scooters	1	3,200	1	3,360	0	0
Replacement scooters	1	1,260	2	2,646	14	19,446
Safety & security equip.	60	9,170	90	14,318	90	15,156
Totals		27,490		34,877		34,602

Of the entire 16 – 24 age group living in rural North Herts, 80% are from the Southern Rural area <sup>(2001 Census)</sup>. This suggests that a significant number of the young people that will benefit from the scheme will be from the Southern Rural area. Of the clients signed up to date, 66% are from the Southern Rural area.

This is further supported by the higher levels of employment and income deprivation in the Southern Rural area compared to the remaining rural areas of the district <sup>(OCSI mapping deprivation in Hertfordshire 2005)</sup>.

Access to employment and further education is also poor in the Southern Rural area, particularly in respect of employment, this being demonstrated via the HCC LTP Accessibility Strategy.

The **SCOOTTS** project is seen as an effective and cost efficient way of addressing these issues and supporting the aims and objectives of North Herts District Council.

## 8 Sustainability

8.1 In order that we may deliver the planned expansion and ensure the long-term sustainability of the project, grants are also being sought from other partners / agencies.

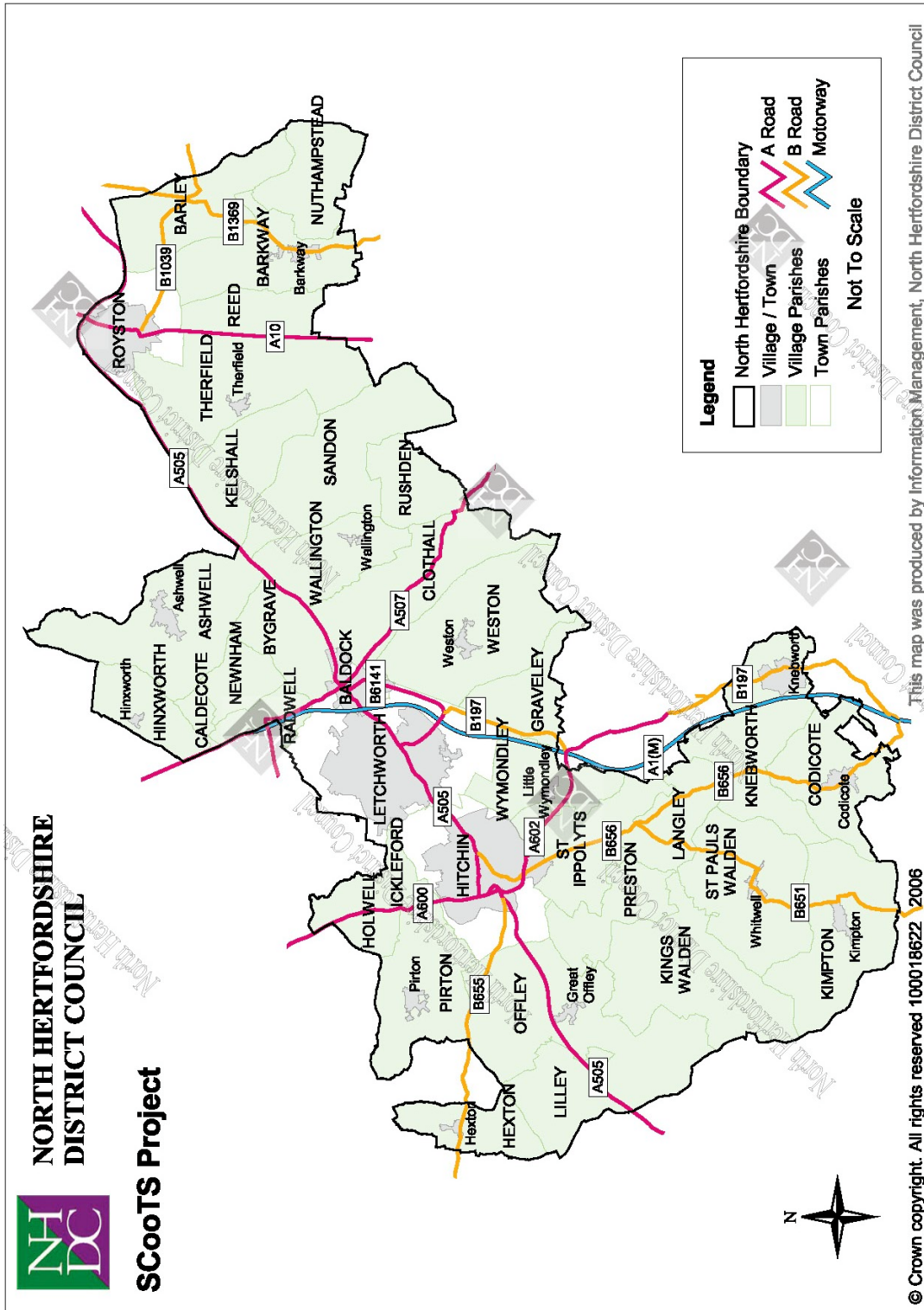
Discussions are at an advanced stage with Hertfordshire County Council for funding via the Local Transport Plan for the period 2007/08 – 2010/11.

A bid is being completed for submission to The Big Lottery's Reaching Communities fund, for which the project is an excellent fit. The submission is for a 5 year period commencing April 2007.

A small grant submission has been made to Connexions. Contributions towards training and other costs are also being discussed with some of our other partners.

Other long-term funding routes being / to be explored include; EEDA, Investing in Communities, Learning and Skills Council, Comic Relief, TSB Foundation, The Prince's Trust and the private sector.

## Appendix 1



Map of project boundaries

**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 since the previous Committee meeting.
- 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. ISSUES – PROJECT/ACTIVITY/SCHEME DETAILS**

**2.1 Children's Services Development Team**

Rural Play Day 2006

This event will take place on Wednesday 9 August 2006. Further details will be provided in due course.

Sports Development

Sports courses also took place over the Easter period across the district. Three golf courses for 5-16 year olds were delivered in Graveley in partnership with Chesfield Downs Golf Club. The attendance figures were 28, which represented a 78% take up of available places due to a number of families away on holiday over the Easter period.

Tag Rugby

A Tag Rugby Festival in partnership with Hitchin Town Rugby Club is being delivered on the 24 May 2006. Out of the 16 junior schools taking part in the event, 4 from the Southern Rural area include Breachwood Green JMI, Codicote C of E, Offley Primary & Wymondley JMI Schools.

Kwik Cricket

In partnership with Letchworth Cricket Club, a Kwik Cricket Festival involving 16 schools will take place on 6 June 2006. Hexton Junior, Knebworth Primary and Kimpton Primary schools are participating in the event.

Play Schemes

Planning is well underway for the summer programme and 3 out of the 12 school venues are within the Southern Rural area, being Knebworth Primary, Codicote C of E and Pirton JMI schools. Existing PlayZone customers have been sent booking information to allow them to book in advance and the 'SummerZone' brochure which will include details of the popular 'Out 2 Play' service and the Council's Sports courses will be available in early June 2006.

## 2.2 St Ippolyts Youth Issues

A meeting took place on 19 May 2006 with the Hitchwood Ward Member, St. Ippolyts Parish Council, the Caldicott Centre and the Bancroft Centre for Young People to discuss a strategic programme of events for the young people who meet at the village recreation ground. This will hopefully aim to supplement the existing youth club activities and to ensure an active involvement with young people over the summer period.

## 2.3 Cockernhoe Youth Issues

A meeting has been arranged with Cockernhoe Parish Council and Hertfordshire Association 4 Young People on 8 June 2006 to develop a programme of activities for young people which will require volunteer support. An update report will be presented to the 13 July 2006 Committee meeting.

## 2.4 Arts Development

The recently appointed Arts Development Manager whose post is funded by the Letchworth Garden City Arts Partnership (comprising of NHDC, Letchworth Garden City Heritage Foundation & the Letchworth Arts Centre), has just secured funding from Hertfordshire County Council Childrens, Schools & Families to support the National Sure Start Month of June 2006. This year's theme is 'Celebrating childcare and the 0 – 5s' and Hertfordshire has built on this to provide a more specific theme 'Working with 0 – 5's .....messy but fun'. In discussion with the ADM the doors will be 'thrown open' to the community of Southern Rural to engage involvement between providers & sectors working alongside parents to deliver the first ever Southern Rural 'Salt Dough Gnomes on Tour Roadshow' to initially visit 4 village halls in Southern Rural to pre-school playgroups in Breachwood Green, Cockernhoe, Codicote & St. Ippolyts. The dates have yet to be agreed but are expected to have a high take up and support.

The events will encourage messy fun with parents and children adding pasta, sequins & lolly sticks etc' for decoration, as well as anything else they can find around them to maximise the messiness of the fun play event which will be encouraged by the artists.

To ensure maximum publicity for the events the roadshows will be promoted by the NHDC Communications Team, via posters & leaflets to local schools, village halls, Parish Councils. toddler music groups, mother & toddler groups. Sure Start will also be promoting the events on local radio.

## 2.5 Scooter & Cycle Transport Solutions (ScooTS) 'Wheels to work – 'Wheels to learning in North Herts Rural Areas'

The project is being managed by the Community Development Agency (CDA) for Herts on behalf of a wider partnership involving the Council, Hertfordshire County Council (Highways, 16-19 Transport Partnership & Road Safety), Hertfordshire Rural Transport Partnership, East of England Development Agency (EEDA), Jobcentre Plus, Connexions, North Hertfordshire College and Hertfordshire Association 4 Young People (HAY4P).

The project has been identified as a Key Action Plan under Section 14 of the 2006/07 – 2010/11 (Pg 64) County Wide Accessibility Strategy and Local Travel Plan.

A meeting took place on 10 April 2006 to explore future funding opportunities to enable ScooTS to remain sustainable for the next 3 years, as well as ensure maximum promotion of the project in rural North Herts. A presentation of the project and consideration from this Committee for Capital Visioning Funding will be made by the

Project coordinator Kevin Green at the Committee meeting scheduled for 1 June 2006. For further information on ScooTS contact Kevin at the CDA on 01707 695513 or email [Kevin.green@cdaforherts.org.uk](mailto:Kevin.green@cdaforherts.org.uk).

#### 2.6 Hertfordshire Rural Youth Partnership

The CDO has now joined the Partnership to champion the rural issues for young people and ensure the Rural Strategy is fully recognised where all youth issues have been identified, to ensure that the Aims & Objectives of this Council are achieved between 2005 – 2010. Regular meetings will continue to enable the Partnership to work effectively to deliver the key areas of the plans within this Strategy and those identified within the County Accessibility Strategy and Local Travel Plan 2006/07 – 2010/11 which can be accessed on Hertfordshire County Council's website [www.hertsdirect.org/ltp](http://www.hertsdirect.org/ltp).

#### 2.7 50+ Forum

A presentation was given to the Forum on 18 May 2006 regarding intergenerational opportunities for closer working and understanding between young & older people. A County wide Conference has yet to be arranged, however, it will be championed by the Committee's CDO to develop a positive way forward and to identify key objectives to future opportunities. The Committee will be updated on future developments and when a date for the Conference has been set.

#### 2.8 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. For further information on all funding except PACIF contact the Lead Officer Garry Gover on 01462 474674 or email [garry.gover@north-herts.gov.uk](mailto:garry.gover@north-herts.gov.uk)

There is also PACIF grant-aid of £355,000 available for capital projects in Rural North Hertfordshire. For all enquiries on PACIF £355,000 contact Peter Underwood the Community Facilities Manager on 01438 365392 or 07789 033212 or email [peter.underwood@north-herts.gov.uk](mailto:peter.underwood@north-herts.gov.uk).

#### 2.9 NHDC Website

The CDO has now established a summary webpage on this Council's website in response to the request from Members of this Committee to outline all the Discretionary grant-aid opportunities for voluntary community groups/organisations, to facilitate a better understanding and short cut to downloading the appropriate application forms and Guidance Notes.

Details and application forms on all grant-aid Discretionary grants from this Council are available from the Council's website [www.north-herts.gov.uk](http://www.north-herts.gov.uk) and then entering 'community grants' in the search engine, which will then link to the summary page.

#### 2.10 Regional Grants Advice Seminar

The event will take place at the Community Room, North Hertfordshire College - Stevenage Campus on 5 July 2006 @ 2.00pm. Community and Voluntary groups will have an opportunity to receive up to date advice and guidance on accessing over

4,000 grant funding streams, including all grants from NHDC, as well as guidance on how to complete an application form and fully meet the criteria. Community and Voluntary groups in the district will be advised of the event and encouraged to attend. This Council's Community Development Team are committed to championing the good causes of community support to all groups in maximising the funding opportunities for grant-aid and sustainability of all.

### **3. RECOMMENDATIONS**

- 3.1 That the Committee endorses the actions taken by the Community Development Officer to promote greater community capacity and well being for rural communities.

### **4. CONTACT OFFICERS**

- 4.1 Garry Gover (Community Development Officer – Southern Rural Area)  
Telephone: 01462 474674  
E-Mail: [garry.gover@north-herts.gov.uk](mailto:garry.gover@north-herts.gov.uk)

**TITLE: SOUTHERN RURAL 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 current expenditure and balances of the Area Committee delegated budgets.
- 1.2 To bring to the Committee's attention details of recent requests received for Area Committee Development Discretionary Grant Funding made by community groups and local organisations.

**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 – FUNDING DECISIONS TO BE MADE**

- 4.1 Members will receive a funding presentation from Kevin Green as the Project Coordinator for the SCooTS 2 Wheel project. Members are asked to consider what level of funding is to be supported from the Capital Visioning Budget.
- 4.2 In excess of 140 parish based organisations have been made aware of the bi-annual opportunity for grant assistance from the Southern Rural Discretionary budget for the new financial year 2006/2007. This will enable even more organisations/groups to benefit and sustain their projects.
- 4.3 Members should note that the Area Committee Development Discretionary budget for 2006/2007 is £30,510 and that £6,300 has been allocated for the Member Discretionary Awards of £700 per Member.
- 4.4 The first tranche of applications for awarding from the 2006/2007 Discretionary budget will be presented to this Committee on 24 August 2006. The closing date for applications will be 14 July 2006.
- 4.5 The second tranche of applications will be presented to the Committee on 1 February 2007. The closing date for applications will be 15 December 2006

- 4.6 Statement of Committee Delegated Budgets 2006/2007  
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 years 2004/2005 & 2005/2006 to the current financial year 2006/2007.
- 6.3 In addition, the spreadsheet includes the balances and past expenditure relating to the allocated Revenue Visioning & unallocated Capital Visioning Budgets available to the Committee.
- 6.4 This Committee has a total budget of £30,510 to allocate in 2006/2007.

## **7. HUMAN RESOURCE AND EQUALITIES IMPLICATIONS**

- 7.1 There are no human resource and equalities implications pertinent to this report.

## **8. CONSULTATION WITH EXTERNAL ORGANISATIONS AND WARD MEMBERS**

- 8.1 Consultation with the respective Ward Members will take place in connection with the pre-allocation of funds for community projects for the current financial year 2006/2007.

## **9. RECOMMENDATIONS**

- 9.1 The Committee is asked to note the budgetary expenditure, balances and carry forwards from the Ward Development Budgets and the allocated & un-allocated Visioning Budgets.
- 9.2 Members are asked to consider the level of funding support for the SCooTS 2 Wheel Project from the Capital Visioning Budget.

## **10. REASONS FOR RECOMMENDATIONS**

- 10.1 The awarding of financial assistance to voluntary and community organisations, schemes and initiatives.

**11. ALTERNATIVE OPTIONS CONSIDERED**

11.1 Not applicable.

**12. APPENDICES**

12.1 Appendix 1 – Spreadsheet of Committee Delegated Budgets 2006/7.

**13. CONTACT OFFICERS**

13.1 Garry Gover (Community Development Officer – Southern Rural)  
Telephone: 01462 474674  
E Mail: [garry.gover@north-herts.gov.uk](mailto:garry.gover@north-herts.gov.uk)

13.2 Steve Smither (Directorate Accountant – Customer Services)  
Telephone: 01462 474556  
E Mail: [steve.smither@north-herts.gov.uk](mailto:steve.smither@north-herts.gov.uk)

**14. BACKGROUND PAPERS**

14.1 None

Spreadsheet 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>				
<b>Visioning</b>	<b>£102,739</b>	<b>£23,139</b>	<b>£6,000</b>	<b>£17,139</b>	<b>£79,600</b>				
<b>Discretionary Budget 0607</b>	<b>£24,210</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>£24,210</b>				
<b>Member Discretionary Budget 0607</b>	<b>£6,300</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£6,300</b>				
<b>Total Discretionary Budget (totals of above and preallocated amounts)</b>	<b>£38,725</b>	<b>£7,155</b>	<b>£2,957</b>	<b>£4,198</b>	<b>£31,570</b>				
<b>Visioning &amp; Discretionary Total</b>	<b>£141,464</b>	<b>£30,294</b>	<b>£8,957</b>	<b>£21,337</b>	<b>£111,170</b>				

<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>Unallocated</u>	<u>Comments</u>
Preallocated Budgets Brought Forward from 05/06	£23,090	2005/06	Southern Rural - Village Halls	£1,000	16.03.06	£0	£1,000		
Plus £49 underspend on Codicote Youth P	£49	2005/06	Southern Rural - HAYP Youth Project	£6,000	16.03.06	£6,000	£0		
			Southern Rural - Community Events	£500	16.03.06	£0	£500		
			Southern Rural - Lunch Link Up Club	£1,000	16.03.06	£0	£1,000		
			Southern Rural - Volunteers	£1,000	16.03.06	£0	£1,000		
			Southern Rural - Parish Plans	£4,150	16.03.06	£0	£4,150		
			Events	£1,500	16.03.06	£0	£1,500		
			tipping	£7,989	16.03.06	£0	£7,989		
Capital Visioning SR	£79,600								
<b>Total</b>	<b>£102,739</b>			<b>£23,139</b>		<b>£6,000</b>	<b>£17,139</b>	<b>£79,600</b>	

<u>DEVELOPMENT BUDGETS</u>	<u>Funding</u>	<u>Project</u>	<u>Allocated</u>	<u>Date</u>	<u>Spent</u>	<u>Outstanding</u>	<u>Unallocated Amount</u>	<u>Comments</u>
Preallocated Funds Brought forward from 2005/2006:	£7,204	Holwell Village Hall	£500	02.02.06	£0	£500		
less underspend of £49 - Codicote Youth Project	-£49	Codicote Peace Memorial	£500	02.02.06	£0	£500		
		St Ippolyts Youth Club	£500	02.02.06	£500	£0		
		Preston Cricket Club	£1,000	02.02.06	£0	£1,000		
		Preston Tennis Club	£448	02.02.06	£0	£448		
		Offley Parish Council	£1,000	02.02.06	£0	£1,000		
		Pirton Parish Council	£750	02.02.06	£0	£750		

**Spreadsheet of Committee Delegated Budgets 2006/2007**

			Offley & Cockernhoe Parish Council	£396	16.03.06	£396	£0		
			Holwell Parish Council	£341	16.03.06	£341	£0		
			<b>Codicote</b> - Codicote Parish Council	£201	02.02.06	£201	£0		Originally allocated £250, underspend of £49 allocated to Anti Fly-Tipping
			<b>Knebworth</b> - Stepping Stones Pre School	£110	16.03.06	£110	£0		
			<b>Knebworth</b> - Pre School	£110	16.03.06	£110	£0		
			<b>Graveley/Wymondley</b> - Dog Bin Wymondley Parish Council	£202	16.03.06	£202	£0		
			<b>Graveley/Wymondley</b> - Gt Ashby Community Group	£249	16.03.06	£249	£0		
			<b>Graveley/Wymondley</b> - Gt Ashby Badminton Club	£249	16.03.06	£249	£0		
			<b>Offa</b> - Pirton JoyCare	£150	16.03.06	£150	£0		
			<b>Codicote</b> - Codicote Parish Plan Action Group	£249	16.03.06	£249	£0		
			<b>Offa</b> - Offley PC Safety Surfacing	£200	16.03.06	£200	£0		
Youth Projects (CF 0405)	£1,060								
Base Budget 06/07	£24,210								
						<b>0</b>	<b>0</b>	<b>£0</b>	<b>£24,210</b>
Member Discretionary Awards £700 per Member	£6,300								
						<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£6,300</b>
<b>Total</b>	<b>£38,725</b>					<b>£7,155</b>	<b>£2,957</b>	<b>£4,198</b>	<b>£31,570</b>

**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.	06/00572/1	<b>Jacks Hill Reservoir, Jacks Hill, Graveley, SG4</b> Widening of entrance to site from B197 to allow emergency access for water tankers	<b>Tom Rea</b> 01462 474565	25
2.	06/00438/1	<b>Offley Place, Kings Walden Road, Great Offley, SG5 3DX</b> Conservatory extension to hotel/conference centre	<b>John Chapman</b> 01462 474516	29
3.	06/00439/1LB	<b>Offley Place, Kings Walden Road, Great Offley, SG5 3DX</b> Listed Building Consent - Conservatory extension to hotel/conference centre	<b>John Chapman</b> 01462 474516	35
4.	06/00429/1	<b>Heath Lodge Residential Home, Danesbury Park Road, Welwyn, AL6 9SL</b> 63 bedroom residential nursing home with 49 parking spaces, as extension to existing nursing home, following demolition of existing motel buildings and canopied areas.	<b>John Chapman</b> 01462 474516	39
5.	06/00458/1	<b>The Kerne, Pottersheath Road, Codicote, AL6 9SZ</b> Erection of 5 bedroom dwelling and detached garage following demolition of existing dwelling (as variation to application ref no. 05/00666/1 granted 5 July 2005).	<b>John Chapman</b> 01462 474516	47

6.	06/00591/1HH	<b>Churchfields, Hitchin Road, Codicote, SG4 8TH</b> Single storey rear extension to pool building.	<b>Naomi Gould</b> 01462 474318	<b>53</b>
7.	06/00420/1	<b>Old Cottage, Kimpton Bottom, Kimpton, SG4 8ET</b> Single storey rear extension.	<b>John Chapman</b> 01462 474516	<b>57</b>
8.	06/00351/1	<b>St Pauls Walden JMI School, Bendish Lane, Whitwell, SG4 8HX</b> Erection of freestanding temporary pre-school classroom (as amended by plans received 12.04.06).	<b>Naomi Gould</b> 01462 474318	<b>61</b>
9.	06/00414/1HH	<b>Fairways, Church Lane, Preston, SG4 7TP</b> First floor side extension over existing garage. Single storey front extension.	<b>Tom Rea</b> 01462 474565	<b>67</b>

<b>ITEM NO: 1</b>	<u>Location:</u>	<b>Jacks Hill Reservoir, Jacks Hill, Graveley, SG4</b>
	<u>Applicant:</u>	<b>Three Valleys Water</b>
	<u>Proposal:</u>	<b>Widening of entrance to site from B197 to allow emergency access for water tankers</b>
	<u>Ref.No:</u>	<b>06/00572/ 1</b>
	<u>Officer:</u>	<b>Tom Rea 01462 474565</b>

**Date of expiry of statutory period:** 31 May 2006

**Reason for Referral to Committee:** Area of application site greater than 1 hectare.

**1. Relevant History**

1.1 None

**2. Policies**

2.1 **Hertfordshire County Structure Plan Review 1991-2011**  
Policy 5 - Green Belt

2.2 **North Hertfordshire District Local Plan No. 2 with Alterations**  
Policy 2 - Green Belt

**3. Representations**

3.1 **Graveley Parish Council** - to be reported

3.2 **Hertfordshire Highways** - to be reported

3.3 **Site Notice** - No representations received

**4. Planning Considerations**

**4.1 Site & Surroundings**

4.1.1 Jacks Hill Reservoir comprises a 1.3 hectare site located on the east side of the B197 to the north of Graveley village. The reservoir site has a vehicular access (3.6m wide) onto the B197. The site and the surrounding area is within the Green Belt.

## 4.2 **Proposal**

- 4.2.1 This proposal is to widen the vehicular access by 1m by altering the southern kerb and bellmouth. The existing gates would be replaced by 4.5m wide gates. The works would enable access to the site by large tankers in the event of an emergency to supply drinkable water to customers. The project has been approved by OFWAT (Office of Water Services).

## 4.3 **Key Issues**

- 4.3.1 Although the site is within the Green Belt the works do not involve any buildings or significant alterations which would affect the openness of the Green Belt.
- 4.3.2 The wider access is required to facilitate access by larger tankers in an emergency situation only. The gates will be set back 8.5m from the highway boundary and would open inwards into the site. In view of the very infrequent use I consider it unlikely that there will be any detrimental impact on highway conditions on the B197, although this is subject to confirmation from Hertfordshire Highways.

## 4.4 **Conclusion**

- 4.4.1 The proposal is acceptable in planning terms and, in anticipation that Hertfordshire Highways raise no highway objections to the proposal, I consider there are no sustainable reason to refuse this application.

## 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 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.

### **Reason for Decision**

The development hereby approved would, by reason of its minor nature and infrequent use, have no adverse impact on the openness of the Green Belt or result in conditions detrimental to highway safety and as such complies with the relevant provisions of the development plan as summarised below:

#### **Hertfordshire County Structure Plan Review 1991-2011**

Policy 5 - Green Belt

#### **North Hertfordshire District Local Plan No. 2 with Alterations**

Policy 2 - Green Belt

<b>ITEM NO: 2</b>	<u>Location:</u>	<b>Offley Place, Kings Walden Road, Great Offley, SG5 3DX</b>
	<u>Applicant:</u>	<b>Offley Place Ltd</b>
	<u>Proposal:</u>	<b>Conservatory extension to hotel/conference centre</b>
	<u>Ref.No:</u>	<b>06/00438/ 1</b>
	<u>Officer:</u>	<b>John Chapman</b> 01462 474516

**Date of expiry of statutory period:** 01 June 2006

**Reason for Referral to Committee:** Area of application site greater than 1 hectare.

## **1. Relevant History**

- 1.1 Planning and listed building applications for a single storey rear extension to provide a dining and function room were withdrawn in October 2004.
- 1.2 Planning and listed building applications for the conversion and extension of existing stable building and attached cottage to provide four function rooms and 29 bedroom suites with ancillary service facilities were withdrawn in October 2005.
- 1.3 Planning and listed building applications for a rear conservatory were withdrawn in November 2005.
- 1.4 Planning permission and listed building consent were granted from the conversion and extension of existing stable building and attached cottage to provide four function rooms and 30 bedroom suites with ancillary service facilities in December 2005.

## **2. Policies**

- 2.1 **Hertfordshire County Structure Plan Review 1991-2011**  
Policy 13 - Education and Training  
Policy 25/Supplementary Planning Guidance: Car Parking Provision at New Development  
Policy 38 - Critical Capital and other Important Environmental Assets
- 2.2 **North Hertfordshire District Local Plan No. 2 with Alterations**  
Policy 1 - Pattern and Character of North Hertfordshire  
Policy 6 - Rural Areas beyond the Green Belt  
Policy 7 - Selected Villages beyond the Green Belt  
Policy 12 - Landscape Conservation, Improvement and Creation  
Policy 14 - Areas of Archaeological Significance and other Archaeological Aims  
Policy 18 - Listed Buildings  
Policy 20 - Conservation Areas  
Policy 55 - Car Parking Standards

### **3. Representations**

3.1 **Offley Parish Council** - to be reported

3.2 **Site publicity/press notice** - to be reported

### **4. Planning Considerations**

#### **4.1 Site & Surroundings**

4.1.1 Offley Place consists of a group of listed buildings which are situated on the north western side of Kings Walden Road, the buildings being set in expansive grounds which extend to a total of approximately 14 hectares in area.

4.1.2 The main building, to the rear of which the proposed conservatory would be added, is set back over 100m from Kings Walden Road and is three storey in height. To the north west of the main building are single storey buildings and car parking areas, which form a courtyard area at the vehicular entrance to the car park. To the rear of these buildings the site has a parkland appearance, although a wooden building extends development beyond the main building and the stable/cottage building. To the north west of the stable/cottage building is a car park for approximately 75 vehicles. A further 35 spaces are also available to the front of the main building and close to the vehicular entrance to the car park.

#### **4.2 Proposal**

4.2.1 This application seeks permission to erect a conservatory to the north eastern corner of the main building to provide additional dining room facilities. It would measure a maximum of 12.9 metres in depth, 8 metres in width and have a ridge height of 5.3 metres.

#### **4.3 Key Issues**

4.3.1 The key issues to the determination of this application relate to the acceptability of the proposed development in listed building terms and its impact upon the character and appearance of the Offley Conservation Area. In addition, consideration of the car parking provision associated with the increased floorspace of the extension needs to be assessed.

4.3.2 Insofar as the listed building and Conservation Area issues are concerned I have no objection in principle with regard to the proposal. However, at the time of preparing this report there is an outstanding matter regarding the existing blind arch features to the rear (north east) elevation of the building. However, I anticipate that this matter will be satisfactorily resolved prior to the meeting by the submission of revised plans.

4.3.3 With regard to the character and appearance of the Conservation Area the location of the conservatory to the rear of the site means that it would have a very limited impact on this area, as public views would only be from the Recreation Ground to the east. In addition, the conservatory would not extend beyond the rearmost wall of the main building.

4.3.4 For these reasons, and subject to the outstanding matter being adequately

addressed, I do not consider the proposed development raises any listed building or Conservation Area grounds for objecting to this proposal.

- 4.3.5 Finally, insofar as car parking provision is concerned there are no specific standards relating to dining rooms associated with hotel/conference facilities. However, I consider that since the additional floorspace would be ancillary to the use of the premises there is no need for any additional parking facilities to be provided in this instance.

#### 4.4 **Conclusion**

- 4.4.1. Subject to the receipt of amended plans, which satisfactorily address the listed building issue referred to above, I consider the proposed conservatory extension raises no valid planning grounds to object to this application.

### 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.

#### **Reason for Decision**

The extension, hereby permitted, would not harm the character or appearance of the Listed Building or Offley Conservation Area, the visual amenity of the locality or any other material planning consideration and, as such, complies with the relevant provisions of the development plan, as summarised:

**Hertfordshire County Structure Plan Review 1991-2011**  
Policy 13 - Education and Training

Policy 25/Supplementary Planning Guidance: Car Parking Provision at New Development

Policy 38 - Critical Capital and other Important Government Assets

**North Hertfordshire District Local Plan No. 2 with Alterations**

Policy 1 - Pattern and Character of North Hertfordshire

Policy 6 - Rural Areas beyond the Green Belt

Policy 7 - Selected Villages beyond the Green Belt

Policy 12 - Landscape Conservation, Improvement and Creation

Policy 14 - Areas of Archaeological Significance and other Archaeological Aims

Policy 18 - Listed Buildings

Policy 20 - Conservation Areas

Policy 55 - Car Parking Standards

<b>ITEM NO: 3</b>	<u>Location:</u>	<b>Offley Place, Kings Walden Road, Great Offley, SG5 3DX</b>
	<u>Applicant:</u>	<b>Offley Place Ltd</b>
	<u>Proposal:</u>	<b>Listed Building Consent - Conservatory extension to hotel/conference centre</b>
	<u>Ref.No:</u>	<b>06/00439/ 1LB</b>
	<u>Officer:</u>	<b>John Chapman 01462 474516</b>

**Date of expiry of statutory period:** 01 June 2006

**Reason for Referral to Committee:** Area of application site greater than 1 hectare.

**1. Relevant History**

1.1 As previous report

**2. Policies**

**2.1 Hertfordshire County Structure Plan Review 1991-2011**

Policy 38 - Critical Capital and other Important Environmental Assets

**2.2 North Hertfordshire District Local Plan No. 2 with Alterations**

Policy 18 - Listed Buildings

**3. Representations**

3.1 **Offley Parish Council** - to be reported

**4. Planning Considerations**

**4.1 Site & Surroundings**

As previous report

**4.2 Proposal**

4.2.1 This application is the concurrent listed building application seeking consent for the development described in paragraph 4.2.1 of the previous report.

**4.3 Key Issues**

4.3.1 The key issue to the determination of this application relates to whether the proposed development would maintain or enhance the character and appearance

of the listed building.

4.3.2 In considering this issue I would refer Members to paragraphs 4.3.1 and 4.3.2 of my previous report.

#### 4.4 **Conclusion**

4.4.1 Subject to the receipt of amended plans, which satisfactorily address the issue of the blind arch features, I consider the proposed extension would not harm the character or appearance of the listed building and therefore consent should be granted.

### 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 Listed Building Consent be **GRANTED** subject to the following conditions:

1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Prior to the commencement of the development details of the design of the windows, to include the appearance of the heads with timber sections, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development will not harm the character and appearance of the listed building.

3. Prior to the commencement of the development details of the alterations of the door and changes in ground levels to allow access from the existing dining room to the extension, hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development will not harm the character and appearance of the listed building.

<b>ITEM NO: 4</b>	<u>Location:</u>	<b>Heath Lodge Residential Home, Danesbury Park Road, Welwyn, AL6 9SL</b>
	<u>Applicant:</u>	<b>Goldcare Homes Ltd</b>
	<u>Proposal:</u>	<b>63 bedroom residential nursing home with 49 parking spaces, as extension to existing nursing home, following demolition of existing motel buildings and canopied areas.</b>
	<u>Ref.No:</u>	<b>06/00429/ 1</b>
	<u>Officer:</u>	<b>John Chapman 01462 474516</b>

**Date of expiry of statutory period:** 18 May 2006

18th May 2006 (8 week period)  
22nd June 2006 (13 week period)

**Reason for Referral to Committee:** Area of application site greater than 1 hectare.

## **1. Relevant History**

- 1.1 Permission was refused in January 1994 for change of use from hotel to Nursing Home with car parking for 27 vehicles. A subsequent appeal was allowed with costs being awarded against the Council in July 1994.
- 1.2 Permission was granted in December 1994 for the conversion and extension of motel to facilitate change of use to 55 bed residential nursing home with 35 parking spaces and amenity areas.
- 1.3 In February this year an application for the conversion and extension of former motel buildings to facilitate change of use to a 64 bedroom residential nursing home with 49 parking spaces was withdrawn prior to its determination.

## **2. Policies**

- 2.1 **Hertfordshire County Structure Plan Review 1991-2011**  
Policy 5 - Green Belt  
Policy 25 - Car Parking/Supplementary Planning Guidance - Car Parking Provision at New Development
- 2.2 **North Hertfordshire District Local Plan No. 2 with Alterations**  
Policy 2 - Green Belt  
Policy 30A - Extension of Institutional Establishments in the Countryside  
Policy 55 - Car Parking Standards

### 3. Representations

- 3.1 **Codicote Parish Council** - raises "no objection" to the application but raises concern "about large amount of traffic in rural area particularly made up part of Danesbury Park Road."
- 3.2 **Commission for Social Care Inspection** - raised a number of issues relating to any application for the registration of the facility. However, they have concluded that "following receipt of an application we would discuss any internal changes needed to meet the required standards with the provider. We would not accept an application where planning permission has not already been agreed therefore I would expect any application to meet our standards within the floor plan agreed with the planning authority."
- 3.3 **Hertfordshire Highways** - does not wish to restrict the grant of permission, subject to the imposition of 3 conditions as set out in my recommendation.
- 3.4 **Hertfordshire County Council (Forward Planning Unit)** - "It is for your authority to decide if this application includes proposals that represent inappropriate development in the Green Belt for which there is a general presumption against in PPG2 Green Belts. If development is viewed as inappropriate, very special circumstances would need to be demonstrated and it is clearly for your authority to come to a view as to whether a satisfactory robust case has been made. The application does not appear to raise any other strategic planning issues."
- 3.5 **Local Residents/site and press publicity notice** - the occupiers of "**Turnbury House**", "**Hambledon Farm**" and **1 Roundwood Close** object on the following grounds:
1. The doubling in size of the existing capacity of the care home will mean an increase in traffic using Danesbury Park Road which the present condition of the road would not support.
  2. Present access has inadequate visibility.
  3. Present scheme is inefficient use of land and more costly than necessary. Two storeys at least on the block parallel to the motorway would not overlook anybody and could help to solve the question of staff accommodation.
  4. The surface of Danesbury Park Road should be improved.
  5. Green Belt policy objection
  6. The roads are small, not fully made up and private. The increased parking will increase the road use substantially and the roads are not capable of taking the increased traffic. Any planning permission should be subject to The Avenue and Danesbury Park Road becoming adopted roads. The residential home will need to pay for the necessary upgrade.
  7. A 2m high close boarded fence should be constructed along the southern boundary with properties in Roundwood Close to stop future potential overlooking.

**The Avenue Road Association** - has commented as follows upon this application:

"There are several aspects of the proposals which were expressed by Members of

the ARA Committee in reviewing the development proposals. A particular and universal concern is the increase in traffic, both during the construction process itself and permanently thereafter, associated with the operation of the Nursing Home. A facility which can accommodate 64 residents must inevitably create additional traffic flow - Nursing Home staff, visitors and commercial vehicles making deliveries and collections from the Home itself. You may or may not be aware that The Avenue is a privately owned road which the subscription paying members fully finance and fund in its upkeep with regular maintenance work controlled by the Committee. This has been a sustained commitment by the residents and ARA members over a number of years which has enhanced the local living environment and improved access and safety. The ARA however does not enjoy high levels of funding or access to the significant resources that are available for public works and any work we have undertaken over the years is at a level just sufficient to maintain the road to a standard and quality which supports resident access rather than regular and voluminous traffic flows as a through route.

The ARA is concerned that substantial deterioration and damage to the metalled surfaces of the road will ensue with heavy construction traffic and the increased use of the road as a shortcut to the Nursing Home will only further exacerbate the traffic access problems onto the B197 at the bottom of The Avenue as well as contribute to the general wear and tear of the surface.

Some may observe that the construction traffic and Nursing Home users would access the Home via Cannonsfield Road and Danesbury Park Road which would be the sensible option but experience suggests that the shortest route would normally be adopted.

We have no wish to stand in the way of progress or object to proposed changes simply because they are local and will impact on our members. We are supportive of the development in principle but subject to the following covenants which should be imposed on the developers if they were to be granted full permission to proceed:

1. A photographic schedule of condition is prepared prior to commencement of any construction works of The Avenue and Danesbury Park Road from the top of The Avenue to Pottersheath Road.
2. The developers give a written and contractual undertaking that all construction traffic must access their site via the longer route, eg Cannonsfield and Danesbury Park Road and they will monitor and enforce that element of the contract as a planning requirement.
3. They are required to build up the necessary base construction of Danesbury Park Road from the top of The Avenue to Pottersheath Road and then provide a tarmac surface for its entire length and thereafter maintain it in such similar completed condition.
4. Having acquired the Schedule of Condition in item no. 1 then this would be used to verify compliance with the access clause in item no. 2 and any damage would be required to be repaired at the developers/contractors own expense.

On the basis that these onerous requirements would be met the development has our support in the application."

## **4. Planning Considerations**

### **4.1 Site & Surroundings**

4.1.1 The application site is located on the eastern side of Danesbury Park Road and to the west of the A1(M). The site includes both the nursing home and the former motel units. It has a frontage on to Danesbury Park Road of approximately 45 metres between the existing vehicular access to the site and the northern boundary of "Conifers". The south western boundary is approximately 190 metres in length. It has a south easterly boundary with the A1(M) which measures approximately 150 metres and a north easterly boundary with the Danesbury Park Road Caravan site of approximately 100 metres. Its northern boundary then follows the curtilage of "The Bungalow".

### **4.2 Proposal**

4.2.1 This application seeks permission for a 63 bedroom residential nursing home based primarily upon the existing floor area of the former motel units and the canopied corridor areas which access these units. The building would be therefore retain the U-shaped layout of the existing buildings, but be stepped to take into account ground level conditions. It would be 6 metres in height. Car parking is shown to be provided in two areas of 24 and 25 spaces between the north west and south east blocks. A detailed supporting statement has accompanied the application which will be available at the meeting or upon request by members prior to the meeting.

### **4.3 Key Issues**

4.3.1 The key issue to the determination of this application relate to whether the development is appropriate in Green Belt policy terms or, if not, whether there are any "very special circumstances" or any policy basis to justify a relaxation of the Green Belt policy. In addition, the adequacy of the access arrangements and suitability of nearby roads to serve the proposed development and car parking provision need to be considered.

4.3.2 Insofar as the first issue is concerned it is accepted by the applicant that the proposed development does not satisfy any of the criteria set out in PPG2 as being appropriate development in the Green Belt. However, having regard to the previous permission referred to at paragraph 1.2, the applicants supporting statement and Policy 30A of the District Local Plan I consider that a relaxation of normal Green Belt policy is justified in this case. In this respect the established nature of the Nursing Home on the northern part of the application site, the scale of the new building in comparison with the existing motel buildings and the need identified in the applicant's supporting statement combine, in my view, to provide the "very special circumstances" for allowing the proposal. Furthermore, the new building is supported by Policy 30A of the District Local Plan and its location would not result in any significant harm to the openness of the Green Belt.

4.3.3 Turning to the second issue regarding access and other highway issues Members will note that no objection has been raised by Hertfordshire Highways to this application. Furthermore, in considering the comments raised regarding the state of parts of Danesbury Park Road this is not something which provides a planning reason to object to this application. The maintenance and upkeep of this road is a matter which is also the responsibility of other parties, it is and should not be solely down to the applicant to resolve this issue. Insofar as traffic generation is

concerned Hertfordshire Highways have concluded that the proposed use would not generate any significantly greater vehicle movements than the lawful use of the motel units.

- 4.3.4 Finally, whilst car parking provision for the proposed use is above the Council's maximum standards I consider that, in this location, there is no objection to this level of provision or that it would cause any significant harm to the openness of the Green Belt. However, I have requested that the applicants justify the proposed provision in this case or submit revised plans reducing this number if it cannot be justified. I will therefore update members orally at the meeting on this aspect.

#### 4.4 **Conclusion**

- 4.4.1 The proposed development is accompanied by "very special circumstances" which having regard to the planning history of the site and Policy 30A of the District Local Plan justify a relaxation of normal Green Belt policy. In addition, in the absence of any objection from Hertfordshire Highways to traffic, highway and access aspects of the proposal there is no technical justification to refuse permission on these grounds.

### 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, in the event of the First Secretary not wishing to call in the application for his own determination as a Green Belt departure from the Development Plan, 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. Prior to the commencement of the development a detailed landscaping scheme, to include a 2m high fence along the south western boundary with

properties in Roundwood Close and the surfacing of the car parking areas, shall be submitted to and approved in writing by the Local Planning Authority. These details shall include a schedule of plants and trees noting species, size and proposed number/densities where appropriate and an implementation and maintenance programme. Thereafter the approved landscaping scheme shall be implemented in the first planting season following the granting of these details and maintained in accordance with the approved schedule.

Reason: To ensure a satisfactory standard of development and enhance the appearance of the locality.

4. 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.

5. Prior to the occupation of any part of the floorspace hereby permitted, the parking and loading/unloading facilities shown on the approved plan shall be marked out and made available, and shall thereafter be kept available solely for parking in connection with the premises.

Reason: to ensure the provision of satisfactory vehicle parking and loading/unloading facilities clear of the public highway to meet the needs of the development.

6. The development shall not be brought into use until a properly consolidated and surfaced turning space for cars/commercial vehicles has been provided within the curtilage of the site. The turning space should be free from obstruction and available for use at all times.

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

7. Any gates provided shall be set back a minimum of 8 metres back from the carriageway and shall open inwards into the site.

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

#### **Reason for Decision**

The development hereby permitted is supported by "very special circumstances" thereby allowing for a relaxation of the normal Green Belt policy and, for this reason, and that it would not harm the openness of the Green Belt, it is considered the proposal should be granted as a departure from the Development Plan.

<b>ITEM NO: 5</b>	<u>Location:</u>	<b>The Kerne, Pottersheath Road, Codicote, AL6 9SZ</b>
	<u>Applicant:</u>	<b>Mr &amp; Mrs Newland</b>
	<u>Proposal:</u>	<b>Erection of 5 bedroom dwelling and detached garage following demolition of existing dwelling (as variation to application ref no. 05/00666/1 granted 5 July 2005).</b>
	<u>Ref.No:</u>	<b>06/00458/ 1</b>
	<u>Officer:</u>	<b>John Chapman</b> 01462 474516

**Date of expiry of statutory period:** 15 June 2006

**Reason for Referral to Committee:** Residential development with area of application site greater than 0.5 hectares.

## **1. Relevant History**

- 1.1 Permission refused in February 2004 for a double pitched roof first floor rear extension following removal of existing roof, Rear Conservatory & First floor front extension.
- 1.2 Permission refused in January 2005 for the erection of a 6 bedroom dwelling and detached double garage with store room above, following demolition of existing chalet bungalow for the following reason:

"The proposed replacement dwelling and detached garage, due to their size, form, bulk and design, would have a materially greater visual impact upon the Green Belt than the existing chalet bungalow and detached garage and therefore harm the openness of the Green Belt, contrary to Policy 5 of the Hertfordshire County Structure Plan Review 1991 – 2011 and Policy 2 (Green Belt) of the North Hertfordshire District Local Plan No. 2 with Alterations. In addition, the proposal is contrary to Policy 30 (Extension or Replacement of Dwellings in the Countryside) of the North Hertfordshire District Local Plan No. 2 with Alterations."

- 1.3 Permission granted in July 2005 for the erection of 5 bedroom dwelling and detached garage following demolition of existing dwelling. This application seeks permission for a variation to this scheme.

## **2. Policies**

- 2.1 **Hertfordshire County Structure Plan Review 1991-2011**  
Policy 5 - Green Belt
- 2.2 **North Hertfordshire District Local Plan No. 2 with Alterations**  
Policy 2 - Green Belt

### **3. Representations**

- 3.1 **Codicote Parish Council** - to be reported
- 3.2 **Local residents/site and press publicity** - to be reported

### **4. Planning Considerations**

#### **4.1 Site & Surroundings**

- 4.1.1 Pottersheath Road is a leafy country lane with a mixture of bungalows, detached and semi-detached dwellings of various designs and size. Either side of this chalet bungalow on the western side of Pottersheath Road the properties are bungalows. The road is characterised by dwellings on large plots with mature hedging and trees to their front boundaries. The application site has a frontage on to Pottersheath Road of approximately 40 metres with the site area on the application forms stated as being approximately 1.2 hectares.

#### **4.2 Proposal**

- 4.2.1 This application seeks variations to the permission referred to at paragraph 1.3. These variations are as follows:
  - 1. Introduction of basement area to provide a games room with 2 associated staircases
  - 2. Change of window design
  - 3. Storage area to first floor of garage

#### **4.3 Key Issues**

- 4.3.1 The key issues to the determination of this application relate to the acceptability of the changes in terms of Green Belt policy, the visual amenity of the locality, and the residential amenities of neighbouring properties.
- 4.3.2 With regard to the first issue the previous permission has accepted the principle of allowing a replacement dwelling and garage of this height and footprint to be erected on this site. Accordingly, unless it can be shown that the proposed changes would result in greater visual impact upon the openness of the Green Belt there is no reason for refusing the proposed variation to the original permission. In this respect whilst the basement would significantly increase the floorspace of the dwelling it would not result in any loss of openness to the Green Belt and for this reason has previously been accepted in other Green Belt locations. The change in the design of the windows and the introduction of a storage area to the first floor of the garage would also not harm Green Belt policy objectives.
- 4.3.3 Turning to the second issue the proposed changes would result in no significant impact upon the visual amenity of the locality, in comparison to that previously granted permission, and therefore there are no sustainable planning grounds to object to the proposed changes on this ground.

4.3.4 Finally, the proposed changes would not cause harm to the residential amenities of any neighbouring property.

#### 4.4 **Conclusion**

4.4.1 The variations to the previously approved replacement dwelling are acceptable in Green Belt policy terms and would not harm the visual amenity of the locality.

### 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 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended, no development as set out in Classes A & E of Part 1 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.

4. 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.

**Reason for Decision**

The replacement dwelling, hereby approved, would not harm the openness of the Green Belt, the visual amenity of the locality or the residential amenity of neighbouring properties and, as such, complies with the relevant provisions of the development plan, as summarised below:

**Hertfordshire County Structure Plan Review 1991-2011**

Policy 5 - Green Belt

**North Hertfordshire District Local Plan No. 2 with Alterations**

Policy 2 - Green Belt

Policy 30 - Replacement or Extension of Dwellings in the Countryside

**ITEM NO: 6**    Location:            **Churchfields, Hitchin Road, Codicote, SG4 8TH**

Applicant:            **Mr M Fairey**

Proposal:            **Single storey rear extension to pool building.**

Ref.No:                **06/00591/ 1HH**

Officer:                **Naomi Gould**  
  01462 474318

**Date of expiry of statutory period :**    02 June 2006

**Reason for referral to Committee:** Residential Development with a site area greater than 0.5 hectares.

## **1.    Relevant History**

- 1.1    Various extensions to the house have been granted planning permission. An application for a detached garden store was refused in May 1996 because it was considered that the erection of a further structure would be injurious to the purposes of the Green Belt.
- 1.2    An application for a single storey building to cover existing swimming pool was granted in January 1993.
- 1.3    An application for a single storey side extension to pool building was granted planning permission in April 1999.
- 1.4    An application for a single storey extension to west elevation of existing pool building was granted planning permission in April 2003.

## **2.    Policies**

- 2.1    **County Structure Plan Review 1991 - 2011**  
Policy 5 - Green Belts
- 2.2    **North Hertfordshire District Local Plan No.2 with Alterations**  
Policy 2 - Green Belt  
Policy 28 – House Extensions  
Policy 30 - Replacement or Extension of Dwellings in the Countryside

## **3.    Representations**

- 3.1    **Codicote Parish Council** - to be reported.
- 3.2    **Local residents/site publicity notice** - to be reported.

## **4. Planning Considerations**

### **4.1 Site & Surroundings**

4.1.1 The property is a large detached house on a large plot to the west side of Codicote Road. The pool building is on the centre of the site and set back from the road.

### **4.2 Proposal**

4.2.1 The proposal is for a small single storey glazed extension, similar to a conservatory, on the south side of the swimming pool building. The proposal would be approximately 3.5m in depth and approximately 4.4m in width.

### **4.3 Key Issues**

4.3.1 The key issues to the determination of this application relate to its acceptability in Green Belt policy terms and whether the proposed extension would relate successfully to the host building.

4.3.2 In this case the proposal is appropriate in Green Belt policy terms, as it is a limited extension of the existing pool building, which would not result in disproportionate additions over and above the size of the original building. The proposal would not harm the openness of the Green Belt.

4.3.3 The pool building is clad with dark stained timber boarding and the proposal would be a conservatory structure to house a spa pool constructed with clear glazed white frames on a red brick plinth. The proposed extension would be acceptable in design and materials and would be sympathetic to the existing building.

4.3.4 The proposal would have very limited public views being well screened from the road by trees. Furthermore, given the distance to nearby properties, it would not harm the residential amenities of any neighbouring dwelling.

### **4.4 Conclusion**

4.4.1 The proposal would be acceptable in terms of Green Belt policy, its visual impact upon the locality and its relationship to the existing pool house.

## **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.

### **Reason for Decision**

The extension, hereby permitted, would have no adverse effect on the amenities of the neighbouring residential properties or the visual amenity of the locality and, as such, complies with the relevant provisions of the development plan, as summarised below.

Summary of Development Plan Policies and Proposals relevant to the Decision:-

#### **County Structure Plan Review 1991 – 2011**

Policy 5 - Green Belts

#### **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 2 - Green Belt

Policy 28 – House Extensions

Policy 30 - Replacement or Extension of Dwellings in the Countryside



depth of approximately 170 metres. To the rear of the site and on the opposite side of Kimpton Bottom are open fields.

#### 4.2 **Proposal**

- 4.2.1 The proposal is to construct a pitched roof single storey rear extension measuring a maximum of 3.95 metres in depth, 12.1 metres in width and with a ridge height of 3.3 metres.

#### 4.3 **Key Issues**

- 4.3.1 The key issues to the determination of this application is whether the proposal is acceptable in terms of Green Belt and Conservation Area policy.
- 4.3.2 With regard to the first issue, I am satisfied that the proposal represents a limited extension of the existing property, which does not result in a disproportionate addition over and above the size of the original building, and therefore in Green Belt policy terms is acceptable having regard to advice at paragraphs 3.4 and 3.6 of PPG2.
- 4.3.3 Turning to the second issue, the extension would not alter the overall appearance or character of the Conservation Area and would be largely hidden from public views by the existing house. The proposal would necessitate the demolition of an existing corrugated asbestos roof lobby, toilet and cloakroom area to the rear of the existing study and a larder to the rear of the existing utility room but neither of these extensions are of any intrinsic merit to the character or appearance of the Conservation Area. Since the extension would not result in any significant change to the property, or the locality in general, there is no Conservation Area grounds to object to this proposal.

#### 4.4 **Conclusion**

- 4.4.1 The proposed extension is of a size and scale which is acceptable in Green Belt Policy terms and would not result in any harm to the character or appearance of the Conservation Area.

### 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 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.

### **Reason for Decision**

The extension hereby permitted represents a limited extension to the property which would not harm the character or appearance of the Kimpton Bottom Conservation Area and the visual amenities of the locality and, as such, complies with the relevant provisions of the development plan, as summarised below:

#### **Hertfordshire County Structure Plan Review 1991-2011**

Policy 5 - Green Belt

#### **North Hertfordshire District Local Plan No. 2 with Alterations**

Policy 2 - Green Belt

Policy 20 - Conservation Area

Policy 28 - House Extensions

Policy 30 - Replacement or Extension of Dwellings in the Countryside

<b>ITEM NO: 8</b>	<u>Location:</u>	<b>St Pauls Walden JMI School, Bendish Lane, Whitwell, SG4 8HX</b>
	<u>Applicant:</u>	<b>St Pauls Walden Pre-School Ltd</b>
	<u>Proposal:</u>	<b>Erection of freestanding temporary pre-school classroom (as amended by plans received 12.04.06).</b>
	<u>Ref.No:</u>	<b>06/00351/ 1</b>
	<u>Officer:</u>	<b>Naomi Gould 01462 474318</b>

**Date of expiry of statutory period:** 28 April 2006

**Reason for referral to Committee:** Area of application site greater than 1 hectare.

**1. Relevant History**

None

**2. Policies**

**2.1 Hertfordshire County Structure Plan Review 1991 -2011**

Policy 1 - Sustainable Development

**2.2 North Hertfordshire District Local Plan No.2 with Alterations**

Policy 7 - Selected Villages

Policy 12 - Landscape Conservation, Improvement and Creation

**3. Representations**

**3.1 St Paul's Walden Parish Council** - No objections

**3.2 Sport England** - No objection

**3.3 Local residents/site publicity notice** - Letter received from Rumball Sedgwick on behalf of the St Alban's Diocesan Board of Finance, the owners of St Paul's Walden Vicarage, which adjoins the application site with the following objections:

1. The proposed portakabin would have an unacceptable and overbearing impact upon the privacy and amenities of the Vicarage.
2. By virtue of the higher ground level of the school site and the rearward projection for the portakabin the building would project beyond a forty-five degree line drawn from the rear living room of the Vicarage, thereby intruding into the visual amenity of the Vicarage to an unacceptable extent.
3. Loss of light to the living room, which faces north-west to the rear and thus already

receives little sunlight.

4. There is only a 1.2m high chain link fence between the Vicarage and the school.
5. Additional noise and disturbance adjacent to the Vicarage.
6. The portakabin would be unattractive and would sit awkwardly on the site in relation to the existing school building and the Vicarage. As such it would do little to enhance the character of the area.

They also commented that it is essential that the privacy and amenity of the property is maintained, because the Vicarage serves not only as a home, but also as a base for the Parson's ministry. They recognise the need for the additional classroom, but consider that within the large site there are other less intrusive locations for the portakabin to be sited.

The neighbouring properties have been consulted on the amended plans and any further representations will be reported orally at the meeting.

#### **4. Planning Considerations**

##### **4.1 Site & Surroundings**

- 4.1.1 The proposed pre-school classroom would be at the front and to the southern corner of the site and is within Village Character V4 which states: "Landscape character to remain and be enhanced as characteristic of village entrance to complement open watercress beds opposite."

##### **4.2 Proposal**

- 4.2.1 The proposal is for a temporary classroom for the pre-school. Whilst the application has been described as temporary, the building has been considered as permanent as the covering letter states that they would anticipate it being used for 10 to 15 years.
- 4.2.2 The building would measure approximately 13.65m in length by approximately 3.25m in width. It would be approximately 2.7m in height.

##### **4.3 Key Issues**

- 4.3.1 The key issues to the determination of this application relate to the sustainability of the proposal, its acceptability in terms of impact on public views from the road and its impact on the neighbouring property.
- 4.3.2 With regard to sustainability a letter was requested and received which explained the following:

**Nearly all of the children live in Whitwell as do three out of the six paid staff. All the volunteers are from Whitwell. It is anticipated that up to eight more children will be accommodated, but the principal reason for the development is to maintain Ofsted standards and encourage Whitwell residents to use the pre-school rather than going elsewhere. It is not envisaged that there will be an influx of children from outside the parish. No advertising is undertaken to attract children from outside the area. Every other village in the area has its**

### **own nursery provision.**

- 4.3.3 Planning Policy were consulted on the sustainability issue. They considered that the initiative satisfies sustainability criteria. This is borne out of the fact that of the 30 children registered, 28 are from within Whitwell itself and only 2 from outside the village. This, in essence will allow for local children to remain in the village instead of having to go elsewhere for pre-school education which would be much less sustainable involving, in all probability, transport in both directions by private car. Policy raised no objections to the principle of a pre-school development on the main school site as this provision would provide a useful local community facility in a sustainable location. It would also allow linked trips by parents of children already attending the JMI school. The covering letter explained that the cabin to the rear of the school was previously used by the pre-school, but is no longer used as it is not deemed suitable by Ofsted.
- 4.3.4 Amended plans were received during the course of the application, which show the proposal to be set forward so that the rear of the proposal would be in line with the rear wall of the adjacent house. The neighbours have been re-notified of the amended plans.
- 4.3.5 I consider the proposal would not have any adverse built impact on the neighbouring property, particularly as the amended proposal would be set further forward on the site than the originally submitted plans. Whilst the application site is on a slightly higher level than the Vicarage, in my view it would not have any adverse built impact on this property, as the proposal would only be single storey and the living room would receive light from windows in both the front and rear elevations. The existing boundary treatment along the boundary with the Vicarage is, however, only a chain link fence. I therefore consider it is appropriate that a 1.8m high close boarded fence be conditioned to be erected along this boundary in order to reduce the built impact of the proposal on the neighbouring property.
- 4.3.6 Whilst the proposed classroom would be positioned at the front of the site, it would have limited public views and only be visible from the road directly in front of the site and from in front of both sets of gates. The proposal would not be visible from most public views, due to the hedge and trees along the edge of the road and the topography of the land.
- 4.3.7 Given that it would not be highly visible from public views, the proposal would be acceptable in terms of design and materials. The covering letter states that the proposed building would be prefabricated and finished in a painted neutral colour to be agreed. A condition that the colour of the proposal be agreed is therefore recommended. The proposal would involve the loss of some trees but none of them are significant in visual amenity terms or of any individual merit.
- 4.3.8 The justification given in the covering letter for the proposed position of the classroom was for security (as the previous temporary building located behind the school was vandalised and for security for children and staff whilst the classroom would be in use), practicality for small children arriving at the school and that other locations would infringe on the school playing fields. There did not appear to be any other suitable location for the classroom on the site. The land to the side and rear of the school is fairly steep, and therefore is not felt to be a practical solution as a location for another classroom.
- 4.3.9 It was not considered reasonable to limit this development to a temporary time period, given that they anticipate using the building for 10 to 15 years and there is

no objection in principle to a building in this location.

4.3.10 The proposal would not have any adverse impact on highways, as there would only be an anticipated increase of eight children.

#### 4.4 **Conclusion**

4.4.1 The proposal would be acceptable in terms of its impact on public views and impact on the neighbouring properties.

### 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 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. Details and/or samples of the colour 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.

4. Before the proposed classroom, hereby permitted, is first brought into use, a 1.8m close boarded fence shall be constructed along the boundary with the Vicarage for the length of the classroom and shall thereafter be permanently maintained.

Reason: To minimise the built impact of the development on the neighbouring property.

**Reason for Decision**

The development, hereby permitted, would have no adverse effect on the amenities of the neighbouring residential properties or the visual amenity of the locality and, as such, complies with the relevant provisions of the development plan, as summarised below.

Summary of Development Plan Policies and Proposals relevant to the Decision:-

**Hertfordshire County Structure Plan Review 1991 -2011**

Policy 1 - Sustainable Development

**North Hertfordshire District Local Plan No.2 with Alterations**

Policy 7 - Selected Villages

Policy 12 - Landscape Conservation, Improvement and Creation

<b>ITEM NO: 9</b>	<u>Location:</u>	<b>Fairways, Church Lane, Preston, SG4 7TP</b>
	<u>Applicant:</u>	<b>Mr &amp; Mrs Coles</b>
	<u>Proposal:</u>	<b>First floor side extension over existing garage. Single storey front extension</b>
	<u>Ref.No:</u>	<b>06/00414/ 1HH</b>
	<u>Officer:</u>	<b>Tom Rea 01462 474565</b>

**Date of expiry of statutory period:** 09 May 2006

**Reason for Delay:** Committee cycle.

**Reason for Referral to Committee:** Parish Council objection contrary to officer recommendation.

### **1. Relevant History**

- 1.1 An application for a first floor side extension and single storey front extension was withdrawn in January this year.

### **2. Policies**

- 2.1 **Hertfordshire County Structure Plan Review 1991-2011**  
Policy 5 - Green Belt  
Policy 38 - Critical Capital and other important Environmental Assets
- 2.2 **North Hertfordshire District Local Plan No. 2 with Alterations**  
Policy 6 - Rural Areas beyond the Green Belt  
Policy 20 - Conservation Areas  
Policy 28 - House Extensions

### **3. Representations**

- 3.1 **Preston Parish Council:** 'The Parish Council feel that this is an overdevelopment of the site with the slight change in roof level not making a significant variation to the original plans. This property will be overbearing on neighbouring properties and is out of character with Preston village in general. For these reasons the Parish Council cannot support this application.'
- 3.2 **Hertfordshire Highways:** 'Does not wish to restrict the grant of planning permission.'
- 3.3 **Local residents/site and press publicity notice:** No representations received.

## **4. Planning Considerations**

### **4.1 Site & Surroundings**

- 4.1.1 'Fairways' is a detached dwelling located on the south side of Church Lane. The Preston Conservation Area boundary runs along the front boundary of the property.

### **4.2 Proposal**

- 4.2.1 The proposal is to construct a first floor side extension over the existing garage with a ridgeline 900mm lower than the main dwelling and incorporating flat roofed dormers on the front and rear elevation. A single storey front extension is also proposed extending the utility room to be in line with the existing front wall of the house.

### **4.3 Key Issues**

#### **4.3.1 Design and appearance**

The proposed extension has been revised from the previously withdrawn application to address a number of concerns expressed by officers. The lower ridge height of the first floor extension reduces the massing and bulk and provides a relief to the roofline. The new ridgeline would be 1.6m higher than the existing garage ridge. The amended design results in a clearly subordinate extension to the dwelling and avoids the overbearing appearance of a large single rectangular building block. The character of the flat roofed dormers is sympathetic to the age and character of the house.

#### **4.3.2 Impact on the conservation area**

It is important to take account of the fact that the dwelling is not within the Preston Conservation area so that the conservation implications of the proposal are limited. The revised scheme has reduced the apparent bulk of the building from the previous scheme. In relation to the street scene in general I consider that this proposal does no harm to the character, appearance and setting of the conservation area. Consideration of this proposal needs to take account of the general character of this part of the village where there are many large dwellings in close proximity to each other. Generally there are no specific development patterns in the village, including the conservation area, with no consistent building spacing or building lines. The pattern of development is informal and this proposal does not harm this overall character. In addition the side extension does not harm the setting of the adjacent listed building (The Old Forge) where there will still be an open space to the western side of the plot.

#### **4.3.3 Impact on adjoining properties**

The proposed first floor extension would not impact significantly on the amenities of the adjoining properties. The extension would be set in at least 1m from the boundary with The Old Forge and given the distance of The Old Forge from the common boundary would not have an overbearing impact on this property. There would be no overlooking to properties at the rear as the proposed rear facing first floor windows would not project any nearer to adjoining properties than the existing rear facing first floor windows.

#### 4.3.3 **Access and parking**

No changes are proposed to the access into the site from Church Lane and the property will retain parking for several cars which would be adequate for the increased number of bedrooms.

#### 4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable in terms of its design and appearance and impact on the character of the conservation area and the amenities of adjoining properties.

### 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 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. 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.

### **Reason for Decision**

The proposed extensions are sympathetic with the character and appearance of the existing dwelling and will not have any adverse impact on the amenities of adjoining residents or the character and appearance of the Preston Conservation Area. The proposal therefore complies with the provisions of the development plan as summarised below:

#### **North Hertfordshire District Local Plan No. 2 with Alterations**

Policy 20: Conservation Areas

Policy 28: House Extensions

**\*PART 1 – PUBLIC DOCUMENT**

**AGENDA ITEM No.**

**10**

**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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