

24 November 2006

Our ref: B&D Ctte/Dec06  
Contact: Donna Levett  
Direct Dial No: 01462 474648  
Email address: [donna.levett@north-herts.gov.uk](mailto:donna.levett@north-herts.gov.uk)

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

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

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

to be held at

**BALDOCK COMMUNITY CENTRE, SIMPSON DRIVE  
BALDOCK**

on

**MONDAY 4 DECEMBER 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 meetings of this Committee held on the 6 November 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 any 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 business set out in the agenda. Members should either declare a prejudicial or personal interest and are required to notify the Chairman of the nature of any interest declared.  Members declaring a prejudicial interest should not seek to influence the decision and leave the room during that particular item of business.	-
<b>5. PUBLIC PARTICIPATION</b> To receive petitions, comments and questions from members of the public. No requests to speak have been received to date.  Any public participation requests received within the agreed time will be notified to Members as soon as practicable.	-
<b>6. 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 Baldock since the meeting of the Committee held on 6 November 2006 and events taking place in forthcoming months.</i>	1
<b>7. BALDOCK &amp; DISTRICT AREA 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 and grant applications from the following organisations:</i> <i>1. Ashwell Music Festival</i> <i>2. Ashwell Theatre Group</i>	5

3. *Ashwell United Reformed Church*
4. *North Herts Book Festival & World Book Day*

<b>8.</b>	<b>PLANNING APPLICATIONS</b>	<b>21</b>
	REPORT OF THE HEAD OF PLANNING AND BUILDING CONTROL	
	<i>Planning applications for determination by the Committees:</i>	
	1. <i>105 High Street, Ashwell (Planning Application)</i>	23
	2. <i>105 High Street, Ashwell (Listed Building Application)</i>	27
	3. <i>Redfearns, Roe Green, Sandon</i>	31
<b>9.</b>	<b>PLANNING APPEALS AND ENFORCEMENT</b>	<b>37</b>
	ORAL REPORT OF THE HEAD OF PLANNING AND BUILDING CONTROL	
	<i>An update for the Committee on any Planning Appeals that have been lodged or determined, and any Planning Enforcement action that has been authorised or taken since the meeting of the Committee held on 6 November 2006.</i>	
<b>10.</b>	<b>DISPOSAL OF LAND ADJACENT TO 27 DARK LANE, SANDON</b>	<b>To</b>
	REPORT OF THE HEAD OF FINANCIAL SERVICES	<b>Follow</b>
	<i>This report is currently under preparation and will be published as soon as practicable.</i>	

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

- 15 January 2007
- 19 February 2007
- 2 April 2007

- THIS PAGE IS BLANK -

# BALDOCK & DISTRICT AREA COMMITTEE

MONDAY 4 DECEMBER 2006

\*PART 1 – PUBLIC DOCUMENT

AGENDA ITEM No.

**6**

## TITLE: CHAMPION NEWS

REPORT OF THE HEAD OF COMMUNITY DEVELOPMENT AND CULTURAL SERVICES

### 1. SUMMARY

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

### 2. FORWARD PLAN

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

### 3. BACKGROUND

- 3.1 Not Applicable.

### 4. ISSUES – PROJECT / ACTIVITY / SCHEME DETAILS

#### 4.1 Area Visioning

##### 4.1.1 Baldock Town Hall Feasibility Study

Officers are taking forward the recommendations as agreed by Members at the Area Committee meeting held on 25 September 2006.

The Community Development Officer has liaised with the Baldock Town Hall group and is to arrange a meeting with representative's from the group and the Council's Community Facilities Manager and the Head of Financial Services.

##### 4.1.2 Baldock Town Centre Enhancement Scheme

Buchanan's have completed the four surveys listed below and are now analysing the data received.

- Car parking arrangements within and around the town centre.

- Pedestrian flows to and within the town centre.
- Vehicular access and servicing requirements for all retail, commercial and residential properties within the town centre.
- 6,000 Postal Questionnaires to a broader range of people based on local postcodes in the area.

They reported the draft findings to the multi-agency officers group on 13 November 2006 and will now formalising the their final report.

The OJEU Contract Notice attracted interest from a number of potential consultants. Tender documents were sent out to the shortlisted consultants for the 'design and site supervision contract' and responses are due back before Christmas 2006.

#### 4.1.3 Development of Town Partnership for Baldock

The group last met on Monday 6 November 2006 where the following topics projects were discussed.

- The Town's Christmas lights provided by the Rotary Club and the possibility of a formal switching on event combined with a Carol Concert for 2007.
- The production of a flier to go to all households, listing Christmas events, and seeking distribution via the Comet.
- Financial and constitutional matters.
- How Royston approached the development of Town Centre Management.
- Future visits from the Royston Town Centre Manager and a representative from the Buntingford Town Centre Management Group.
- The production of a Town Guide.

Date of Next Meeting - 7.30pm on Monday 11 December 2007.

## 4.2 **Festivals/Fairs/Events**

### 4.2.1 Baldock Chartered Street Fair 2007

Owing to the Showmen's busy fairground schedule, a meeting with Herts Highways is to be programmed early January 2007 to confirm the Fair's dates for October 2007.

### 4.2.2 Baldock Festival 5<sup>th</sup> to 20<sup>th</sup> May 2007

The Council has received correspondence from the Festival's organisers outlining the proposed dates for next year's activities and events, with Saturday 19 May 2007 being the chosen day to hold the Medieval Street Fair.

### 4.2.3 North Herts Book Festival – Baldock Events & World Book Day - 1 March 2007

Among the events being planned for next year's Festival are visits from authors, story telling sessions for children, poetry in the Orange Tree Public House, a talk at the Community Centre by model Daphne Selfe, and afternoon tea with Jane Austen.

The Festival president is writer and former TV newsreader Richard Whitmore, who will be launching his latest book, *The Ghosts of Reginald Hine*, during the

fortnight.

The Festival organisers are arranging visits from nationally-renowned authors along with a large number of small events, such as talks and readings in old people's homes and schools.

Their aim is for everyone in the community to be involved and aware of the significance of words to their everyday lives and will be moving far beyond the area of books, into drama, art, newspapers and live discussions.

The full programme of detailing all the events and activities will be published in the new year.

#### **4.3 General**

##### **4.3.1 Baldock Bypass and Associated Works**

###### A1(M) Junction 9

Herts Highways estimate that the A1(M) Junction 9 works will be complete week ending 9 December 2006.

##### **4.3.2 Local Organisations and Community Groups Support**

###### Sandon, Clothall & Ashwell Village Halls – Applications for PACIF 2006

Follow up visits to all three Village Hall management groups have now taken place. The Community Facilities Manager is assessing the additional information supplied and the Members Panel to assess all submitted applications has been scheduled for Monday 11 December 2006.

The Community Development Officer is continuing to support and advise the respective project groups / representatives in securing other external funding.

###### Ashwell & Sandon Parish Councils – Applications for PE&CF and Parish Challenge 2006

Applications have been received from the respective Parish Councils seeking funding support for enhancement works at Ashwell and play area surfacing at Sandon.

The applications will be considered for funding support by the Members Panel on 11 December 2006, along with applications made by other Parishes within the District.

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

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

**6. RECOMMENDATIONS**

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

**7. REASONS FOR RECOMMENDATIONS**

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

**8. CONTACT OFFICER**

- 8.1 Stuart Izzard (Senior Community Development Officer – Baldock & District Area)  
Telephone: 01462 474854  
E-Mail: [stuart.izzard@north-herts.gov.uk](mailto:stuart.izzard@north-herts.gov.uk)

**TITLE: BALDOCK & DISTRICT AREA COMMITTEE DEVELOPMENT & AREA  
VISIONING BUDGETS 2006/7**  
REPORT OF THE HEAD OF COMMUNITY DEVELOPMENT AND CULTURAL  
SERVICES

**1. SUMMARY**

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

**2. FORWARD PLAN**

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

**3. BACKGROUND**

- 3.1 Not Applicable

**4. ISSUES AND FUNDING DECISIONS TO BE MADE**

- 4.1 Ashwell Music Festival  
Grant request sought from Arbury Ward Development Discretionary Budget for support funding in staging next year's Music Festival.
- 4.2 Ashwell Theatre Club – Stage Curtaining  
Grant request sought from Arbury Ward Development Discretionary Budget for the support in part funding the replacement of stage curtaining at Ashwell Village Hall.
- 4.3 Disabled Toilet Facility - Ashwell  
Grant request sought from Arbury Ward Development Discretionary Budget for the support in part funding improvements works associated with the provision of Disabled Toilet Facilities at Ashwell URC.

#### 4.4 North Herts Book Festival – Baldock Events & World Book Day - 1 March 2007

The Festival organisers are planning a number of events to be staged at various venues in the town next year. These include visits from authors, story telling sessions for children, poetry in the Orange Tree Public House, a talk at the Community Centre by model Daphne Selfe, and afternoon tea with Jane Austen.

The Festival organisers are also in the process of arranging visits from nationally-renowned authors along with a large number of small events, such as talks and readings in old people's homes and schools.

The Festival's aim is for everyone in the community to be involved and aware of the significance of words to their everyday lives and will be moving far beyond the area of books, into drama, art, newspapers and live discussions.

The full programme detailing all the events and activities will be published early in the new year.

The organisers are seeking local funding support from the Area Committee's Ward Development Discretionary Budgets in the region of £250 to assist in the delivery of the events planned for Baldock.

#### 4.5 Street Trees in The Nightingale Way Area of Baldock

##### 4.5.1 At the meeting on 13 December 2004, the Baldock & District Committee agreed a programme of re-pollarding the verge Lime trees in six roads in the Nightingale Way area of the town.

Twenty-five trees in Elmwood Avenue, and Mons Avenue plus two in Willian Way were pruned in 2005 and nineteen trees in Nightingale Way were pruned in 2006.

This leaves a further twenty-five trees to be pruned in Clare Crescent (11), Templar Avenue (8) and Willian Way (6).

##### 4.5.2 The Senior Tree Officer is recommending the completion of the re-pollarding programme in spring 2007 via the possibility of combining Area Committee Development Discretionary Budget funds with internal funding from the NHDC Highway Tree Maintenance Budget.

The cost per tree is £380 making a total of £9,500 to complete the works in the remaining three roads. As in the previous two years, a sum of £5,000 can be allocated from the NHDC Highway Tree Maintenance Budget.

The Committee is therefore asked to consider contributing a sum of £4,500 from its Discretionary Budget to allow completion of the programme during March and April 2007.

If the Committee are unable to contribute the full amount, the roads will be given the following priority:

- i) Willian Way
- ii) Templar Avenue
- iii) Clare Crescent.

#### 4.6 Tree Planting in Baldock

4.6.1 The Senior Tree Officer has been asked to explore the possibility of planting trees at a number of sites in Baldock. Some of these sites were originally included on a provisional list of planting locations prepared for Members in June 2000.

4.6.2 Updated details of each site are given in Appendix 2 including estimated costs. These sites are listed in the Tree Officer's suggested order of priority.

4.6.3 Members are asked to note that:

The 2006/2007 NHDC Highway Tree Maintenance and Amenity Tree Budgets are currently fully committed for this fiscal year. Therefore, any tree planting will need to be funded from the Area Committee's Ward Development Discretionary Budgets.

All planting will be subject to the presence of underground services and the agreement of Hertfordshire Highways where necessary.

A public consultation/information exercise may be appropriate at some sites prior to planting.

Planning Services have advised against any new planting in the High Street area because of the proposed town centre improvement scheme.

#### 4.7 STATEMENT OF COMMITTEE DELEGATED BUDGETS 2006/2007

4.7.1 See Appendix 1 – Spreadsheet of Committee Delegated Budgets 2006/2007.

### **5. LEGAL IMPLICATIONS**

5.1 The Committee has delegated powers to administer funds from the budgets described.

5.2 There are no other legal implications pertinent to this report.

### **6. FINANCIAL AND RISK IMPLICATIONS**

6.1 Members are asked to note the information detailed in Appendix 1 of the report, which relates to the Area Committee budget balances for the current financial year 2006/2007.

6.2 The spreadsheet also details the pre-allocations carried forward from the previous financial year 2005/2006 to the current financial year 2006/2007.

6.3 In addition, the spreadsheet includes the balances relating to allocated Visioning Budgets available to the respective wards within the Baldock & District area.

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

7.1 Not Applicable.

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

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

## **9. RECOMMENDATIONS**

- 9.1 The Committee is asked to note the budgetary expenditure, current balances and carry forwards from the Ward Development Budgets 2005/2006, the Small Area Grants Budget and the allocated Visioning Budgets.
- 9.2 That the Committee allocates £350 from the Arbury Ward Development Discretionary Budget to the Ashwell Music Festival in support of next year's festival.
- 9.3 That the Committee allocates £300 from the Arbury Ward Development Discretionary Budget to the Ashwell Theatre Group for new Stage Curtaining.
- 9.4 That the Committee allocates £350 from the Ward Development Discretionary Budgets for the Disabled Toilet Facilities works at Ashwell URC.
- 9.5 That the Committee allocates £250 from the Ward Development Discretionary Budgets to the North Herts Book Festival 2007 for events to held at various venues within the town.
- 9.6 That the Committee allocates £4,500 from Ward Development Discretionary Budgets to part fund the completion of Tree Works in the Nightingale Way area.
- 9.7 That the Committee considers an allocation of funds from Ward Development Discretionary Budgets to fund the tree planting as listed in Appendix 2.

## **10. REASONS FOR RECOMMENDATIONS**

- 10.1 The allocation of funds will improve the services provided by the local organisations and groups that are available and accessed by various members of the community.
- 10.2 To complete the committed programme of re-pollarding works to the verge Lime trees in the Nightingale Way area and to continue the visual and environmental enhancement of areas within the town through the adoption of a progressive tree planting programme.

## **11. ALTERNATIVE OPTIONS CONSIDERED**

- 11.1 Not Applicable.

## **12. APPENDICES**

- 12.1 Appendix 1 – Spreadsheet of Committee Delegated Budgets 2006/2007.
- 12.2 Appendix 2 – List of Tree Planting Sites in Baldock.
- 12.3 Appendix 3 – Ashwell Music Festival Grant Form
- 12.4 Appendix 4 – Ashwell Theatre Group Grant Form
- 12.5 Appendix 5 – Ashwell URC Disabled Toilet Facilities Grant Form
- 12.6 Appendix 6 – North Herts Book Festival 2007 – Baldock Events Grant Form

## **13. CONTACT OFFICERS**

- 13.1 Stuart Izzard (Community Development Officer - Baldock & District Area & Youth)  
Telephone: 01462 474854  
E-Mail: [stuart.izzard@north-herts.gov.uk](mailto:stuart.izzard@north-herts.gov.uk)
- 13.2 Jodie Penfold (Assistant Accountant Customer Services)  
Telephone: 01462 474332  
E-Mail: [jodie.penfold@north-herts.gov.uk](mailto:jodie.penfold@north-herts.gov.uk)
- 13.3 Mick Laroche (Senior Tree Officer)  
Telephone: 01462 474448  
Email: [mick.laroche@north-herts.gov.uk](mailto:mick.laroche@north-herts.gov.uk)
- 13.4 Sue Fisher (Media Officer)  
Telephone: 01462 474544  
Email: [sue.fisher@north-herts.gov.uk](mailto:sue.fisher@north-herts.gov.uk)

**14. BACKGROUND PAPERS**

14.1 None

Area Committee Budget 2006/2007

<u>SUMMARY/ TOTALS</u>	<u>Funding</u>	<u>Allocated</u>	<u>Spent</u>	<u>Outstanding</u>	<u>Unallocated Budget</u>				
VISIONING	£3,200	£3,200	£651	£2,549	£0				
SMALL AREA GRANTS	£1,820	£1,820	£1,820	£0	£0				
BALDOCK TOWN	£15,990	£7,473	£5,362	£2,111	£8,517				
BALDOCK EAST	£8,260	£1,802	£1,235	£617	£6,458				
ARBURY	£9,940	£6,470	£595	£5,875	£3,470				
WESTON & SANDON	£10,800	£6,990	£2,500	£4,490	£3,810				
<b>Total</b>	<b>£50,010</b>	<b>£27,755</b>	<b>£12,163</b>	<b>£15,592</b>	<b>£22,255</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>Comments</u>
Preallocated Funds C/F from 2005/06	£3,200	2004/2005		Ivel Springs	£730	23.02.04	£645	£85	
		2005/2006		Town Centre Strategy	£2,470	11.04.05	£6	£2,464	
<b>Total</b>	<b>£3,200</b>				<b>£3,200</b>		<b>£651</b>	<b>£2,549</b>	<b>£0</b>

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

Area Committee Budget 2006/2007

<b>BALDOCK TOWN</b>	<b>Funding</b>		<b>Project</b>	<b>Allocated</b>	<b>Date</b>	<b>Spent</b>	<b>Outstanding</b>	<b>Comments</b>
Preallocated Funds Brought Forward from 05/06	£2,350		Additional funds for Street Furniture	£40	15.08.05	£102	-£62	Funded from Community Projects C/F
Baldock Town Community Projects (c/f 05/06)	£450		Baldock Allotment Association - Plot for disabled holders North Rd	£390	26.09.05	£0	£390	
Baldock Town Community Projects (c/f 05/06)	£3,760		Alcohol Free Zone - Consultation	£460	07.11.05	£0	£460	
			Tree Works in Nightingale Way & Willan Way	£1,210	12.12.05	£1,205	£5	
			Tree Works Brewery Lane & Park Drive	£250	06.03.06	£250	£0	
			High Street Hanging Baskets	£1,520	10.04.06	£1,140	£380	
			Royal British legion - Baldock Branch	£375	22.05.06	£375	£0	
			Grass Maze at Avenue Park	£263	03.07.06	£0	£263	
			Baldock Town Youth Football Club	£1,140	14.08.06	£1,140	£0	
			Childrens Summer Holiday Activities	£150	14.08.06	£150	£0	
			St. Mary's - Neighbourhood Watch Signage	£80	06.11.06	£0	£80	
			Baldock Crusaders Netball Club	£595	06.11.06	£0	£595	
Base Budget 06/07	£9,430		Baldock Rotary Club - Christmas Lights	£1,000	25.09.06	£1,000	£0	
<b>Total</b>	<b>£15,990</b>			<b>£7,473</b>		<b>£5,362</b>	<b>£2,111</b>	<b>£8,517</b>

Area Committee Budget 2006/2007

<b>BALDOCK EAST</b>	<b>Funding</b>		<b>Project</b>	<b>Allocated</b>	<b>Date</b>	<b>Spent</b>	<b>Outstanding</b>	<b>Comments</b>
Preallocated Funds Brought Forward from 05/06:	£180		Bench for the Clothall Estate	£40	15.08.05	£0	£40	
Baldock East Community Projects (C/F 04/05)	£2,090		Alcohol Free Zone - Consultation	£140	07.11.05	£0	£140	
Baldock East Community Projects (c/f 05/06)	£2,900		High Street Hanging Baskets	£480	10.04.06	£360	£120	
			Royal British legion - Baldock Branch	£125	22.05.06	£125	£0	
			Grass Maze Avenue Park	£87	03.07.06	£0	£87	
			Baldock Town Youth Football Club	£360	14.08.06	£360	£0	
			Childrens Summer Holiday Activities	£50	14.08.06	£50	£0	
			Spring Bulbs	£50	14.08.06	£50	£50	
			Baldock Rotary Club - Christmas Lights	£250	25.09.06	£250	£0	
			Baldock Crusaders Netball Club	£180	06.11.06	£0	£180	
			Baldock East Ward - Community Projects Evening	£40	06.11.06	£40	£0	
Base Budget 06/07	£2,900							
Plus Budget Reallocated from Small Area Grants	£190							
<b>Total</b>	<b>£8,260</b>			<b>£1,802</b>		<b>£1,235</b>	<b>£617</b>	<b>£6,458</b>

Area Committee Budget 2006/2007

<u>ARBURY</u>	<u>Funding</u>		<u>Project</u>	<u>Allocated</u>	<u>Date</u>	<u>Spent</u>	<u>Outstanding</u>	<u>Comments</u>
Preallocated Funds Brought Forward from 05/06	£5,520		Community Visioning Projects	£5,520	07.11.05	£0	£5,520	
Arbury Community Projects (c/f from 04/05 Small Area Grants)	£180		Bygrave PC - Lawn Mower	£360	22.05.06	£360	£0	
Arbury Community Projects (c/f 05/06)	£980		Ashwell Kids Club	£150	14.08.06	£150	£0	
			Ashwell Fuchsia Festival	£85	14.08.06	£85	£0	
			Hinxworth Arts Society	£150	25.09.06	£0	£150	
			Baldock Crusaders Netball Club	£205	06.11.06	£0	£205	
Base Budget 06/07	£3,260							
<b>Total</b>	<b>£9,940</b>			<b>£6,470</b>		<b>£595</b>	<b>£5,875</b>	<b>£3,470</b>

<u>WESTON &amp; SANDON</u>	<u>Funding</u>		<u>Project</u>	<u>Allocated</u>	<u>Date</u>	<u>Spent</u>	<u>Outstanding</u>	<u>Comments</u>
Preallocated Funds Brought Forward from 05/06:	£4,330		Community Visioning Projects	£4,330	07.11.05	£0	£4,330	
Weston & Sandon Community Projects (c/f 04/05)	£1,390	Provisional	Footpath Lighting - Hitchin Road to Friars Road		10.04.06			
Weston & Sandon Community Projects (c/f 05/06)	£2,540		The Snipe - Weston Childrens Play Equipment	£1,500	10.04.06	£1,500	£0	
			Clothall Village Hall - New Build Project	£1,000	25.09.06	£1,000	£0	
			Baldock Crusaders Netball Club	£160	06.11.06	£0	£160	
Base Budget 0607	£2,540							
<b>Total</b>	<b>£10,800</b>			<b>£6,990</b>		<b>£2,500</b>	<b>£4,490</b>	<b>£3,810</b>

**List of Tree Planting Sites in Baldock**

<b>Site No.</b>	<b>Location</b>	<b>Planting Details</b>	<b>Estimated Cost</b>
1	Letchworth Road - front of hedgerow	Plant 10 trees front of hedgerow from south west corner of Avenue Park front of service road to A1(M) bridge.	£1,500
2	Clothall Road - verges on east (field) side	Gap up Maple row with 10 larger growing tree species.	£1,500
3	Bank at front of Avenue Park	Plant 2 Cherries either side of main access and steps to park.	£300
4	Flower bed in Football Close adjacent to A507	Plant 1 small, erect growing ornamental tree (or large specimen shrub).	£100 (£50)
5	Verges in West Avenue	Plant 6 trees on the north side and 2 on the south side of the road	£1,000
6	Letchworth Road – junction with Weston Way	Plant 1 Cherry each side of junction on verges.	£300
7	The Twitchell car park - Simpson Drive end	Plant 1 tree (or move existing young Silver Birch) to fill gap adjacent to parking area	£150
8	Verges in Norton Road	Plant 5 trees in the highway verges either side of the Brewery Lane junction.	£750

<b>PART 1 – PUBLIC DOCUMENT</b>	<b>AGENDA ITEM No.</b>  <b>8</b>
---------------------------------	--

**TITLE: PLANNING APPEALS & ENFORCEMENT**  
**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**

<b>ITEM</b>	<b>REF NO</b>	<b>LOCATION: DESCRIPTION</b>	<b>CONTACT OFFICER</b>	<b>PAGE</b>
1.	06/02033/1HH	105 High Street, Ashwell, SG7 5NT Erection of boundary fencing.	Kate Poyser 01462 474244	23
2.	06/02034/1LB	105 High Street, Ashwell, SG7 5NT Erection of boundary fence.	Kate Poyser 01462 474244	27
3.	06/01713/1HH	Redfearns, Roe Green, Sandon, SG9 0QJ Erection of detached double garage and single storey building following demolition of existing outbuilding (as amended by plans received on 17th and 22nd November 2006).	Kirstie Hough 01462 474311	31

- THIS PAGE IS BLANK -



### 4.3 Key Issues

- 4.3.1 The key issues relate to the effect the fence would have on the character and appearance of the Listed Building and Conservation Area and any effect it may have on neighbouring residential amenity.
- 4.3.2 The close boarded fencing is an acceptable replacement for the section of panel fencing to be removed and would not be detrimental to the special architectural or historic interest of the cottage.
- 4.3.3 The fence would be publicly visible across the driveway of No 109, but it would not be at all prominent. It would have a neutral effect upon the character and appearance of Ashwell Conservation Area.
- 4.3.4 The fence would have no effect upon the residential amenity of the occupiers of No 103. The proposed fence would run close to the detached garage of No 109. However, I feel that it would have no significant effect upon the residential amenities of the occupiers of that property.

### 4.4 Conclusion

- 4.4.1 That there are no sustainable planning objections to raise to the proposal.

## 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 fence, hereby permitted, would have no adverse effect on the residential

amenities of the neighbouring properties, the character and appearance of the Listed Building or Conservation Area in which it is located and, as such, complies with the relevant provisions of the development plan, as summarised below.

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

Policy 18 - Listed Buildings

Policy 20 - Conservation Areas



appearance of the Listed Building.

4.3.2 105 High Street is a 16th/17th century grade II listed cottage set to the rear of High Street pavement and located within Ashwell Conservation Area. The two storey cottage, constructed with rendered walls together with a peg tile roof, has a long rear wing. Adjacent to the west boundary, set in line with the main rear wall of the cottage, is a mid 20th century brick built garage with a mono pitched corrugated roof.

4.3.3 The proposed fence would be contained within the area of garden to the immediate rear of the cottage enclosed by the back wing to the cottage and the adjacent garage to the side. There would be very limited public view.

#### 4.4 **Conclusion**

4.4.1 The fence would have little impact on the character and appearance of the Listed Building and I can see no sustainable objections to it.

### 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.

#### **Reason for Decision**

The fence would cause no harm to the character and appearance of the Listed Building and as such would comply with the Council's North Hertfordshire District Local Plan No 2 with Alterations, Policy 18 - Listed Building Consent.

<b>ITEM NO: 3</b>	<u>Location:</u>	<b>Redfearns, Roe Green, Sandon, SG9 0QJ</b>
	<u>Applicant:</u>	<b>Mr and Mrs Rigby</b>
	<u>Proposal:</u>	<b>Erection of detached double garage and single storey building following demolition of existing outbuilding (as amended by plans received on 17th and 22nd November 2006)</b>
	<u>Ref.No:</u>	<b>06/01713/1HH</b>
	<u>Officer:</u>	<b>Kirstie Hough 01462 474311</b>

**Date of expiry of statutory period:** 04 October 2006

**Reason for Delay:** Negotiation and Committee cycle

**Reason for Referral to Committee:** The Parish Council have objected to the application

**1. Relevant History**

- 1.1 Application ref –06/01712/1CAC permission granted for demolition of the existing barn outbuilding

**2. Policies**

**2.1 North Herts District Local Plan No 2 with Alterations**

Policy 6- Rural Areas beyond the Green Belt  
 Policy 12- Landscape Conservation  
 Policy 20- Conservation Areas  
 Policy 57 - Residential Guidelines and Standards

**3. Representations**

**3.1 Parish Council** –Object to the application on three grounds:

1. The use as residential accommodation outside the village triangle.
2. They consider that there should be no fenestration on the north side i.e. onto the common.
3. They consider that the height of the present building does not intrude but the proposed loft addition would do so

**3.2 Site Notice** – No comments received

**3.3 Press** – No comments received

**3.4 Conservation-** No objection

**3.5 Hertfordshire Highways-** No objection

## **4. Planning Considerations**

### **4.1 Site & Surroundings**

4.1.1 This residential site lies on the southern side of Roe Green within the Roe Green Conservation Area, set back approx. 85m from the road which runs through the village. The property is a listed building and is set to the south-east of a modern constructed single storey outbuilding of which the rear of the building is adjacent to the front boundary of the site, which abuts the common to the north.

### **4.2 Proposal**

4.2.1 Permission is sought for the erection of a detached double garage and single storey building following demolition of the existing outbuilding. This would create a loft above the garage and four rooms within the single storey element to create a residential annexe.

4.2.2 The proposal would be sited on a similar footprint to the existing, save for it being set an additional 1.2m away from the front boundary of the site and extending a further 1.6m into the site.

4.2.3 The garage element would be set at the western side of the addition and would be 7.5m long with a pitched roof at a height of 5.8m. The rest of the 22.5m length (15m) would be the single storey element which would have a pitched roof at 4.1m high.

4.2.4 Two timber double garage doors and a double and a single pedestrian door are specified on the front elevation, as well as a single pedestrian door on the western flank elevation. Fenestration in the form of one window and two roof lights on the rear elevation, two windows and two roof lights on the front elevation and a window in the western gable elevation would also be features of the development.

4.2.5 Materials would be black/brown feather boarding with slate to the lower roof and red rustic tiling to the roof of the garage element.

### **4.3 Key Issues**

4.3.1 The key issues in this application, are whether the proposal complies with relevant policies in the District Local Plan. There are no nearby neighbouring properties which could be said to be affected.

4.3.2 The main issue from a conservation aspect is the impact of the addition upon the character of the listed property and character and appearance of the conservation area.

4.3.3 The garage element of the proposed new building is larger than the existing structure. However notwithstanding the comments of the Parish Council, it is my view that the two elements proposed (garage and single storey parts) still exhibit the form of traditional rural outbuildings. Having received comments from the Conservation Officer on the proposals, I have concluded that the position and form of the proposed buildings would continue with the same neutral impact on the location as the existing building. This would be subject to the use of suitable replacement facing materials, which can be controlled by a materials condition.

4.3.4 With regard to overall design of the proposal, the value of the existing structure centres on its appearance as a traditional outbuilding with minimal openings and as such it forms an acceptable part of the setting of the listed building and the

character and appearance of the conservation area generally. Accordingly, I consider that the style and number of windows and doors in the proposal, does not overtly advertise the domestic use of the building and as such does not harm the character of the site as a principal historic house with ancillary outbuildings and the contribution this makes to the character and appearance of the conservation area.

4.3.5 No objections are raised to this application on the ground that the form, size, design, location and materials of the proposed development are considered to respect the character and setting of the principal listed house in compliance with the provisions of Section 66 of the 1990 Planning (Listed Building and Conservation Areas) Act and would preserve the character and appearance of Roe Green Conservation Area to comply with the objectives of Policy 20 of the District Local Plan.

4.3.6 With regard to the use of the building for ancillary accommodation, the existing building could be used for the intended purpose without requiring a specific planning permission from the Local Authority. However, in order to ensure that a separate and independent dwelling is not created in the new structure, a condition could be attached to any permission.

#### 4.4 **Conclusion**

4.4.1 I consider that the form, size, design, location and materials of the proposed development would respect the character and setting of the principal listed house and would preserve the character and appearance of the Roe Green Conservation Area.

4.4.2 In conclusion, I do not consider that the proposal would be contrary to Policy in the District Local Plan or that there are any material planning grounds on which to withhold permission for 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.

3. Details and/or samples of the finish for boarding and joinery and 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.

4. Detailed drawings to show the design of the roof lights and windows and their panels, including materials and timber sections, shall be submitted to and approved in writing by the Local Planning Authority, before the development is commenced.

Reason: To ensure that the outbuilding respects the setting of the listed building and character of the conservation area.

5. Detailed drawings of the external doors, shall be submitted and approved in writing by the Local Planning Authority, before the development is commenced.

Reason: To ensure that the outbuilding respects the setting of the listed building and character of the conservation area.

6. The residential annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as Redfearns, Roe Green.

Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties.

### **Reason for Decision**

The detached garage and single storey building hereby permitted would have no adverse impact upon the character or appearance of the conservation area or the setting of the listed property 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:-

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

Policy 6- Rural Areas beyond the Green Belt

Policy 12- Landscape Conservation

Policy 20- Conservation Areas

Policy 57 - Residential Guidelines and Standards

<b>PART 1 – PUBLIC DOCUMENT</b>	<b>AGENDA ITEM No.</b> <b>9</b>
---------------------------------	------------------------------------

**TITLE: PLANNING APPEALS & ENFORCEMENT**  
**REPORT OF THE HEAD OF PLANNING AND BUILDING CONTROL**

This Item will take the format of an oral report.

- THIS PAGE IS BLANK -

<b>PART 1 – PUBLIC DOCUMENT</b>	<b>AGENDA ITEM No.</b> <b>10</b>
---------------------------------	-------------------------------------

**TITLE: DISPOSAL OF LAND ADJACENT TO 27 DARK LANE, SANDON**  
**REPORT OF THE HEAD OF FINANCIAL SERVICES**

*This report is currently under preparation and will be published as soon as practicable.*

- THIS PAGE IS BLANK -