



# HERTFORD TOWN COUNCIL

Ref: D&L/PLANNING SUB/agenda  
15<sup>th</sup> November 2019

TO: ALL MEMBERS OF THE  
PLANNING SUB-COMMITTEE

Dear Councillor

A Meeting of the Planning Sub-Committee will be held on:

**MONDAY 25<sup>th</sup> November 2019  
IN THE ROBIN ROOM, THE CASTLE, HERTFORD  
AT 6.00 PM**

The Agenda is attached.

A handwritten signature in black ink, appearing to be "J Whelan", written over a large, loopy flourish.

 Mr J Whelan  
Town Clerk

**Members of the Committee**

Councillors B Cinnamon, S Hunt, J Lynch MBE, R Pinkham, Dr L E Radford,  
P A Ruffles and T Tarrega

TOWN CLERK - JOSEPH WHELAN MBA

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**AGENDA - MEETING OF THE PLANNING SUB-COMMITTEE TO BE HELD ON MONDAY 25<sup>th</sup> NOVEMBER 2019 AT 6.00PM IN THE ROBIN ROOM, THE CASTLE, HERTFORD**

**1. RECORDING OF MEETING**

To establish if it is the intention of any person present to record the meeting.

**2. APOLOGIES FOR ABSENCE**

**3. DECLARATION OF INTEREST**

To receive Members' declarations of Disclosable Pecuniary Interests (as defined by the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012) where these Disclosable Pecuniary Interests:

- a) Have not already been entered into the register and
- b) Relate to a matter to be considered

To note that such interests so declared must be formally notified to Town Clerk and the Monitoring Officer at East Hertfordshire District Council of the interest within 28 days.

To receive Members' declarations of Declarable Interests in accordance with Hertford Town Council's Code of Conduct (adopted 8<sup>th</sup> April 2013).

**4. THE MINUTES**

To approve the minutes of the Sub-Committee meeting held on 11<sup>th</sup> November 2019.

**5. MATTERS ARISING FROM THE MINUTES NOT DEALT WITH ELSEWHERE ON THE AGENDA**

To note the action plan attached as **PAPER A (page 3)**

**6. QUESTIONS AND/OR STATEMENTS FROM MEMBERS OF THE PUBLIC**

Members of the public may speak about specific items on this agenda which contain a recommendation, provided they have advised the Town Clerk of their wish to speak no later than 2.00p.m on the day of the meeting. A list giving details of the name(s) and relevant agenda item(s) will be circulated to Councillors before the meeting commences.

**7. PLANNING APPLICATIONS**

- a) To consider current planning applications – **PAPER B (page 5)**
- b) To consider planning applications received after circulation of agenda – **PAPER C – to be forwarded on Friday prior to the meeting.**

**8. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS**

- a) To receive and note decision notices from East Herts Council and Hertfordshire County Council (if applicable) – **PAPER D (page 7)**

**9. LICENSING APPLICATIONS**

There are no current licensing applications in the Hertford area.

**10. LUTON AIRPORT CONSULTATION**

To consider the proposals for expansion of Luton Airport – **PAPER E (page 9)**

**11. CORRESPONDENCE**

Appeals – to receive details of pending appeals and appeal decisions. Copies of any appeal decisions are provided to members of the Planning Sub-Committee for reference.

**12. ITEMS FOR FUTURE AGENDA**

**Planning Sub Committee  
Action Plan 25th November 2019**

<b>Action</b>	<b>Required By</b>	<b>Lead officer</b>	<b>Status</b>
Retail frontages consultation – officers to look at ways to lead in promoting good practice with regards to retail frontages		N. Kirby	Promoting good practice in regards to retail frontages has been discussed between the Interim Civic Administrator and the Marketing and Events Manager and it has been agreed that suitable photos of good design to be displayed. Officers to find out from the District Council of the outcomes and next steps following the consultation. Update 14 <sup>th</sup> October: EHDC has adopted the design guide and the document will be used as reference by the Town Council.
Consider Planning Aspirations for Bircherley Green		N. Kirby	Discussed and agreed planning requirements at meeting of 2 <sup>nd</sup> September: <ul style="list-style-type: none"> <li>• Retention of the public 'Bus Station</li> <li>• Provision of a Health Hub</li> <li>• Significant Retail</li> <li>• Recognition of importance of Riverside frontage and public access to it.</li> <li>• Provision of public Car Park at no fewer a number than in the currently approved applications.</li> </ul> East Herts Council have been informed of the Town Council's initial aspirations. Planning requirements will go to D&L for approval on 30 <sup>th</sup> September and then onto Full Council.
<b>Enforcement Matters</b>			
The Burger box – metal flu		N. Kirby	Officer e-mailed East Herts on 7 January 2019 to find out if there was a planning Permission required. July 2019- The Chairman contacted EHC to raise awareness that the flue may or may not be there with permission and due to the fact that the Burger Box has closed whether EHDC action to could secure its removal. EHC confirmed likely no planning permission. EHC will write to the owners and request either removal or an application. No further update.
Development of 'rare breed farm' at the corner of junction Bramfield Road / North Road		N. Kirby	Members have seen construction work of outbuildings in this location, but not seen an appropriate planning application. Officers have written to East Herts Planning and made them aware that the Town Council expressed concern about the development of this piece of land and request that enforcement is carried out as quickly as possible. Update 11-6-19 The enforcement notices have been appealed and EHC are waiting for a planning Inspector to be appointed. As of 19 <sup>th</sup> August 2019.EHC have advised that 'the appeal has been submitted but no start date for the timescale

			of events, or Officer has been sent through'. Cllr Lynch had contacted EHC to seek further update. Officers to contact and express concern as no update since 19 August.
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**PLANNING SUB-COMMITTEE**

**MEETING MONDAY 25 NOVEMBER 2019**

<b><u>LPA Reference</u></b>	<b><u>LOCATION</u></b>	<b><u>PROPOSAL</u></b>	<b><u>WARD</u></b>
3/19/2151/FUL	Hertford East Railway station	Dismantling and re-location of signal box. Demolition of equipment room. Extension of fencing and platforms 1 and 2 with erection of steps, handrail and fence with lockable gate to the end of extended platform. Refurbishment and repositioning of gas lamps and new buffers.	Castle AS/LB
3/19/2152/LBC	Hertford East Railway Station	Dismantling and re-location of signal box. Demolition of equipment room. Extension of fencing and platforms 1& 2 with erection of steps, handrail and fence with lockable gate to the end of extended platform. Refurbishment and repositioning of gas lamps and new buffers.	Castle AS/LB
3/19/2273/VAR	Land between 47-49 Queens Road	Variation of condition 2 of the appeal decision 0f (approved) planning ref (3/18/2104/FUL (Construction of a 1.5 storey detached passivhaus dwelling, with associated parking, access and amenity space.) - to substitute permitted drawing nos 17_379 L 206_H, 207_G,208_F and 210_F with amended good Architecture elevation drawings nos 17_379 L 507_L. 508_L, 509_M and 510_L	Castle CA
3/19/1882/FUL	Hartham Leisure Centre	Demolition of western part of leisure centre and northern part of plant building. Construction of 2 storey extension to leisure centre incorporating a ground floor café with outside seating and construction of 1 detached substation. Rearrangement of part of car park and cycle storage.	Bengeo CA/GB Bengeo Neighbourhood Plan
3/19/2294/HH	5A Highfield Road	Demolition and replacement of garage	Castle CA

3/19/2306/HH	17 The Elms	Demolition of conservatory and replacement two storey rear extension.	Kingsmead
3/19/2284/HH	70 Buckwells Field	Garage conversion including alteration of fenestration to rear elevation.	Bengeo Bengeo Neighbourhood Plan
3/19/1943/ADV	1-2 Unitum House, The Chase	Erection of one non-illuminated fascia sign on front elevation and one non-illuminated fascia sign on side elevation. Erection of 3 free-standing non-illuminated signs in forecourt.	Kingsmead
3/19/2136/HH	61 Cherry Tree Green	Creation of dropped kerb along the boundary with the adjoining neighbour	Sele Sele Neighbourhood Plan

**DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS DISTRICT COUNCILS – 25 NOVEMBER 2019**

<b><u>LPA REFERENCE</u></b>	<b><u>LOCATION</u></b>	<b><u>HCC/EHDC</u></b>	<b><u>Hertford Town Council</u></b>
3/19/1262/FUL	Gates of Hertford	Application Withdrawn	Comment
3/19/1855/FUL	70 Mandeville Road	Granted subject to conditions	No Objection
3/19/1845/HH	10 The Wick	Granted subject to conditions	No Objection
3/19/1863/HH	5 Valley Close	Granted subject to conditions	No Objection
3/19/1879/HH	80 Bengeo Street	Granted subject to conditions	No Objection
3/19/1843/FUL	Land Adjacent to 17 Mangrove Road	Refused	Comment
3/19/1857/FUL	Former Clay and Gravel Quarry St Marys Lane, Hertingforbury	Refused	Objection
3/19/1897/HH	56 Tamworth Road	Refused	Comment
3/19/1870/HH	27 Woodhall Close	Application Withdrawn	No Objection
3/19/2008/HH	15 Wentworth Road	Granted Subject to conditions	No Objection



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**REPORT TO A MEETING OF THE PLANNING SUB COMMITTEE – MONDAY  
25<sup>TH</sup> NOVEMBER 2019**

**AGENDA ITEM 10 – LUTON AIRPORT CONSULTATION**

**1. PURPOSE OF THE REPORT**

- 1.1 London Luton Airport (LTN) is consulting on its plans for expansion including a proposal to build a new second terminal to the north of the runway. The proposed development for achieving phased growth is to cover the period up to 2039.

**2. THE NEED TO PLAN**

- 2.1 LTN is growing faster than anyone could have predicted, and is now the fifth busiest airport in the UK. At its current rate of growth, LTN is forecast to reach its existing permitted capacity of 18 million passengers per annum (mppa) in 2020.
- 2.2 There is a need to plan for LTN's long-term future, and ensure that everyone can enjoy the benefits of this growth.
- 2.3 In the Vision for Sustainable Growth 2020-50, published in December 2017, LTN outlined that the maximum capacity of the runway could be up to 36-38 mppa. How this might be best achieved was the focus of the consultation they carried out during 2018. It remains their assessment and aspiration that the airport can deliver these volumes in the longer term.
- 2.4 The option for growth to 32 mppa best reflects the determination to get the balance right between the economic benefits and environment impacts associated with airport expansion. It is also consistent with feedback people have provided about impacts, such as on road use and green belt land.
- 2.5 The proposals sets out as to how this growth can be achieved and asks for the views of the community.

**3. THE PROPOSED DEVELOPMENT**

- 3.1 In February 2019 LTN announced that they were proposing a new second terminal and associated infrastructure, mainly to the north of the runway.
- 3.2 To compensate for the partial use of Wigmore Valley Park, new parkland and open space would be provided over a larger area to the east of the existing park. This area is 10 per cent bigger than the existing park, and is positioned further away from the runway than at present.
- 3.3 The proposed development safeguards as much land as possible within the existing Wigmore Valley Park, where LTN propose to deliver significant

improvements to facilities in the retained part of the park. It also constrains the extent of development in the green belt to the east of the airport.

- 3.4 This proposal was initially referred to as their 'preferred option' and has now become the proposed development, which forms the basis for the second public consultation.
- 3.5 It is stated that expanding LTN will bring significant benefits that will be shared locally, regionally and nationally.
- 3.6 The draft layout of the proposed development, formerly the 'preferred option': subject to change, ongoing design and consultation can be viewed at <https://futureluton.llal.org.uk/>. Paper copies of the documents can also be viewed at Hertfordshire County Council, County Hall.
- 3.7 This is a Nationally Significant Infrastructure Project and so will be decided by the National Planning Inspectorate and the Government, rather than by local planning authorities.

#### **4. CONSULTATION**

- 4.1 The consultation seeks views on the proposed expansion of London Luton Airport.
- 4.2 The overriding objective of the consultation is to get feedback and can take account of views and, where appropriate, reflect them in developing a better scheme for both the airport and its local communities.
- 4.3 Feedback must be received by Monday 16 December 2019 to ensure comments can be considered.

#### **5. RECOMMENDATIONS**

It is **RECOMMENDED** that:

The Committee considers its response to the consultation.

Report by: Nick Kirby – Interim Civic Administration Manager