



**REPORT OF THE MEETING OF THE PLANNING COMMITTEE OF BUNTINGFORD TOWN COUNCIL  
HELD IN THE COUNCIL CHAMBER, THE MANOR HOUSE, BUNTINGFORD,  
10<sup>TH</sup> NOVEMBER 2016 AT 7.30PM.**

**Membership:** Councillors P.Hay, J.Ling (Deputy Committee Chairman), J.Noades (Town Mayor), S.Coote, S.Bowman, I. Duncan, S.Judd and G.Waite (Deputy Town Mayor and Committee Chairman).  
**Present:** Councillors S.Coote, J.Ling, G.Waite, S.Judd, I. Duncan, J.Noades, P.Hay and S.Bowman.  
**Officer in attendance:** J.Jones (Town Clerk), C.Matthews (Admin Assistant).  
**Also Present:** 2 members of the public, 1 member of the press.

**293. TO RECEIVE APOLOGIES FOR ABSENCE.**

No apologies.

**294. TO RECEIVE MEMBERS DECLARATIONS OF INTEREST.**

No declarations.

**295. TO RECEIVE A REPORT AND UPDATE FROM THE CHAIRMAN INCLUDING UPDATE ON THE CURRENT DEVELOPMENT SITUATION AND NEIGHBOURHOOD PLAN.**

The Chairman reported that there is no change to the development situation, the 400 dwellings for Bovis and the 43 north of Park Farm have yet to go the Development Management Committee.

The report from the Inspector for the Neighbourhood Plan has been received, the report was very positive with a few recommendations for policy changes. All the recommendations are positive and strengthen the plan. A meeting of the Neighbourhood Planning Forum has been called for next Tuesday to hopefully agree to accept the changes and to change the plan to reflect the agreement, EHDC will have to get the changes ratified by Members. We are aiming for Referendum mid to late January. All residents in the Neighbourhood Planning Area will receive a polling card with the question printed on it and there has to be at least 51% in favour of the plan and then East Herts Council will adopt it.

**296. TO APPROVE AS A TRUE RECORD AND AUTHORISE THE CHAIRMAN TO SIGN THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 27<sup>TH</sup> OCTOBER 2016.**

Following a proposal, second and a vote of 5 in favour and 3 abstentions it was

**RESOLVED**

**That the minutes are a true record and the Chairman was authorised to sign them.**

**297. TO CONSIDER PLANNING APPLICATIONS RECEIVED.**

**a. 3/16/2304/OP**

Amendments to Outline and Full Applications.

Land off Luynes Rise, Buntingford.

Following a proposal, second and a unanimous vote it was

**RESOLVED**

**That this Council agrees the response as contained in letter dated 11<sup>th</sup> November (copy attached).**

**b. 3/16/2397/HH**

Demolish Conservatory and erect replacement

22, Fairfield, Buntingford

Following a proposal, second and a unanimous vote it was

**RESOLVED**

**That this Council has no objections to the proposals.**

**298. TO RECEIVE DETAILS OF PLANNING DECISIONS RECEIVED.**

3/16/2003 - 22, High Street, Buntingford.

Listed Building Consent Granted.

3/16/2115 - 4, Rib Way, Buntingford.

Planning Permission Granted.

**299. TO NOTE/CONSIDER CORRESPONDENCE RECEIVED.**

No correspondence.

**300. TO INVITE MEMBERS OF THE PUBLIC TO ADDRESS THE MEETING**

No comments from members of the public.

Meeting closed 7.44pm.

Next meeting of the Planning Committee 24<sup>th</sup> November 2016.

Kevin Steptoe,  
Head of Planning and Building Control,  
East Herts Council,  
Wallfields,  
Hertford,  
SG13 8EQ.

11<sup>th</sup> November 2016.

Dear Mr Steptoe,

**Re 3/14/2304/OP – Amendments to Outline: (all matters reserved except for access). i. Up to 400 dwellings (C3) ii. First school site. lii Formal and informal open spaces. iv Children’s playspace. v. Structural landscaping and internal roads. vi Formation of a new junction on the A10. vii Surface and foul water drainage infrastructure. Full: Phase 1 i. 99 dwellings including affordable housing (C3), access roads, car parking, children’s playspace, incidental open space and associated surface and foul water drainage infrastructure. Land off Luyne Rise, Buntingford, Hertfordshire.**

This letter is in addition to our letters of the 27<sup>th</sup> February 2015 and 25<sup>th</sup> April 2016, comments in which, with the exception of items highlights at the end of this letter, remain unchanged.

Notwithstanding items raised in our letters as mentioned above, examination of the amendments to the scheme raises the following issues.

- Working to the East Herts District Council Vehicle Parking Standards in New Developments a total of 233 parking spaces should be allowed for the Phase 1 development of 99 dwellings. The new Parking Standards as mentioned in the emerging District Plan requires 253 spaces. The developer has allowed 188 designated spaces and 9 unallocated spaces. These figures fall far short of requirements whichever document is used to make a calculation.
- We note that despite numerous representations from us, there is still no allowance for bungalows and a predominance of four and five bedroom dwellings.
- When amending the number of dwellings from 108 to 99, the affordable units have been reduced by a greater percentage than the market dwellings.
- Housing Mix  
The housing mix bears no resemblance to table no T14.1 on page 167 of the emerging District plan (see below).

No of bedrooms	Percentage allowed	Percentage requirement
Affordable		
1 bedroom	15%	19%
2 bedroom	52%	40%
3 bedroom	26%	34%
4 bedroom	6%	7%
Market		
1 bedroom	0%	6%
2 bedroom	5%	19%
3 bedroom	25%	46%
4 bedroom	42%	23%
5 bedroom	28%	6%

- The section of land allocated as open space adjacent to plot 25 cannot in any way be described as a Village Green, one would expect a Village Green to be a far more significant size.
- We note amendments to landscaping and rely on the Landscape Officers expertise for this matter.

Since our last letter of the 25<sup>th</sup> April 2016 circumstances have continued to change in the town as outlined below.

- The Buntingford Community Area Neighbourhood Plan has been examined and recommended for Referendum if suggested changes to policies are accepted. We feel that this document carries more weight than in April and should be taken into consideration.
- Development Strategy.  
The Secretary of State has now approved 56 dwellings on Aspenden Road creating a significant increase in traffic on Aspenden Road, which must be taken into account when considering Phase 1 which it is planned to also be accessed via Aspenden Road.
- A site for a first school has been identified in the Draft District Plan in a location far more suitable than that identified within this application. The site outlined within the application should therefore no longer be a consideration.

The emerging District Plan makes no allowance for this development, indeed, it acknowledges that Buntingford has seen far more than its fair share of new houses. As the District Plan is at its second consultation before examination, the document should carry considerable weight and policies within the document should be taken into consideration.

Yours faithfully

Mrs Jill Jones – Town Clerk

Signed on behalf of the Buntingford Response Group comprising Buntingford Town Council, Chamber of Commerce, Civic Society and BARD.