



**REPORT OF THE MEETING OF THE PLANNING COMMITTEE OF BUNTINGFORD TOWN COUNCIL
HELD IN THE COUNCIL CHAMBER, THE MANOR HOUSE, BUNTINGFORD,
26TH SEPTEMBER 2024 AT 7.00pm.**

- Membership:** G. Bonner (Committee Chairman), S. Bowman, Mrs J. Danagher, M. Furness, Mrs P. Furness, L. Melton, D. Wallace & G. Waite (Deputy Committee Chairman).
- Present:** Councillors D. Wallace, G. Waite, S. Bowman, Mrs J. Danagher, M. Furness, Mrs P. Furness & L. Melton
- Officer in attendance:** Jill Jones (Town Clerk) & A. Georgiou (Admin Officer)
- Also present:** Councillors P. Ricketts & J. Noades.

In the absence of the Chairman the Deputy Chairman took the Chair.

171. TO RECEIVE APOLOGIES FOR ABSENCE.

Apologies from Councillor Bonner.

172. TO RECEIVE MEMBERS DECLARATIONS OF INTEREST.

No declarations.

173. TO RECEIVE A REPORT AND UPDATE FROM THE CHAIRMAN.

The Chairman reported that a Development Management Forum (DMF) took place on Tuesday evening regarding the Hallam Land Management proposals east of the A10. Residents from Cottered attended the DMF and had objections to the proposals based on the impact to local infrastructure. Residents mainly focused on the impact the proposals would have on Throcking, specifically with regards to increased vehicular movement through the village.

It was noted that Hallam could not answer a lot of the questions raised at the meeting.

It was reported that if Hallam get planning permission they have indicated that they will sell the land to another developer.

The Chairman reported that he and Councillor Wallace attended the DMF as members of the public, they could have spoken but did not feel the need to as all arguments had already been heard.

It was noted that District Councillors were present at the meeting and did ask some questions.

It was asked if the boundaries were discussed, as although the development is not technically in Buntingford, it will be the amenities in Buntingford that the new residents will use. It was stated that the main focus of the DMF was on Throcking and Cottered, however it was noted that the Town Clerk has requested a Community Governance Review should the development be granted.

It was suggested that the Hallam team at the DMF lacked some of the knowledge needed to answer questions, however it was noted that the DMF procedure is very new to developers.

It was noted that Hallam Land Management have the rights to land north of Throcking right up to Sandon Lane.

174. TO APPROVE AS A TRUE RECORD THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 12TH SEPTEMBER 2024.

Following a proposal, second and a unanimous vote it was

RESOLVED

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

175. TO CONSIDER ANY PLANNING APPLICATIONS RECEIVED.

- a. **3/24/1474/HH - 87, Olvega Drive, Buntingford.**

Loft conversion with rear dormer and raised roof ridge and installation of rear garage door.

It was suggested that there is nothing wrong with the proposal, however there were

concerns with the triple tandem parking.

Following a proposal, second and a unanimous vote it was

RESOLVED

That this Council has no objections to the proposal in principle, however notes concerns with triple tandem parking.

- b. **3/24/1723/LBC & 3/24/1736/HH - Little Court, Wyddial Road, Buntingford.**
Alterations and conversion of curtilage to listed building to form annexe. Alterations to fenestration and insertion of doors and windows and insertion of two roof lights.
Erection of solar panels.

It was suggested that there is no planning grounds to object on and the proposals will not impact anyone else.

Following a proposal, second and a unanimous vote it was

RESOLVED

That this Council has no objections to the proposal.

176. TO RECEIVE DETAILS OF PLANNING DECISIONS RECEIVED.

- a. **3/24/1487/HH - Westdene, Baldock Road - Granted.**
b. **3/24/1324/LBC - 97, High Street - Refused.**
c. **APP/J1915/D/24/3345146 - 3/24/0043/HH - White Cottage, Aspendedn Road - Appeal Granted**

177. TO NOTE/CONSIDER CORRESPONDENCE RECEIVED.

A licence application has been submitted by The Falcon to have outdoor seating, Council were asked if it wants to object to the application.

It was suggested that it will be no different to what they are currently doing and the Council do not want to restrict local business.

No objections.

178. TO INVITE MEMBERS OF THE PUBLIC TO ADDRESS THE MEETING.

No questions.

Meeting closed 19:17

Next meeting of the Planning Committee 10th October 2024 at 19:00.