



**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> OCTOBER 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 G. Waite, S. Bowman, Mrs J. Danagher, Mrs P. Furness & M. Furness.  
**Officer in attendance:** Jill Jones (Town Clerk) & A. Georgiou (Admin Officer)  
**Also present:** One member of the public.

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

**211. TO RECEIVE APOLOGIES FOR ABSENCE.**

Apologies from Councillors G. Bonner & D. Wallace

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

No declarations.

**213. TO RECEIVE A REPORT AND UPDATE FROM THE CHAIRMAN.**

The Chairman reported that East Herts District Council officers have gone through the revised Neighbourhood Plan (NHP), they have said the plan is acceptable, but have made comments and suggested minor changes. Councillor Waite is currently working through these changes. East Herts officers also confirmed that Cottered Parish Council contacted them directly to ask about including a new policy on protected views. It was noted that this may mean the NHP would need a referendum.

The Town Clerk had emailed the Clerk at Cottered Parish Council to ask that Cottered PC be more specific. It was suggested that Cottered PC would have to bear the cost of changing the plan but a locality grant could be used to do this.

It was noted that District Councillor S. Nicholls had directly approached Cottered Parish Council to discuss including protected views. The Parish Clerk agreed to raise the issue at the next Cottered Parish Council meeting.

It was hoped that this could be avoided as it would mean updating the plan would be a long winded process. It was noted there are already protected views in the plan.

It was also noted that there is no time scale for Cottered to respond, but it would be better to get everything done as soon as possible.

It was suggested that the protected views are linked to the Hallam Land Management proposal. It was noted that East Herts District Council are using Essex County Council officers to undertake the landscape assessment for this development proposal, and they have met with Hallam already.

**214. TO APPROVE AS A TRUE RECORD THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 26<sup>TH</sup> 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.**

**215. TO CONSIDER ANY PLANNING APPLICATIONS RECEIVED.**

**a. 3/24/1843/HH - 4 Warboys Close, Buntingford.**

**Demolition of single storey rear projection. Erection of single storey rear extension with a roof lantern window and erection of front porch. New side door and ground floor side window.**

It was noted that the Council previously had no objections to the proposal.

Following a proposal, second and a unanimous vote it was

**RESOLVED**

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

- b. **3/24/1815/FUL – Pendle, Bowling Green Lane, Buntingford**  
**Change of use of dwelling to Class C3(b) for use as supported housing for people with mental health problems. Renovation and conversion of the detached garage to provide administrative and staff sleep in facilities to support proposed use, replace garage doors with windows and single doors.**

It was suggested that the property will be used for a good purpose and the property is fully enclosed and there is an abundance of space.

Following a proposal, second and a unanimous vote it was

**RESOLVED**

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

- c. **3/24/1563/HH – 25 Norfolk Road, Buntingford.**  
**First floor side extension, single storey rear extension, partial garage conversion, removal of chimney, alterations to garage roof, new ground floor side window, alterations to fenestration and partial conversion of front garden to driveway.**

It was noted that the only change is that the four parking spaces has now changed to three parking spaces.

Following a proposal, second and a unanimous vote it was

**RESOLVED**

**That this Council has no objections to the proposal in principle, but notes concern over the provision of parking which goes against policy in the Neighbourhood Plan.**

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

None.

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

None.

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

No questions.

It was noted that Highways have responded to the Taylor Wimpey proposal for 200 homes and a doctor's surgery, they have concerns over the Rights of Way but have not objected to the proposal.

It was suggested that Taylor Wimpey want to hard surface common land in order to create a pedestrian access to The Causeway. They will need Buntingford Town Council's permission to do this as the Town Council are responsible for the common land. It was suggested that the Council should write to planning expressing concerns over this access.

Meeting closed 19:24

Next meeting of the Planning Committee 31<sup>st</sup> October 2024 at 19:00.