



**REPORT OF THE MEETING OF THE PLANNING COMMITTEE OF BUNTINGFORD TOWN COUNCIL
HELD IN THE COUNCIL CHAMBER, THE MANOR HOUSE, BUNTINGFORD,
14TH NOVEMBER 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 & D. Wallace
Officer in attendance: Jill Jones (Town Clerk) (19:15) & A. Georgiou (Admin Officer)

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

269. TO RECEIVE APOLOGIES FOR ABSENCE.

Apologies from Councillors G. Bonner, Mrs J. Danagher, M. Furness and Mrs P. Furness.

270. TO RECEIVE MEMBERS DECLARATIONS OF INTEREST.

No declarations.

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

It was reported that there had been no movement with the Neighbourhood Plan since the last meeting. Plans may change depending on potential changes to the settlement boundary.

At East Herts DMC meeting last night permission was refused for the Taylor Wimpey proposal for 200 homes and a doctor's surgery. There was some concern that if Taylor Wimpey was to appeal the decision, East Herts may not defend the appeal.

It was stated that lots of work went in to both the Neighbourhood Plan and the District Plan, and there was dissatisfaction that this could potentially be disregarded because of a lack of a five-year housing land supply in the district.

It was also noted that at the DMC meeting Taylor Wimpey indicated that they wanted to start the medical centre alongside phase one of the housing, not before. It was noted that they had previously stated the surgery would be built first.

272. TO APPROVE AS A TRUE RECORD THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 31ST OCTOBER 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.

273. TO CONSIDER ANY PLANNING APPLICATIONS RECEIVED.

a. 3/24/1951/HHL - 24, Monks Walk, Buntingford.

Double rear extension

Council had no cause for concern.

Following a proposal, second and a unanimous vote it was

RESOLVED

That this Council has no objections to the proposal.

b. 3/24/1967/HH - 5, Howard Lane, Buntingford

Single storey rear extension with rooflight windows.

Council had no cause for concern.

Following a proposal, second and a unanimous vote it was

RESOLVED

That this Council has no objection to the proposal.

- c. **3/24/2025/HH - 53, Stearn Way, Buntingford.**
Single storey rear extension, incorporating a roof lantern and erection of porch to front.
 Council had no cause for concern.
 Following a proposal, second and a unanimous vote it was
RESOLVED
That this Council has no objections to the proposal.
- d. **3/24/1723/LBC & 3/24/1736/HH- Little Court, Wyddial Road, Buntingford**
Alterations and conversion of curtilage listed building to form annexe. Alterations to fenestration and insertion of doors and windows and insertion of 2 rooflights. Erection of solar panels.
 It was noted that the listed building officer had asked for the doors to be changed.
 Following a proposal, second and a unanimous vote it was
RESOLVED
That this Council has no objections to the proposal.
- e. **3/24/1924/HH - 27, Snells Mead, Buntingford**
Demolition of conservatory and erection of a two storey side extension.
 It was noted that this proposal has been amended since previous comments regarding overlooking windows to the neighbouring property.
 Following a proposal, second and a unanimous vote it was
RESOLVED
That this Council has no objections to the proposal.
- f. **3/24/2020/LBC - New timber gate, new skylight, render to be replaced, replace garden wall, new lamps on front façade.**
 There was some concern regarding access to the neighbouring property. It was uncertain if the neighbouring property has a right to access or if there is some sort of agreement in place. There was concern that this proposal may impede the neighbouring properties access.
 Following a proposal, second and a unanimous vote it was
RESOLVED
That this Council has no objections to the proposal in principle, subject to confirmation that the neighbouring property's access is not impeded.

274. TO RECEIVE DETAILS OF PLANNING DECISIONS RECEIVED.

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

275. TO NOTE/CONSIDER CORRESPONDENCE RECEIVED.

Consideration of communication from Woods Hardwick inviting comments on additional information for the Appeal on 3/23/1390/FUL, London Rd, Buntingford.

It was noted that the appeal has been rejected pending further paperwork.
 Council felt that it was unable to comment until it has seen all the paperwork.
 It was noted that there is no current timescale to respond.

Consideration of request from Wheatley Homes to support the variation to remove the requirement to construct a footpath at the rear of the site.

J. Jones entered the meeting (19:15)

It was noted that the variation has not been lodged yet.

It was suggested that the Council cannot comment until it has seen more information as to what the variation will exactly consist of.

Council agreed it was not in a position to comment and cannot support the variation until it sees more detail on the variation itself and the Rights of Way officer's opinion.

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

None present.

Meeting closed 19:22

Next meeting of the Planning Committee 28th November 2024 at 19:00.