

DEVELOPMENT MANAGEMENT COMMITTEE

4 OCTOBER 2022

Present: Councillor P Jeffree (Chair)
Councillor R Martins (Vice-Chair)
Councillors N Bell, J Pattinson, A Saffery, G Saffery, R Smith,
S Trebar and M Watkin

Also present: Valdrin Mustafa, Local Resident

Officers: Associate Director Planning, Infrastructure and
Economy
Development Management Manager
Democratic Services Officer (BR)

Conduct of the meeting

The committee will take items in the following order:

1. All items where people wish to speak and have registered with Democratic Services.
2. Any remaining items the committee agrees can be determined without further debate.
3. Those applications which the committee wishes to discuss in detail.

18 **APOLOGIES FOR ABSENCE**

No apologies

19 **DISCLOSURE OF INTERESTS**

No disclosures of interest

20 **MINUTES**

The minutes from the meeting on 6th September 2022 were approved and signed.

The Development Management Manager presented his report to the committee.

The Chair noted there were no speakers in relation to this development and passed the item to the committee for discussion.

Questions were raised about if there could be a condition added to ensure that the developers keep the signs clean. There were also questions about whether it would impact access to pedestrians and if it would be lit in the covered area.

These questions were all answered by the Development Management Manager, adding that a condition to clean the signs would not be a planning issue, the area would be lit and would not impact pedestrians. He also advised the gantry would have to be licensed by Herts County Council as the Highway Authority.

The Chair moved for the committee to vote on the officer's recommendation.

On being put to the committee the application was approved.

RESOLVED –

That planning permission be granted subject to the following conditions:

1. The stair core banners hereby approved shall only be displayed on a maximum of two stair cores at any one time. The banners shall only be displayed until July 2027 and no display shall take place after this date.
2. The advertisements on the gantry hoarding shall only be displayed between the period of 1st March 2023 and 31st March 2025 and no advertisements shall be displayed outside of this time period.
3. The development shall be carried out in accordance with the following drawings, unless otherwise approved in writing by the Local Planning Authority:
Site location plan
Gantry Planning Pack
4. The illuminated signage on the gantry hoarding shall not exceed a luminance level of 250cd/m².

Informatives

1. Highways – Projecting signs
2. Highways – Extent of highway
3. Highways – Obstruction of highway
4. Highways – Scaffold licence

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22/00893/FUL - UNIT 1 26 BENSKIN ROAD WD18 0HW

The Development Management Manager presented his report to the committee.

The Chair invited Mr Valdrin Mustafa to speak against the proposal.

Mr. Mustafa stated that their complaint was mainly based around noise levels and that constant noise throughout the night meant that their baby was not sleeping. He also stated that during construction works damage had been caused to the sewage system. He believed that the applicant had not been adhering to the rules and believed they would continue to do so if permission were granted. In addition, he stated that the right of way access had been damaged, and that there were issues with waste. Overall he was concerned about what would happen in the future.

The Development Management Manager responded to these questions. The maintenance of the private road, as well as waste concerns would be a civil matter, he recommended seeking advice from the Citizens' Advice Bureau or private solicitors. Sewage would be either owned and managed by Thames Water or a privately and was not a council matter. Environmental Health and the Planning team had previously objected to and refused applications due to the noise and odours; the limited hours and the new extractor system were designed to tackle these issues.

The Chair then opened the item up to the committee for discussion.

There was concern amongst councillors in relation to noise and the question was raised if conditions could be made stronger. There was also some discussion around various noise-related issues such as deliveries outside of business hours. It was concluded that any further condition in relation to this would be unenforceable and could potentially lead to the entire restriction being deemed inappropriate. Councillors encouraged the complainant to keep a log of activities and report anything they were not happy about to Environmental Health following the completion of the works.

Further questions were raised in relation to what had been done in regards to previous breaches and that this application was retrospective, it was reiterated that Environmental Health had carried out an investigation and that the current plan reflected their recommendation.

There was also concerns raised about the potential for rats; this was addressed as an issue for Environmental Health if it should occur.

The committee then concluded that the only way to see if the new suggestions would resolve the current issue would be to pass the resolution.

The Chair moved for the committee to vote on the officer's recommendation.
On being put to the committee the application was approved.

RESOLVED –

That planning permission be granted subject to the following conditions:

1. The existing external flue shall be removed and the recirculating reflow extract system shall be installed, as per drawing number 010722-E, within two months of the date of the decision. It shall be retained at all times.
2. The development shall be carried out in accordance with the following drawings, unless otherwise approved in writing by the Local Planning Authority. The following drawings are hereby approved:
 - Drawing Number: 010722-A
 - Drawing Number: 010722-B
 - Drawing Number: 010722-C
 - Drawing Number: 010722-D
 - Drawing Number: 010722-E
3. The use of the building shall only be as a commercial bakery and for no other use within Use Class B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).
4. No commercial activity shall be carried out at the property outside of the hours of 0800 to 1800 on Mondays to Fridays and at no time on weekends.

Chair

The Meeting started at 7.00 PM
and finished at 8.00 PM