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Chairman and Members of the
Development Management
Committee

Your contact: Peter Mannings
Tel: 01279 502174
Date: 11 January 2023

cc. All other recipients of the
Development Management
Committee agenda

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE - 11 JANUARY 2023

Please find attached the Additional Representations Summary as circulated by the Head of Planning and Building Control prior to the meeting in respect of the following:

5. Planning Applications for Consideration by the Committee (Pages 2 - 5)

Yours faithfully,

Peter Mannings
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East Herts Council
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MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 11 JANUARY 2023
TIME : 7.00 PM

East Herts Council: Development Management Committee

Date: 11 January 2023

Summary of additional representations received after completion of reports submitted to the committee, but received by 5pm on the date of the meeting.

Agenda No	Summary of representations	Officer comments
<p>5a 3/21/2601/FUL</p> <p>Wickham Hall Estate, Hadham Road, Bishop's Stortford</p>	<p>The following further representations have been received:</p> <p>Objecting: 5 Supporting: 1</p> <p>The representations made the following points (only points additional to those summarised in the main report are listed):</p> <ul style="list-style-type: none"> - Would a toxic waste plant be approved in an inappropriate location? Probably not, and so this scheme should be not be approved, being in the wrong location. - Proposal would have a detrimental impact on bats who mistake panels for water, and on bees - Proposal would result in greater food imports, with increased price pressure and carbon footprint of food supply chain - Guidance should be sought from HM Planning Inspectorate as to the correct interpretation of planning guidelines 	<p>These matters have been considered in the main report on the application.</p> <p>Whether the proposal is in the right location revolves around whether this is an appropriate use of best and most versatile agricultural land, is appropriate in a rural area beyond the Green Belt and whether it has acceptable impacts in landscape and visual terms.</p> <p>As set out in detailed in the main report, officers recommend that the proposal is acceptable in these regards, subject to conditions.</p>

	<ul style="list-style-type: none"> - Approving this scheme would be contrary to local authorities' duties to cooperate, as Uttlesford refused the parts of the scheme in their application - Scheme should have been included in the Bishops Stortford North allocation - Planning process incorrect, with significant amendments accepted from the applicant - The land would not be returned to agricultural land - A broad array of solar farm applications have been refused across the UK <p>Further consultee responses:</p> <p>A further response from CPRE has been received which can be summarised as follows:</p> <ul style="list-style-type: none"> - Concerns regarding cumulative impact: it is easy to connect to the grid in this broad locality, so a number of schemes are proposed in the area, with reference made to 10 solar farms in Uttlesford. The ability to connect easily to the grid is not a material consideration, as established at appeal. The lack of an immediately adjacent solar farm is irrelevant. - Best and Most Versatile Land: will be lost, which there is a presumption against in policy terms. No attempt to seek alternative locations. - Given the length of time applied for, the proposal cannot be considered to be temporary - Increase in biodiversity is a myth 	<p>The scheme has been assessed by Herts and Middlesex Wildlife Trust and Herts County's ecology team who are supportive of the biodiversity net gain proposals.</p> <p>Officers are satisfied that the correct process has been followed and note that public consultation has been undertaken on the amended proposals.</p> <p>Similarly, officers consider that these matters have been addressed in the main report on the application.</p> <p>It is confirmed that no weight has been given to the ease of connection or otherwise to the electrical grid.</p> <p>Issues regarding the use of Best and Most Versatile Agricultural Land and the impact on wildlife and biodiversity have been considered carefully in the main report.</p>
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	<ul style="list-style-type: none"> - Solar panels are not efficient and so land should not be used in this way - Local and national policies protect this rural area and the scheme is contrary to them <p>A further representation was received stating it was on behalf of a number of Parish Council's and other bodies which had objected to the proposal, on the following grounds:</p> <ul style="list-style-type: none"> - Solar farms are inefficient and have cumulative impacts on the environment - Farms can be located at a distance from sub-stations and do not need to be clustered - The proposal alters the character of the area significantly - Proposals can have an impact on heritage assets - Use of best and most versatile agricultural land - Proposals do not promote biodiversity - Inverters and cooling equipment generate noise - Local and national guidance does not support the proposal 	
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Table of errata and updates to reports submitted to Committee.

Agenda No	Paragraph No	Updates
<p>5a 3/21/2601/FUL</p> <p>Wickham Hall Estate, Hadham Road, Bishop's Stortford</p>	<p>Paragraph 4.1</p> <p>Conditions</p>	<p>Regarding the table of relevant policies, it is noted that only the access is in the Neighbourhood Plan area.</p> <p>It is recommended that the following conditions are amended:</p> <ul style="list-style-type: none"> - Condition 5 (Construction Management Plan) updated through an additional bullet to require the submission to include details of the removal of the temporary access after construction works have ceased and a programme for its removal. - Condition 7 (LEMP) condition bullet e updated to remove reference to a minimum of 30 years for the annual works schedule and reiterate that the scheme is to be maintained in accordance with the LEMP for the lifetime of the development. <p>One additional condition is recommended as follows:</p> <p>Notwithstanding the details shown on drawing 7200/ASP01 rev K, prior to commencement of the development hereby approved, full details of the soft landscaping shown on drawing 7200/ASP01 rev K, shall be submitted and approved in writing and shall include details of the species, planting plans, schedules of plants, planting sizes, density of planting and implementation timetable and thereafter the development should be implemented in accordance with the approved details.</p> <p>Reason To ensure the provision of amenity afforded by appropriate landscape design in accordance with Policies DES3 and DES4 of the East Herts District Plan 2018.</p>