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Chairman and Members of the
Development Management
Committee

Your contact: Peter Mannings
Extn: 2174
Date: 13 October 2016

cc. All other recipients of the
Development Management
Committee agenda

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE – 12 OCTOBER 2016

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 and Unauthorised Development for Consideration by the Committee (Pages 3 – 8)

Yours faithfully,

Peter Mannings
Democratic Services Officer
East Herts Council
peter.mannings@eastherts.gov.uk

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 12 OCTOBER 2016
TIME : 7.00 PM

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East Herts Council: Development Management Committee**Date: 12 October 2016**

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
5a 3/16/1708/OU T-Northfields House, Cambridge Road, Sawbridgewo rth	<p>The applicant has submitted a representation from <u>Thames Water</u> which states that the proposed connections to existing public foul and surface sewers are acceptable to them.</p> <p>The applicant has submitted a letter of response to the <u>Local Lead Flood Authority</u> which can be summarised as follows:</p> <ol style="list-style-type: none"> 1) Thames Water have been asked to confirm acceptance of the drainage connection point but in any case have a statutory duty to provide sewer connections to new development; 2) No third party land would need to be crossed to access the existing manholes in Cambridge Road; 3) Whilst the use of swales and other surface 	<p>Whilst these representations address some of the concerns raised by the Local Lead Flood Authority, Officer's concerns in respect of the failure to provide a sustainable drainage scheme remain at this stage. The reluctance for above ground sustainable drainage systems to be adopted is not sufficient grounds for these to not be provided.</p>

	<p>water features should be used they will not be adopted by the water companies and therefore it is unreasonable to ask the developer to provide these;</p> <p>4) This is an Outline proposal only and full drainage details can be submitted at a later stage.</p> <p>Revised comments have been submitted by the <u>Sawbridgeworth Town Council</u> (which have been already been circulated to Committee Members by email). The revised comments can be summarised as follows:</p> <ol style="list-style-type: none"> 1) Using the adopted Local Plan the site is clearly within the Green Belt; 2) Since the site could be included in the proposed District Plan the Town Council has no objection in principle; 3) The proposal may or may not be sustainable having regard to the possibility of up to a total of 500 units for the town; 4) The Town Council considers that this application is premature until other aspects of the District Plan become clearer. 	<p>Comments noted</p>
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<p>5b 3/16/1654/FUL and 3/16/1655/LB C – Millars One, Southmill Road, Bishop’s Stortford</p>	<p>The applicant has submitted supporting information setting out that the building has been occupied by various users (night club operators and a gym) which have all failed. The current gym operates under a shell company with no lease or license to trade. The current gym will, from this month onwards, be required to register for VAT which will harmfully impact on the profitability of the gym.</p> <p>The premises were marketed in 2011, taken to a property auction in March 2012 and was advertised further in October 2013. The applicant indicates that the premises were not sold as part of that marketing campaign. All alternative uses of the building have been exhausted and the</p>	<p>Officers recommend that, for clarity as to what is permitted, the description of the listed building application be altered to delete reference to the change of use of the building.</p> <p>A directive is also suggested to explain the scope of the listed building approval to the applicant.</p> <p>Officers acknowledge the previous uses of the premises and the marketing which has taken place. However, as indicated by the applicant the most recent marketing which took place was in October 2013 – some three years ago. There is therefore no recent marketing information to demonstrate the interest in the premises for alternative uses.</p> <p>A range of concerns are raised in respect of the development proposal as are set out in the Officer delegated report. No information or evidence has been submitted to fully</p>
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	<p>development of the site for residential is the only way forward to preserve the building.</p> <p>With regard to loss of employment, the applicant comments that there are 5 part time trainers who work between 9 and 15 hours per week and would be able to secure work at the five other gyms in the town.</p> <p>The applicant refers to the grant of planning permission for residential use of the adjoining Millars 3 building and the grant of planning permission for demolition of a pub and erection of 10 dwellings in the town. Having regard to those decisions, the applicant does not consider that there is conflict with policy EDE2 and the lack of housing supply; the policy approach in the NPPF to discourage long term protection of employment sites that planning permission should be approved.</p>	<p>address the policy requirements or concerns raised.</p>
<p>5c 3/16/1252/FUL – Land between</p>	<p><u>Landscape Officer</u> raises no objection in respect of the landscape design proposals for the junction arrangement.</p>	<p>Members will note from the Committee report that planning conditions 3 and 5 require further information in respect of landscape design proposals for the access</p>

<p>Farnham and Hazel End Road, Bishop's Stortford</p>		<p>arrangements at the new roundabout junction with Rye Street, Farnham Road, Hazelend Road and Michaels Road and the new T-junction with Hazelend Road and the development site. The applicant has recently submitted additional landscape information in respect of this matter which has been reviewed by the Landscape Officer. The additional landscape information submitted is considered to be acceptable and it is therefore recommended that conditions 3 and 5 are omitted and that condition 6 is amended as follows:</p> <p>6. All hard and soft landscape works shall be carried out in accordance with the approved drawings. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent</p>
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		<p>to any variation.</p> <p>Reason To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved designs, in accordance with policies ENV1 and ENV2 of the East Herts Local Plan Second Review April 2007, policy DES3 of the pre-submission East Herts District Plan and national guidance in section 7 of the National Planning Policy Framework.</p>
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