

# Public Document Pack



Chairman and Members of the  
Development Management  
Committee

Your contact: Peter Mannings  
Extn: 2174  
Date: 10 December 2015

cc. All other recipients of the  
Development Management  
Committee agenda

Dear Councillor,

## **DEVELOPMENT MANAGEMENT COMMITTEE – 9 DECEMBER 2015**

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 – 4)

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 9 DECEMBER 2015  
**TIME** : 7.00 PM

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**East Herts Council: Development Management Committee****Date: 9 December 2015**

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
<b>5a</b> <b>3/15/0231/FUL</b> <b>3/15//0232/LBC</b> <b>Brewery Yard,</b> <b>Ware</b>	<p>3 additional neighbour responses from occupiers of Black Swan Court raising the following objections:</p> <ul style="list-style-type: none"> <li>• Opening up access onto Mill Close will increase traffic movement and have a negative impact on the road surface, privacy, safety and parking capacity.</li> </ul> <p>A petition has been received signed by the occupiers of 19 properties in Black Swan Court objecting on the following grounds:</p> <ul style="list-style-type: none"> <li>• Dangerous for residents whose parking bays front Mill Close.</li> <li>• Impact on already scarce parking and loss of parking available in front of closed Mill Close access gates.</li> <li>• Creation of a rat run for through traffic.</li> <li>• Loss of privacy and amenity for residents whose main bedrooms face Mill Close.</li> </ul>	<p>Some of these responses repeat those already made at the earlier stage (from Nos 13 &amp; 18)</p> <p>In relation to the petition, Nos. 5, 8, 13 &amp; 18 have previously objected on the same basis.</p> <p>The impact of the proposed access arrangements is covered in the report. The impact and the harm caused is acknowledged however, it is not considered that such weight should be attached to this such that permission should be withheld.</p>

	<ul style="list-style-type: none"> <li>• Mill Close is too narrow for a double carriageway and road surface is poor.</li> </ul> <p>In relation to the recommendation, the applicant confirms that they are agreeable to the viability reassessment arrangements proposed.</p>	<p>In relation to the viability circumstances, no further funding is sought in relation to the provision of public services (other than affordable housing) in the area. In relation to the provision of affordable housing the £50,000 funding offered provides a contribution to provision off site. This is not the Councils preferred policy provision and does not represent an equivalent on 40% provision. However, given the current viability information, and subject to the review arrangements, it is recommend that the Council can accept this arrangement.</p>
<p><b>5b</b> <b>3/15/0300/OUT</b> <b>Former</b> <b>Sainsbury's</b> <b>Depot</b></p>		<p>The second sentence of para. 3.2 (page 41) should read 'This application does not differ in respect of the details approved under application ref. 3/13/1925/OP, but does include details of the appearance of the proposed dwellings and the landscaping of the site'.</p> <p>Para. 10.15 (page 50) - Formal comments from Development Services, Hertfordshire County Council are still yet to be received, but they have confirmed verbally that they will be seeking contributions towards Nursery, First, Middle and Upper Education, Childcare, Youth and Library services. They are currently seeking comments from the individual services in respect of the specific projects that the contributions would be put towards.</p>