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Chairman and Members of the
Development Management
Committee

Your contact: Peter Mannings
Extn: 2174
Date: 25 June 2015

cc. All other recipients of the
Development Management
Committee agenda

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE – 24 JUNE 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 – 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 24 JUNE 2015
TIME : 7.00 PM

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East Herts Council: Development Management Committee

Date: 24 June 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
<p>5a 3/14/2292/FP Chauncy School, Park Road, Ware - residential</p>	<p>Error at paras 1.4 & 7.20 of the report – car parking provision.</p> <p>The objections at para 5 include a response from Ware Lions Community Football Club – the Club object on the grounds that the proposals involve the loss of former playing pitches used by the Club. This was a great loss at the time, the Club subsequently relocating to Thundridge. The Club would likely reuse the pitches at the site if they became available again.</p> <p>Six further representations in objection have been received setting out the following points:</p> <ul style="list-style-type: none"> • Selling of playing field is contrary to local and national policy • Consultation process was divisive, subjective and inappropriate 	<p>A total of 89 car parking spaces are proposed. 32 spaces associated with the flats and 57 associated with the houses.</p> <p>The issues raised in the representations are covered in the report.</p> <p>The issues raised in the representations are covered in the report.</p>

	<ul style="list-style-type: none"> • Funding of sports facility should not depend on housing development • Presence of ASDA has exacerbated road safety and congestion • Build up of traffic over a number of years and due to a number of developments • Difficulty of access to residential areas to the west of site and for agricultural traffic, particularly at certain times of the day • Highway improvements or parking controls required • The Park Road Area should have a traffic plan before further development is permitted • Redundant land claim is false <p>1 additional response has been received supporting the application</p> <p>Officers are aware that Members of the Committee have been circulated with a representation in objection to the proposals on behalf of local residents under cover of an email dated 15 June 2015</p>	
<p>5b 3/14/2250/FP Chauncy School, Park Road, Ware – sports hall</p>	<p>The application proposes compensatory planting for lost trees at the site of the proposed Sports Hall.</p> <p>1 additional response has been received objecting on grounds of loss of trees and impact on wildlife.</p> <p>1 additional response has been received supporting the</p>	<p>An additional planning condition to agree the details of this tree planting is recommended.</p> <p>The issues raised in the representations are covered in the report.</p>

	application.	
5c 3/15/0413/FUL Mill Road /Mead Lane Hertford	<p>The Council's <u>Environment Manager</u> request that the wording of the outdoor sports obligations be changed to "outdoor sports and recreation facilities", rather than "outdoor sports equipment", to allow a bit more flexibility on allocating the funds.</p> <p>The developer has raised concerns over the wording of pre-commencement conditions when works are progressing on site in connection with the approved 107 unit scheme (3/14/0590/FP). They suggest changing the wording to 'within 3 months of the date of the decision' instead. Officers have also discharged a number of conditions since writing the Committee report and therefore recommend that these conditions refer to the approved scheme.</p>	<p>Recommend amending the contributions as follows:</p> <ul style="list-style-type: none"> • £80,440 index linked to East Herts Council towards new outdoor sports and recreation facilities at Hartham/Kings Mead (Outdoor Sports facilities); • £7,776 index linked to East Herts Council towards new outdoor sports and recreation facilities at Hartham/Kings Mead (Play facilities). <p>Officers agree that the conditions should be updated and that pre-commencement conditions are unreasonable in this situation. A full amended schedule of conditions is therefore attached.</p>
5d 3/15/0564/OP Ideal Farm, Braughing Friars	<p><u>Braughing Parish Council</u> have written requesting a Section 106 Agreement to secure free of charge freehold transfer of the woodland areas outside the proposed development to Braughing Parish Council to be kept in perpetuity for parishioners.</p>	<p>As set out in the agenda report, it is not reasonable or necessary in this case for ownership of the land to be transferred in the way sought. Future maintenance of the woodland is recommended to be secured by condition, and it would be a matter between interested parties whether the freehold of</p>

		the land be transferred in perpetuity.
5e 3/15/0196/FP Dean House, Havers Lane, Bishop's Stortford	<p>An additional objection has been received from the owner of one of the Stafford House flats. This sets out that, whilst the applicant has control of two of the parking bays to the rear of Dean House, these are allocated to Stafford House residents. The proposals will exacerbate current parking, access and servicing problems.</p> <p>The applicant has submitted additional information setting out that less than 60% of residents in the current units own vehicles and he expects this to continue. The proposals will address a shortage of low cost accommodation.</p>	
5f 3/14/1851/FP Bishop's Park Centre Bishop's Stortford	<p>An additional representation has been received in objection referring to concerns set out in the report relating to noise impact and loss of parking spaces.</p> <p>A consultation response has been received from Bishop's Stortford Town Council objecting on the following grounds:</p> <ul style="list-style-type: none"> • Increase in noise pollution. • Impact on neighbours. • The car wash will have an adverse impact on the houses in Chequers, despite the conclusions of the noise report. Additionally the removal of car park spaces of the retail and community uses takes the car park to capacity below the level that is required for this neighbourhood shopping centre. This will 	

	<p>be exacerbated when Bishop's Stortford North housing is built. There is no attempt by the applicant to explain how the queuing and circulation system will work when one of the two exit routes from the carpark is blocked by traffic queuing for the car wash.</p>	
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