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Chairman and Members of the
Development Management
Committee

Your contact: Peter Mannings
Extn: 2174
Date: 3 April 2014

cc. All other recipients of the
Development Management
Committee agenda

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE – 2 APRIL 2014

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 – 6)

Yours faithfully,

Peter Mannings
Democratic Services Officer
East Herts Council
[Peter Mannings@eastherts.gov.uk](mailto:Peter.Mannings@eastherts.gov.uk)

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 2 APRIL 2014
TIME : 7.00 PM

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East Herts Council: Development Management Committee

Date: 2 April 2014

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>5b 3/13/2251/FP 34 Fanhams Road, Ware</p>	<p>At the request of Officers, the applicants have confirmed that the maximum number of staff on duty during the night shift, between 10.00pm and 7.45am will be 2.</p> <p>Between the hours of 7.45am and 10.00pm the maximum number of staff on duty at any time will be 6. This includes Managers, Catering Staff, Domestic Staff and Care Staff.</p> <p>All staff will be employed from the local area and they would expect a high percentage of them to travel to work either by bus, bicycle or by foot. This is the case at their existing Care Home in Cheshunt.</p> <p>All residents will receive 24 hour care and the rooms will be rented together with a care package.</p>	<p>Officers suggest that the following additional conditions are added to the recommendation to ensure that the use of the property remains as currently proposed:</p> <ol style="list-style-type: none"> 1. Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 (or any other Order amending, revoking and re-enacting that Order) the premises shall be limited to use as a Class C2 care home only and for no other purpose within Class C2. <p><u>Reason:</u> To ensure that no alternative use is made of the premises which would be detrimental to the character of the area and the amenities of occupants of adjoining premises in accordance with Policy ENV1 of the East Herts Local Plan Second Review April 2007.</p> <ol style="list-style-type: none"> 2. The care home accommodation hereby permitted shall only be occupied by:

		<ul style="list-style-type: none"> i) persons aged 65 years or over at the date of their admission who are mentally and/or physically frail, have mobility problems, suffer from partial or full paralysis, or are in need of assistance with the normal activities of daily life; or ii) persons suffering from Alzheimer's or other clinical dementia and being admitted to the reminiscence area within the accommodation with the approval of the Care Quality Commission or any successor to the statutory functions of that body; or iii) persons whose admission has been first approved in writing by the Local Planning Authority. <p><u>Reason:</u> To meet the particular needs of the applicant and to allow the Local Planning Authority to effect proper control over use of the premises for persons requiring a significant level of care only in accordance with policies ENV1, TR7 and HSG3 of the East Herts Local Plan Second Review 2007.</p>
<p>5c 3/13/2268/RP Terlings Park Eastwick</p>	<p>Consultants acting for the applicant have undertaken a further site inspection visit on 31 March 2014. This is in respect to badger activity and confirms that there is no further information or activity to report.</p> <p>The consultant also confirms no change in circumstances</p>	<p>This additional information relates to the consideration of biodiversity matters in the report at para. 7.20</p>

	<p>in relation to other matters following their earlier submission.</p>	
<p>5f, E/13/0387/A Johnsons Thatch East End Furneaux Pelham</p>	<p>Additional information has been submitted by the owner seeking to establish that the development is immune from enforcement due to the passage of time since the commencement of the breach. However, Officers consider that the submitted evidence is insufficient to show a continuous lawful use of the site.</p>	<p>It is considered that the additional information is insufficient to delay enforcement proceedings.</p> <p>In addition, Members are advised that there is a condition on permission 3/86/1069/FP restricting the use of the garage building to purposes incidental to the enjoyment of the main dwelling known as Johnsons Thatch.</p> <p>Officers therefore consider that the issue of an Enforcement Notice for the failure to comply with the existing condition is the most appropriate way forward.</p>

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