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Chairman and Members of the
Development Management
Committee

Your contact: Peter Mannings
Extn: 2174
Date: 9 March 2017

cc. All other recipients of the
Development Management
Committee agenda

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE – 8 MARCH 2017

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)

Please bring these papers with you to the meeting next Wednesday.

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 8 MARCH 2017
TIME : 7.00 PM

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East Herts Council: Development Management Committee

Date: 8 March 2017

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) 3/14/2143/OP 3/14/2145/OP Land south of Hadham Road, Bishop's Stortford</p>	<p>The applicant has made additional submissions in relation to the matter of the funding to be provided to mitigate for the additional demand for sport and recreational infrastructure and to offset for the loss of the previous playing field use on the site of Application C.</p> <p>It sets out that the agreed approach in relation to Application B was that the £1,475 funding secured per dwelling (report para 10.44) was to cover both elements and not just mitigation for additional demand. With a similar approach being taken to these applications it results in a total of c£364k. £300 of this will be assigned to the enhanced sports hall use – enabling that to happen. The remainder would be available for other sports and recreation purposes, but would not be dedicated to Rugby Club use.</p> <p>In relation to the barriers to the physical reinstatement of the playing field use on the Application C site (report para 10.50) the applicant sets out that works would be required as the site, as it stands, would not meet the</p>	<p>With regard to funding, the legal agreement relating to the Application B permission specifies that £1,475 per dwelling is to be applied to enhancements to the sports hall at the secondary school. Officers have no basis to recommend that other than a similar approach is taken in respect of Applications A and C and that the funding is assigned to the sports hall enhancements in the first instance.</p> <p>With regard to the physical characteristics, Officers are aware that works would be necessary to reintroduce playing fields to the required standard. The comment in the report was based on the fact</p>

	<p>current standards and expectations for playing pitches (with regard to levels, gradients, drainage, soil, turf etc).</p>	<p>that no alternative use or physical development has bene introduced on to the land which would make playing field reintroduction impractical from that respect.</p>
<p>5c) 3/16/1742/FUL – Nine Ashes, Acorn Street, Hunsdon</p>	<p>Officers have been made aware that the applicant has submitted an appeal against non-determination of this planning application. The Council received notification of the appeal yesterday, 07 March 2017.</p> <p>Historic England has indicated that they do not wish to make any comments on the proposal and suggest the views of specialist conservation and archaeologists are sought.</p>	<p>The Council has not received confirmation from the Planning Inspectorate that the appeal has been validate or registered. Officers will seek that confirmation as soon as possible and it is proposed that the recommendation be altered to the effect that:-</p> <p>If the appeal is not valid as at today’s date then the resolution of the committee on the proposals will constitute the formal decision of the Council and a decision notice will be issued;</p> <p>If the appeal is confirmed as valid at today’s date, and thus prevents the Council from issuing a decision, then the resolution of the committee will be submitted to the Inspectorate as part of any future appeal proceedings.</p> <p>The comment made is noted – the comments from the Councils Conservation and Design Advisor and County Archaeology Advisor are set out in the Officer Committee Report.</p>

	<p>A third party representation has been received which raises concern with the impact on biodiversity and protected species. The application site is considered to be of considerable character and the loss of the space will have a demonstrable impact on the rural setting and amenity it provides to the community.</p>	<p>The comments are noted and are addressed in the Officer Committee Report.</p>
<p>5d) 3/16/2310/FUL – Hadham Industrial Estate, Little Hadham</p>	<p>The applicant has made representations in respect of the recommended planning condition (6) in the Officer Committee Report and comments that there are existing lights on the south west elevation of the building which are to remain. The applicant comments that the wording of planning condition 6 could be amended to refer to any ‘new external lighting’.</p>	<p>The comment made is noted – Officers recommend that planning condition 6 is amended as follows:-</p> <p>6. No new external lighting shall be installed without the prior consent of the Local Planning Authority.</p> <p><u>Reason:</u> In the interests of the amenity of the site and surroundings in accordance with policies GBC9 and ENV1 of the East Herts Local Plan April 2007.</p> <p>A further condition is suggested to ensure that the future use of the building is not changed under ‘permitted development’ rights to other potentially inappropriate uses (including residential use) as follows:</p> <p>7. Notwithstanding the provisions of the Town and Country Planning (General Permitted</p>

		<p>Development) (England) Order 2015, or any subsequent amended Order, the use of the building shall be limited solely to those defined in Use Classes B1(b), B1(c) or B8 and for no other purposes.</p> <p><u>Reason:</u> To ensure that the use of the building remains appropriate to the rural area in terms of traffic generation and impact on the amenities of nearby residential properties in accordance with policies GBC9 and ENV1 of the East Herts Local Plan April 2007.</p>
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