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Chairman and Members of the
Development Management
Committee

Your contact: Peter Mannings
Extn: 2174
Date: 11 December 2014

cc. All other recipients of the
Development Management
Committee agenda

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE – 10 DECEMBER 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

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 10 DECEMBER 2014
TIME : 7.00 PM

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East Herts Council: Development Management Committee

Date: 10 December 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
5a 3/14/1708/FP Van Hage, Amwell Hill, Great Amwell	This application has been withdrawn .	
5c 3/14/1766/FP Hertford Regional College, Ware	Officers understand that the applicant has circulated a document to Members titled 'Charles Church and the Hertford Regional College – Creating a new future for the Hertfordshire Regional College'. The document sets out the changes that have been made to the proposal compared to the previously refused scheme.	<p>It is noted that the document explains that the College intends to sell the application site land to fund the new college buildings. It states that if the affordable housing provision increases that then the money received by the College would reduce and alternative sources would need to be found for the money. The applicant states that <i>'this can be explored and no doubt achieved, but would result in the need for cutbacks, other land sales or other options which pull the college away from its core aims'</i>.</p> <p>This comment is considered to provide support to the Officer's view that a more suitable balance between affordable housing provision and funding</p>

		for the new College building can be explored with the applicant.
5e, 3/14/0970/RP Area 1, south of Hare Street Road, Buntingford	<p>The Council's <u>Landscape Officer</u> recommends consent. He comments that reinforcing the tree belt and proposed tree planting within the development is acceptable. The landscape proposals, including management and maintenance plan, and swale ponds are acceptable.</p> <p>Officers understand that <u>Buntingford TC</u> has circulated an e-mail to all DM Members dated 10th December raising the following points:</p> <ul style="list-style-type: none"> • There are still too many 4 bed dwellings proposed – the Officers' table shown in paragraph 5.2 omits to show the housing mix proposed in draft policy HOU1. • Given that Footpath 21 cannot be altered at Hare Street Road to provide level access, the sustainability of the site should be called into question due to alternative walking distances to town centre services. 	<p>No comment.</p> <p>No further comment - these issues are addressed in the Officers' report.</p>
5g 3/14/1569/FP 26 Ware Road, Hertford	<p>Subsequent to the publication of the committee report on this matter the government has amended guidance included in the National Planning Practice Guidance (on 28 Nov 2014) to indicate that planning obligation agreements should not be sought in relation to developments of 10 or less units.</p>	<p>The new guidance is effective immediately. Whilst it does constitute guidance, in the absence of a local policy that has been considered and updated in the light of the guidance, significant weight has to be assigned to the guidance.</p> <p>This proposal comprises 10 residential units (and a retail unit) and therefore the requirement for a s106 agreement is deleted from the recommendation.</p>

		The recommendation remains that planning permission should be granted.
5h, 3/14/1785/FP Birch Farm Kennels, White Stubbs Lane, Broxbourne	The Council's <u>Landscape Officer</u> notes that the house would use a shared access road and fall within the same visual area as the three approved dwellings on the adjacent site. The detailed landscape proposals should be in keeping with the approved landscape details for the approved three dwellings.	No further comments
5i, 3/14/1584/FP 25 Castle Street, Hertford		<p>With regard to paragraph 7.10 of the report, Officers would clarify that the location of the property in relation to nearby public houses and children's parks can be a material planning consideration although, in this case, the location is considered to be acceptable given the supervisory role of the staff member on site; the need for the young people to integrate appropriately in the normal range of facilities within a town centre; and other legislative controls in respect of the use of any public space in the town.</p> <p>The impact of the proximity of any public houses on the success of the rehabilitation process itself is not, however, considered to be a material planning consideration, but is rather a matter for the management of the centre itself.</p>

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