



Chairman and Members of the  
Development Management  
Committee

Your contact: Peter Mannings  
Extn: 2174  
Date: 1 February 2018

cc. All other recipients of the  
Development Management  
Committee agenda

Dear Councillor,

**DEVELOPMENT MANAGEMENT COMMITTEE - 31 JANUARY 2018**

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](mailto:peter.mannings@eastherts.gov.uk)

**MEETING** : DEVELOPMENT MANAGEMENT COMMITTEE  
**VENUE** : COUNCIL CHAMBER, WALLFIELDS, HERTFORD  
**DATE** : WEDNESDAY 31 JANUARY 2018  
**TIME** : 7.00 PM

This page is intentionally left blank

## East Herts Council: Development Management Committee

### Date: 31 January 2018

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><b>5a</b> <b>3/17/1558/RE</b> <b>M</b> <b>Land South of</b> <b>Froghall Lane,</b> <b>Walkern</b></p>	<p><b>6 additional resident representations:</b></p> <ul style="list-style-type: none"> <li>- Flooding has still not been addressed to prevent flooding of Moors Ley.</li> <li>- Capacity for foul water removal will be impacted by other development approved in Walkern.</li> <li>- Conservation officer objected, no robust assessment of "up to 85 dwellings".</li> <li>- No significant changes made.</li> <li>- Far too dense, insufficient parking, narrow roads.</li> <li>- Amendments do not reflect Neighbourhood Plan.</li> <li>- Previous objections still stand</li> <li>- 170 cars moving in and out of village</li> </ul>	<ul style="list-style-type: none"> <li>- The outline permission, under Conditions 7 and 8 requires details to be submitted and approved by the Lead Local Flood Authority.</li> <li>- Condition 9 of the outline permission requires details to be approved prior to development commencing.</li> <li>- Proposal is consistent with outline permission and 40% affordable housing provided.</li> <li>- Amended development addressed in report.</li> <li>- Outline planning granted up to 85 dwellings and highways authority have not raised any objections to proposal.</li> </ul>

	<p><b>Consultees representations</b></p> <ul style="list-style-type: none"> <li>- <u>EHDC Operations</u> has advised that residents can refuse access for refuse collection vehicles on private drives and bin collection crews only move bins a maximum of 25m.</li> <li>- <u>Lead Local Flood Authority</u> confirms Conditions 7 and 8 require discharging.</li> <li>- <u>HCC Highway Authority</u> recommends a vehicle tracking drawing be provided and is aware of the condition in the outline permission and Unilateral Undertaking and has no further comments to make.</li> <li>- <u>HCC Historic Environment Unit</u> advise that the outline permission has a condition</li> </ul>	<ul style="list-style-type: none"> <li>- The development will have a management company which will be required to address bin collection amongst other matters.</li> <li>- Tracking diagram submitted. Conditions included either in outline or in officer's report.</li> <li>- Addressed in main report, nothing to add.</li> </ul>
<p><b>5b</b> <b>3/17/1749/RE</b> <b>M</b> <b>Land South of</b> <b>Froghall Lane,</b> <b>Walkern</b></p>	<p><b>1 additional resident representation:</b></p> <ul style="list-style-type: none"> <li>- Ineffective flood control proposed.</li> <li>- Insufficient parking.</li> <li>- Sewage disposal.</li> <li>- Educational provision insufficient</li> </ul>	<ul style="list-style-type: none"> <li>- Condition 7 and 8 of outline permission require details.</li> <li>- Addressed in report.</li> <li>- Condition 9 of outline permission require details.</li> <li>- Addressed in Unilateral Undertaking for Outline permission.</li> </ul>

<p><b>5e</b> <b>3/17/2655/FU</b> <b>L</b> <b>The Bridge House, North Road, Hertford</b></p>	<p>Applicant submitted flood and drainage report and <u>Lead Local Flood Authority</u> advised that their objection still stands.</p> <p>A resident supports the redevelopment of the site but requested that over-spill parking for the station is provided.</p>	<ul style="list-style-type: none"> <li>- Reason for refusal includes insufficient information on surface water drainage.</li> </ul>
<p><b>5f</b> <b>3/17/2030/RE</b> <b>M</b> <b>Land South of Tanners Way</b></p>	<p>Applicant has advised that bricks previously proposed are not available and submitted new bricks with same colour and texture</p>	<ul style="list-style-type: none"> <li>- Amend Condition 2: Walls - Red Brick (Kingston Blend), Grey Brick (Cortes Grey Multi), vertical blackened timber cladding.</li> </ul>
<p><b>5g</b> <b>3/17/0975/OU</b> <b>T</b> <b>Land on the eastern side of Albury Road, Little Hadham</b></p>	<p>Officers understand that Sworders has circulated an email to all DC Members dated 31 January 2018 explaining why an appeal was submitted under non-determination.</p>	<p>Not related to this matter, but in consideration of the changed position in relation to housing land supply, Officers now recommend that a further reason be added to those set out in the report for refusal, had the Council been in a position to make a determination in relation to the application based on the conflict with policies in the existing Local Plan and emerging District Plan relating to development permissible in the Rural Area beyond the Green Belt.</p>

<p><b>5h</b> <b>3/17/2502/FU</b> <b>L</b> <b>Great</b> <b>Hadham Golf</b> <b>and Country</b> <b>Club, Great</b> <b>Hadham</b></p>	<ul style="list-style-type: none"> <li>- Applicant and representative have submitted response to report to Committee Members.</li> <li>- Councillor Ian Devonshire advised that he could not substantiate the reference to a 99 year lease and therefore advised that this should not be taken into consideration.</li> <li>- Resident- work is still proceeding and lodges advertised. Trees have been cut. Procedures should be followed with no work commencing until planning permission approved.</li> </ul>	<ul style="list-style-type: none"> <li>- Noted. The report addresses the relevant planning policies.</li> <li>- Noted.</li> <li>- Noted. Any development undertaken without planning permission is at the owner's risk as planning permission may not be granted.</li> </ul>
<p><b>5j</b> <b>3/17/2197/VA</b> <b>R</b> <b>Sovereign</b> <b>House, Hale</b> <b>Road,</b> <b>Hertford</b></p>		<p>Changes proposed to Conditions 3, 4, 14 and 15 as follows:-</p> <p>Condition 3: All new doors, windows, roof eaves and balconies shall be carried out in accordance with the approved plans and specification agreed under LPA 3/16/0115/FP unless otherwise agreed in writing by the Local Planning Authority</p> <p>Condition 4: Details of all boundary walls, fences or other means of enclosure agreed under LPA 3/16/0115/FP, unless otherwise agreed in writing</p>

		<p>by the Local Planning Authority, shall be erected and retained in accordance with the approved details prior to the first occupation of any of the residential units hereby approved. Furthermore; and notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2005, as amended, the erection or construction of gates, fences, walls or other means of enclosure as described in Schedule 2, Part 2, Class A of the order shall not be undertaken without the prior written permission of the Local Planning Authority.</p> <p>Condition 14: No infiltration of surface water drainage into the ground, or piling or other foundation designs using penetrative methods, is permitted other than in accordance with the details agreed under LPA 3/16/0115/FP where it has been demonstrated that there is no unacceptable risk to groundwater, other than with the express consent of the Local Planning Authority.</p> <p>Condition 15: The scheme of noise attenuation</p>
--	--	--

		<p>measures from road traffic noise sources shall be accordance with the details agreed under LPA 3/16/0115/FP. Any works which form part of the scheme approved by the local authority shall be completed and shown to be effective before any permitted dwelling is occupied, unless an alternative period is approved in writing by the Local Planning Authority.</p>
--	--	--