



Chairman and Members of the  
Development Management  
Committee

Your contact: Peter Mannings  
Extn: 2174  
Date: 20 June 2019

cc. All other recipients of the  
Development Management  
Committee agenda

Dear Councillor,

**DEVELOPMENT MANAGEMENT COMMITTEE - 19 JUNE 2019**

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  
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**MEETING** : DEVELOPMENT MANAGEMENT COMMITTEE  
**VENUE** : COUNCIL CHAMBER, WALLFIELDS, HERTFORD  
**DATE** : WEDNESDAY 19 JUNE 2019  
**TIME** : 7.00 PM

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## East Herts Council: Development Management Committee

**Date: 19 June 2019**

**Summary of additional representations received after completion of reports submitted to the committee, but received by 5pm on the date of the meeting.**

<b>Agenda No</b>	<b>Summary of points</b>	<b>Officer comments</b>
5b	Typo in Para 1.1:	The figure at the end of line 1 of para 1.4 should be 65 and not 64.
5b	Re-consultation with Aspenden Parish Council (APC):	APC have pointed out that they were not re-consulted on the amended plans that were submitted. The site lies within Buntingford Parish, thus no statutory requirement to consult APC. They were however consulted on the original proposals and their initial comments have been taken into consideration.
5b	Additional condition requested by Environmental Health with regard to protection from noise needs to be added.	Prior to any occupation of the development a scheme shall be submitted for the protection of the dwellings from noise arising from

		<p>adjacent industrial and commercial units, for approval in writing by the Local Planning Authority. No dwellings shall be occupied until a scheme providing protection for those dwellings has been implemented in accordance with the approved details and has been demonstrated to achieve the required noise levels to the satisfaction of the Local planning Authority. The approved scheme shall be retained in accordance with those details thereafter.</p> <p>Reason In order to ensure an adequate level of amenity for residents of the new dwellings in accordance with Policy EQ2 of the adopted East Herts District Plan 2018.</p>
5b	Update on Legal Agreement Requirements	Amend bullet points 2 and 3 of Legal Agreement page 103. The County Council now require the developer to pay £111,186 towards the expansion of Millfield First School to a two form entry. No other

		<p>contribution is sought'.</p> <p>On this basis the advice from Officers is that bullet points 2 and 3 at the bottom of page 103 should be amalgamated and amended to reflect the amount above.</p>
	<p>Amendments and Corrections:                  In addition to the above, a number of errors with regard to the list of requirements for the Legal Agreement as set out in Para 9.4 and under the heading, <b>Legal Agreement</b> on pages 103 and 104, therefore, for clarity, the requirements of the legal agreement should members be minded to approve the application are set out to the right:</p>	<ul style="list-style-type: none"> <li>• The provision of 26 units of affordable housing. (19 social rent and 7 shared ownership)</li> <li>• HCC Contribution towards first school provision. (£111,186)</li> <li>• HCC Contribution towards expansion of Edwinstree Middle School. (£91,362)</li> <li>• HCC Contribution towards expansion of Freman College. (£93,811)</li> <li>• HCC Contribution towards reconfiguration of the adult lending area at Buntingford Library. (£10,865)</li> <li>• HCC Contribution towards reconfiguration of the youth lounge at the Buntingford Young People's Centre. (£2,683)</li> </ul>

		<ul style="list-style-type: none"><li>• HCC Contribution towards Sustainable Transport. (£72,750)</li><li>• Contribution towards Buntingford Community Area Transport. (£26,780)</li><li>• Provision of Fire Hydrants.</li><li>• Arrangements for the future maintenance and stewardship of the public realm including highways, bridges, sustainable Drainage, open space and LAP.</li><li>• Contribution toward upgrading and maintaining Aspenden Village Green and/or playground. (£17,155)</li><li>• EHDC Contributions (subject to the identification of projects in compliance with 106 regulations:<ul style="list-style-type: none"><li>○ For community/village halls. (£16,154)</li><li>○ For outdoor sport facilities provision. (£60,527)</li><li>○ For recycling facilities. (£4,680)</li></ul></li></ul>
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		All figures are Index Linked and the details of the legal agreement are to be delegated to officers.
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