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Chairman and Members of the
Development Management
Committee

Your contact: Peter Mannings
Ext: 2174
Date: 6 February 2020

cc. All other recipients of the
Development Management
Committee agenda

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE - 5 FEBRUARY 2020

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 - 10)

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 5 FEBRUARY 2020
TIME : 7.00 PM

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East Herts Council: Development Management Committee**Date: 5th February 2020****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, 3/19/0118/OUT Land East of Stevenage	Typo in paragraph 4.8 regarding 56 affordable units. Amendment to paragraph 4.8. Text should read "...the scheme proposes 618 units of which 247 will be affordable..."	Drafting error.
5a, 3/19/0118/OUT Land East of Stevenage	Updated costs sought by the County Council towards primary school provision. Amendment to section 8, paragraph 8.1 and Draft Legal Agreement Heads of Terms to read £5,583,180 for Primary Education.	This is due to the land size for the school changing and the need to re-apportion land costs rather than any change to modelled pupil yield.
5a, 3/19/0118/OUT Land East of Stevenage	4 late reps were received between the writing of the report and 5pm on 6 th February 2020. The comments mostly reiterate those summarised in section 6.1 of the report.	The site is an allocation in the District Plan, which is considered to be a sustainable development strategy. Declaring a climate emergency is not a moratorium on construction. This site is in outline only at this stage and detailed proposals will be required for the design of

	<p>In addition, one representation objects on the grounds that both East Herts and Stevenage Councils have declared a climate emergency and therefore no additional dwellings should be built.</p> <p>One objection refers to the Froghall Lane site in Walkern as an example of development not being appropriate and not managed adequately.</p> <p>One representation refers to regular use of the bridleway and the need to ensure a safe crossing for horse riders.</p>	<p>buildings. These will need to be compliant with the Council's policies and relevant construction standards. The on-site provision of day to day facilities such as local shops and a primary school will reduce the need to travel. Improvements will be made to local bus services and to the local cycle network.</p> <p>The Walkern proposal was granted on appeal at a time when the Council could not demonstrate a five year land supply. Officers will look into the management of the site.</p> <p>A new crossing facility is proposed and it is the intention to set up a forum with those who ride and use the bridleway to work with the applicant and the Highway Authority to agree an appropriate design.</p>
<p>5a, 3/19/0118/OUT Land East of Stevenage</p>	<p>Officers understand that Mr Stephen Sypula has circulated an e-mail to all DMC Members dated 27 January 2020. This email contains a copy of a representation by PACE (Protect Aston's Community Existence) which is a precis of what the representee will present at the committee. The representation objects to the site on the following grounds, summarised as:</p> <ul style="list-style-type: none"> • There being no need for the allocation/development because the Council has a five year supply of land for development and there has been a greater number of windfall developments over recent years. 	<ul style="list-style-type: none"> • A very recent appeal decision on the Mead Lane site in Hertford makes it very clear (in paragraphs 117 and 136) that "the achievement of a five year supply is not a ceiling on further housing development. In line with national policy, weight should still be given to the provision of housing and affordable housing." • Both pre and post-application public exhibitions were held and there have been four steering group meetings both prior to and following the submission of the application and again following the submission of amendments to the scheme at which Hertfordshire

	<ul style="list-style-type: none">• The applicant has not effectively engaged with the community.• Premature adoption of a masterplan has precluded meaningful engagement and constrained comments by the Highway Authority• Masterplan does not contain detail of delivery given that the site will come forward in three parcels. The Steering Group should be consulted on this before the Development Management Committee.• PACE request deferment to enable more engagement.	<p>Highways Officers were in attendance.</p> <ul style="list-style-type: none">• The masterplan was prepared in line with pre-application discussions with the Highway Authority and the Steering Group meetings. The masterplan is only a framework and does not set in stone any aspect of the proposal, rather it contains a vision and a set of objectives and parameters to guide application proposals. Following the submission of the application, Hertfordshire Highways requested further consideration of a number of aspects of the proposal ultimately resulting in the amendments submitted.• It has always been intended that the site be delivered by different development bodies. Where infrastructure that is integral to the site as a whole is to be provided, the conditions and legal agreement will address the delivery of these. It is normal practice that the full aspects of construction and delivery are managed in this way, as this is where triggers and mechanisms are agreed. A series of pre-commencement conditions will also ensure that full details are submitted to and approved in writing by the local planning authority, and many of these aspects will form part of the future Reserved Matters applications.
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<p>Page 9a, 3/19/0118/OUT Land East of Stevenage</p>	<p>Officers understand that Mrs Hazel Sleight emailed Cllr Stowe on 27 January who duly circulated this e-mail to all DMC Members dated 28 January 2020. This email also contained a copy of a representation by PACE (Protect Aston's Community Existence) as above. In addition, the representation raises concern about badger activity on the site.</p>	<p>Full ecology surveys were submitted with the application. Very recent surveys have been undertaken by the Herts and Middlesex Badger Group, the results of which are with Officers. A number of pre-commencement conditions are proposed in order to adequately mitigate and manage potential impacts on protected species.</p>
<p>5a, 3/19/0118/OUT Land East of Stevenage</p>	<p>Officers understand that Mr Colin Fish, Mr Alistair Woods and Mr Simon Hutchings emailed Cllr Stowe on 28 and 29 January who duly circulated these e-mails to all DMC Members. These emails reiterated comments made in their original representations. These were captured in the summary of responses in section 6.1 of the report.</p>	<p>As these representations repeat those made previously, they have been addressed in the Officer's Report.</p>
<p>5a, 3/19/0118/OUT Land East of Stevenage</p>	<p>Officers understand that Mr Griffiths has circulated an email to all DMC Members dated 1 February 2020. This email reiterated comments made in Mr Griffiths' original representations relating to an old application. These were captured in the summary of responses in section 6.1 of the report.</p>	<p>The application referred to dates from 1988. Given the age of the application these records are not present on the current document management system. These comments were raised during the District Plan Examination and the Inspector determined the Plan in the light of the information presented. The 1988 decision was made in a very different context, under a different legislative framework. In this regard, an application over 30 years old is not considered of relevance to this application.</p>

<p>5a, 3/19/0118/OUT Land East of Stevenage</p>	<p>Officers understand that Miss Mary Cannon has circulated two emails to all DMC Members dated 3 February 2020. These emails relate to concerns about traffic in Walkern as a result of the proposed development. These comments reiterate those made in Mrs Cannons' original representations, which were captured in the summary of responses in section 6.1 of the report. In addition, the representation also provides information about traffic counts in Walkern.</p>	<p>Officers sought clarification from the Highway Authority as there was an error in the data provided to Miss Cannon. The figures were unclear as to what date each count referred to. The figures are 5,546 and 5,493 for 2017 and 2018 respectively.</p> <p>Annual surveys are undertaken on the Stevenage Road and records are available between 2005 and 2018. The survey location can be seen on the County Council's website on http://webmaps.hertfordshire.gov.uk/highwayspublic/index.htm Select 'Programmed Vehicle Survey' from the list of Available Layers and zoom to Walkern on the map, you will be able to see the survey point 717 and the previous AAWD figures.</p> <p>Traffic counts range between 4,611 and 5,724 vehicle movements (total for both directions of travel, averaged for a typical weekday) during that seven day monitoring period. Between 2005 and 2010 there was a downward trend in vehicle movement; however, there is no clear trend over the last eight years – either an increase or decrease in total average week day traffic counts.</p>
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<p>5b, 3/19/1024/FUL and Land West Of Thieves Lane Hertford</p>	<p>Late representations were received between writing and finalising the report. The comments received are summarised as follows:</p> <p>The Town needs a bypass not more housing. The growth of Hertford and another housing estate will put more strain on local traffic, schools, GP's, Dentists. The town centre is dying, rejuvenation of the town is promised but again more homes are proposed which will put more strain on local GPs.</p> <p>We do not agree with building on green belt and destroying a beautiful view across fields and woods.</p>	<p>These comments have been put forward by other objectors and included within the committee report.</p>
<p>5b, 3/19/1024/FUL and Land West Of Thieves Lane Hertford</p>	<p>Late representations were received between writing and finalising the report. The comments received are summarised as follows:</p> <p>Concerns regarding highways making the situation worse by reducing the amount of car parking spaces and narrowing roads. The reduced planned car parking at a site in Bishops Stortford, did not introduce public transport and there are now daily parking problems. Several projects worldwide to clean up cars to being eco-friendly so cars are going to be around for a long time especially in rural areas and towns like Hertford.</p>	<p>Highway concerns have been raised by a number of objectors and have been included within the committee report. The consultation response from the highway authority has set out the highway works to be undertaken by the developer and concludes that the development would not result in a traffic increase that would be considered 'severe' in the context of highway capacity.</p> <p>With regards to the land stability the relevant consultees have not raised an objection in relation to this matter.</p>

	<p>The bus service is not good and does not cater for a lot of journeys people make.</p> <p>The train service from Hertford North is generally good but causing severe problems on North Road due to insufficient parking.</p> <p>Before consideration of the Council Committee, the Councillors and the public must have a presentation/displays of the revised proposals with 3D visuals, maps summary of all of the concerns and how they are to be dealt with.</p> <p>Concerns over unstable nature of the ground and concerns of the suitability of the land for development being susceptible to sink holes. Croudace have been conducting a land survey but are unwilling to release results to the public.</p>	
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