



Chairman and Members of the
Development Management
Committee

Your contact: Peter Mannings
Tel: 01279 502174
Date: 21 April 2021

cc. All other recipients of the
Development Management
Committee agenda

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE - 21 APRIL 2021

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 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 : ONLINE MEETING - LIVESTREAMED
DATE : WEDNESDAY 21 APRIL 2021
TIME : 7.00 PM

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East Herts Council: Development Management Committee**Date: 21st April 2021****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	<p>Four additional submissions have been received from objectors as well as photos and marked up computer graphic images. The main areas of concern were:</p> <p>1) The computer graphic images (CGI's) were not part of the consultation on the application and were submitted after public consultation closed and residents did not have the chance to comment on them. The CGI's are close up selected views and are supplemented by additional landscaping and tree planting</p>	<p>1) The CGI's are indicative only and are not part of the plans to be determined. They are merely to assist in visualising the attenuation pond. The CGIs are based on survey plans submitted and are considered to be accurate apart from the trees. Two of the CGI's submitted by the applicant have been included in the</p>

	<p>not proposed. One CGI does not show the inner bank of the attenuation pond correctly.</p> <p>2) the attenuation pond does not have elevation drawings</p> <p>3) The attenuation pond will not provide a beautiful view from Queen's Road properties and the attenuation pond should not be in the green finger as it is protected land.</p>	<p>officer presentation as well as photos and marked images from objectors. The elevated CGI shows water which would be covering the interbank</p> <p>2) The attenuation pond sides will be landscaped and a cgi's as well as the sections provided show the slope of the pond on the western side. Sections are based on on-site surveys and are accurate and will be included in the presentation to DMC.</p> <p>3) The pond will be partially visible from the Queen's Road dwellings, which are over 100 metres from the western edge of the attenuation pond. The pond will not impact on the openness. Policy CFLR2 identifies the green finger as Local Green Space. This policy states that development will be permitted only if it is</p>
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		<p>consistent with the function, character and use of the Local Green Space to which it relates. The proposed attenuation pond is considered to be consistent with this policy as it is to be landscaped and form a biodiversity function for wildlife use of the space. Site visits have been undertaken during the course of assessing the application to determine the practicalities of making the western part of the green finger available for public access. There have also been a lot of comments on protecting the Green Finger. For this reason, a condition is proposed for the existing fence to the west of the Beech Trees to remain in place with details of a controlled gate to be submitted to and approved. This would then ensure the main area of the green finger is protected for wildlife. This is also consistent with the Hertford Civic</p>
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		<p>Society 2004 publication on Hertford's Green Fingers which states that "if the site were to be built on, ample provision should be made for open spaces for the benefit of wildlife."</p> <p>In regard to the siting of the attenuation pond within the eastern part of the site, the application must be assessed on the plans submitted, which includes the attenuation pond in the green finger. The pond is not considered to conflict with the conservation area appraisal, CFLR2 or Green Belt policy as it maintains the openness, provides a buffer to Queen's Road properties and maintains its visual importance. The proposed attenuation pond does not impact on the open space buffer separating Queen's Road dwellings and the proposed dwellings on the development site.</p>
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	<p>4) the masterplan has been updated</p> <p>5) Email from resident of Mangrove Drive was unable to include his name to speak against the proposal. Their main objection is to the attenuation pond in the green finger and the slope of the land. This area should be left to nature as the site had a lot of biodiversity until the trees were removed in March. The Green Finger slope provides a unique opportunity to retain nature and it shouldn't be used for public access, leisure clearing or an artificial pond with a 1.2m high fence around it. The area behind Ashbourne Gardens is a true</p>	<p>4) The masterplan site layout plan was updated to show a wider area including Queen's Road properties as there have been several objections from residents of these properties in relation to the attenuation pond.</p> <p>5) A condition is proposed in relation to the existing fencing and use of the green finger to the west of the Beech trees so that the area is left for wildlife. The attenuation pond will provide a permanent water feature, which is why it is required to have the fence. The fence proposed is consistent with other fences in the locality.</p>
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	<p>nature reserve with very few vantage points. There is plenty of public leisure space in Balls Park for people but wildlife is less catered for.</p> <p>6) Email sent from Queen's Road owners to Councillors stating that the stream is in the ownership of No. 69 Queens Road and Cala Homes do not have any right to drain over their land.</p>	<p>6) This information has been submitted previously and the applicant amended the application for a potential access to the stream to the south of the land in the ownership of No. 69 and as an alternative to the Thames Water Sewer via Mangrove Road. Cala Homes served the correct notices on the owner of the land and if planning permission is granted will pursue the preferred option of draining to the stream and if not viable then draining to Thames Water Sewer.</p>
5a		<p>Additional Proposed condition 37. Prior to commencement of the</p>

		<p>development hereby permitted, details of retaining the existing fence, including a controlled gate, to the west of the Beech trees shall be submitted to and approved in writing by the local planning authority. The details approved shall be fully implemented prior to first occupation of the development and shall be retained thereafter.</p> <p>Reason: To ensure the green finger is suitable for wildlife, amenity purposes in accordance with Policy CFLR2 of the District Plan.</p>
5a	Sustainability SPD not mentioned in sustainability report	<p>The application was submitted in August 2020 well before the SPD was adopted and the SPD cannot be applied retrospectively. However, the proposal goes beyond the Building Regulation requirements by providing air source heat pumps to dwellings, electric charging points. At present gas boilers are proposed for the apartment building which is</p>

		disappointing given the phasing out of them in the next 3 years. Condition 20 includes a minimum standard for the gas boilers.
5a	Landscaping of western side of attenuation pond and pipework	An additional clause is proposed as part of Condition 15 (landscape and ecological management plan) f) details of landscaping around the western side of the attenuation pond and repairing any damage caused by the laying of drainage pipes to the water course.