



Chairman and
Members of the
Development
Management
Committee

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Date: 19 May 2021

cc. All other recipients
of the Development
Management
Committee agenda

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE - 19 MAY 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:

6. Planning Applications for Consideration by the Committee (Pages 3 - 6)

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 MAY 2021
TIME : 7.00 PM

East Herts Council: Development Management Committee

Date: 19th May 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
<p>Item 6a</p> <p>3/20/2481/FUL</p> <p>GSK, Ware</p>	<ul style="list-style-type: none"> • Contamination: - Following submission of a Phase 2: Ground Investigation Report to support the above application, Environmental Health have been consulted and comment that the assessment has revealed no viable pollutant linkages. A condition for unsuspected contamination is recommended. • Archaeology: - Further liaison has taken place between KDK Archaeology and HCC County Council's Historic Environment Unit to identify the specific areas of the site that still require completion of a detailed archaeological investigation. The objective of this is to ensure that the archaeological pre-commencement condition is focussed on the remaining areas which 	<p>Condition 14 (page 35 of the Agenda pack) is therefore recommended to be replaced with the following condition: -</p> <p><i>The applicant is advised that any unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of the Local Planning Authority and appropriate mitigation measures agreed.</i></p> <p>Reason</p> <p><i>To minimise and prevent pollution of the land and the water environment and in accordance with national planning policy guidance set out in section 11 of National Planning Policy Framework and in order to protect human health and the environment in accordance with policy EQ1 of the adopted East Herts District Plan 2018.</i></p> <p>Once finalised between the parties this will result in an amendment to Condition 15 to allow development to commence on those areas of the site where archaeological investigation has been completed. Members are asked to delegate the final details of this condition to the Head of Planning and Building Control.</p>

	<p>had not yet been excavated rather than areas where investigations have already taken place.</p> <ul style="list-style-type: none"> • Climate Change and Sustainability 	<p>Officers recommend a further condition that the development is constructed in accordance with the measures set out within the submitted Sustainability Construction, Energy and Water Statement Report to ensure that the development accords with the District Plan and the Sustainability SPD. The Agent is agreeable to this condition.</p>
<p>Item 6b 3/20/1931/FUL Gates of Hertford, Gascoyne Way, Hertford, SG13 8EL</p>	<p>– Councillor Goodeve made the following comments: Resident support for an RPZ has been strong and I very much hope that this will be taken into account.</p> <p>Parking pressure is not uncommon across the district, particularly in the 5 towns. Infill development with either no or limited parking is undoubtedly having an impact on surrounding streets. If someone chooses to buy a property with no or limited parking because that suits their lifestyle and they are happy to walk, cycle or use public transport then that is of course their choice, that choice should not in my view be permitted to negatively impact on those in the surrounding areas impacting on their quality of life. I am aware that some residents are afraid to leave their homes because they fear not being able to park on their return. Due to financial constraints I don't think EHDC can commit the funds to pay for multiple RPZs across the district, funding will need therefore to come from developers in my opinion.</p>	<p>Paragraph 5.14 Ward Councillors should be updated to include the comments made by Councillor Goodeve.</p>

	<p>Paragraph 6.2 The following additional comments have been received :-</p> <ul style="list-style-type: none"> • Parking is a significant issue and there is the potential likelihood that residents, visitors and those working at this proposed development will park on the access road which is not acceptable as other than parking in the parking bays (owned by 1 - 26 Pimlico Court on the top right hand side of the access road) the road should be kept clear. The road is narrow and any parking elsewhere on the access road causes obstruction to dustbin lorries and emergency vehicles. Gates of Hertford have always insisted that the access road be kept clear for this very reason as well as the obstruction to car transporters visiting their site. <p>The comments also refer to a restrictive covenant concerning the access road at Pimlico Court and the need for a contribution towards a parking scheme for West Street and other residential roads that have parking issues.</p> <p>Paragraph 9</p> <ul style="list-style-type: none"> • Provision of fire hydrants for the development. 	<p>Paragraph 6.1 to be updated to indicate that 24 responses have been received.</p> <p>Paragraph 6.2 to be updated to state 6 neutral responses have been received.</p> <p>Officer Comments: The comments made regarding parking are acknowledged. In recognition of this, the Local Planning Authority has secured a contribution from the developer towards a residents parking zone. The existence of a restrictive covenant is noted however this is not a matter that the Local Planning Authority can have regard to as it is a civil matter between two landowners.</p> <p>Planning Obligation and Legal Agreement to be updated with the following additional clauses:</p>
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	<ul style="list-style-type: none"> Monitoring fee – towards the cost of the Council monitoring the performance of the Owner's obligations in this Deed - £300 plus £300 per obligation 	<p>Officer comment:</p> <p>In practice, the number and location of hydrants is determined at the time the water services for the development are planned in detail and the layout of the development is known, which is usually after planning permission is granted. If, at the water scheme design stage, adequate hydrants are already available no extra hydrants will be needed.</p>
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