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Chairman and Members of the
Development Management
Committee

Your contact: Peter Mannings
Tel: 01279 502174
Date: 6 October 2021

cc. All other recipients of the
Development Management
Committee agenda

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE - 6 OCTOBER 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 - 6)

Please also find attached a revised block location plan for the site (Page 7)

Yours faithfully,

Peter Mannings
Democratic Services Officer
East Herts Council
peter.mannings@eastherts.gov.uk

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 6 OCTOBER 2021
TIME : 7.00 PM

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East Herts Council: Development Management Committee**Date: 6th October 2021**

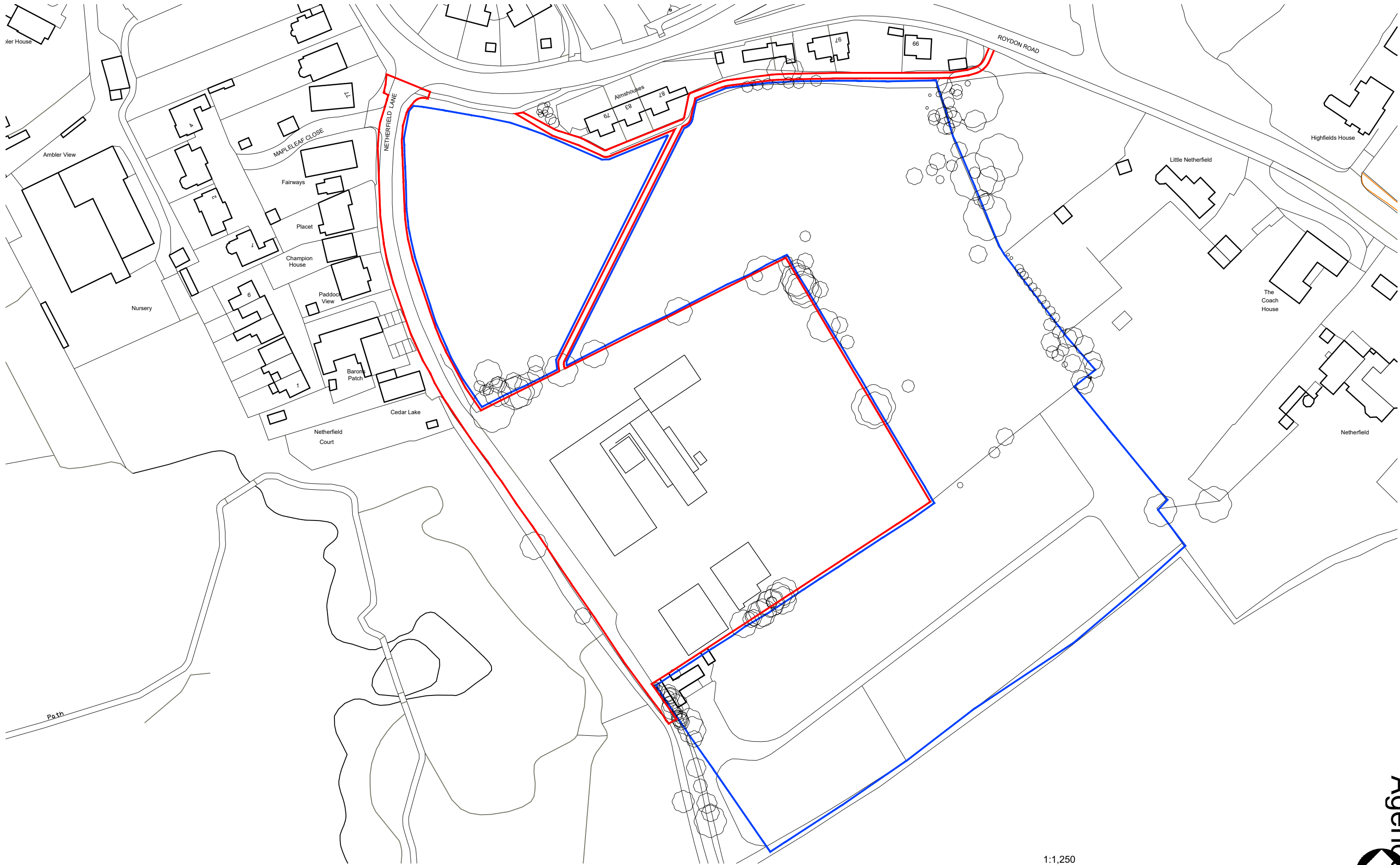
Summary of additional representations and updates received after completion of reports submitted to the committee, but received by 5pm on the date of the meeting.

Agenda No	Summary of representations/amendments	Officer comments
5a	Please note that the site plan drawing within the agenda at page 51 is an earlier version of the site plan. The updated version, on which the decision is to be made, is attached.	As explained in the officer report the land to the rear of the alms-houses has been removed from the application. The additional narrow red lined areas on the revised site plan indicate only where drainage works are required.
	Two additional conditions are recommended: Condition 25. The commercial floorspace hereby approved shall only be used for business uses which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit only and for no other purpose (including any other purpose in Class E of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory	It is considered that this condition is necessary, given the wide scope of commercial uses within Class E and that permitted development would also potentially enable other changes of use, without the need for a planning application. Given that Netherfield Lane is a bridleway and not an adopted highway and that the proposed dwellings will be in close proximity to the commercial units further controls over future uses are justified.

	<p>instrument revoking and re-enacting that Order with or without modification).</p> <p>Reason: The impact of the use of the site for alternate purposes other than those specified in the application have not been assessed and may result in a significant increase in traffic and/ or noise and disturbance inappropriate to this rural location.</p> <p>Condition 26: Prior to first occupation of the development hereby approved, facilities for the storage and removal of refuse/recycling from the site shall be provided, in accordance with details having been submitted to and approved in writing by the Local Planning Authority and thereafter the development should be implemented in accordance with the approved details.</p> <p>Reason In the interests of amenity and good design in accordance with Policy DES4 of the East Herts District Plan 2018.</p>	<p>This is a standard requirement that was omitted in error.</p>
	<p>Additional representation received;</p>	<p>The concern regarding development in the Green Belt has been covered in the officer's report. The</p>

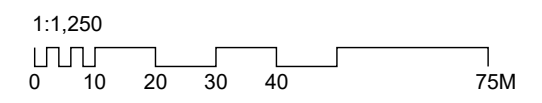
	<p>“ Again the site at Netherfield Lane is under threat. This proposal includes an invasion of green belt land in building a road on the site. Residents are extremely concerned that the green belt should be protected. The developers have already been actively pursuing development on the green belt site and many residents would urge councillors to vote against any infringement and the erosion of green belt land in Netherfield Lane.”</p>	<p>development is confined to the previously developed area of the site and accords with the NPPF and District Plan Policy.</p>
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1 Existing Site Plan

1:1250



PLEASE NOTE
 FOR CONSTRUCTION PURPOSES USE ONLY FIGURED DIMENSIONS. THIS DRAWING MUST ALWAYS BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT DETAILS. ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT. PLEASE REPORT ANY DISCREPANCY TO THE ARCHITECT OR CONTRACT ADMINISTRATOR

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Revisions			
P1	07.11.19	AR	FIRST ISSUE DRAFT
P2	26.02.20	WE	Red and blue line boundary added.
P3	27.02.20	WE	Red & blue line boundary adjusted.
P4	10.03.20	WE	Scale changed from 1:1000 to 1:1250
P5	16.02.21	AR	Red line adjusted to include drainage
P6	24.08.21	AR	Red line adjusted to exclude Alms house parking

Key	
	Blue line denotes land within the same ownership
	Red line denotes application boundary

Drawing Existing Site Plan		Date NOV 19	
Project/Client Netherfield Lane, Stanstead Abbots Webster Estates Ltd		Scale @ A3 1:1250	
Job reference 02317 0100	Drawing number	Revision P6	Purpose of Issue Approval

HazleMcCormackYoung LLP/Chartered Architects
 Leap House/ Frog Lane/ Tunbridge Wells/ Kent
 TN1 1YT/ t 01892 515311/ f 01892 515285



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