

# Public Document Pack



Chairman and Members of the  
Development Management  
Committee

Your contact: Peter Mannings  
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Date: 1 December 2021

cc. All other recipients of the  
Development Management  
Committee agenda

Dear Councillor,

## **DEVELOPMENT MANAGEMENT COMMITTEE - 1 DECEMBER 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)

Yours faithfully

Peter Mannings  
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East Herts Council  
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**MEETING** : DEVELOPMENT MANAGEMENT COMMITTEE  
**VENUE** : COUNCIL CHAMBER, WALLFIELDS, HERTFORD  
**DATE** : WEDNESDAY 1 DECEMBER 2021  
**TIME** : 7.00 PM

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**East Herts Council: Development Management Committee****Date: 1<sup>st</sup> December 2021**

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 representations</b>	<b>Officer comments</b>
<b>5B</b>	<p>Since writing the report, further advice has been received from the parking team. They have confirmed that the arrangement at the time of drafting the report was that 4 permits would be available to the Courtyard Arts centre employees to allow for parking in the car park if there is sufficient space. However, they have now confirmed that no permits would be available.</p>	<p>At the time of writing the report, 4 parking permits were available to the employees of the Courtyard Arts Centre enabling the use of parking spaces, where there is space in the carpark.</p> <p>Parking would still be available if there is space in the carpark, with the only difference being the requirement for the users of the Courtyard Arts Centre having to pay for the parking spaces as opposed to using a permit. Members should be aware that the permit arrangements form part of the existing lease agreement and any future negotiations with</p>

		<p>the Council’s Assets &amp; Estates team would not be a material planning consideration in the determination of this planning application and would be a separate matter.</p> <p>As set out in para 8.11 of the committee report the proposed increase in floor space would require the provision of 4 additional car parking spaces. However, no car parking provision is proposed as part of the application. Given the sites sustainable location within the town of Hertford, with access to sustainable transport links and nearby public car parking availability, it is considered that the reduced level of car parking provision would be acceptable when considered against the desirability of the extended community use.</p>
<b>5B</b>	It is acknowledged that there is an opportunity to enhance the local biodiversity	The following condition is suggested to secure the details of the provision of bat/bird boxes:

	<p>through the scheme through the provision of bird and bat boxes on the proposed rear extension.</p>	<p>Notwithstanding the details shown on the approved plans, prior to any above ground construction works being commenced, details shall be provided to show the installation of bat/bird boxes on the development.</p> <p><u>Reason:</u> In order to enhance biodiversity and create opportunities for wildlife within the surrounding environment in accordance with Policy NE3 of the East Herts District Plan 2018.</p>
<p><b>5B</b></p>	<p>In relation to matters of sustainability, it is acknowledged that no details have been provided in the application to demonstrate how the design, materials and operation of the development would minimise overheating in the summer, reduce the need for heating in the winter to reduce energy demand, and reduce water demand.</p>	<p>The following condition is recommended to secure details of sustainability measures:</p> <p>Prior to any above ground works, details of the design and construction of the proposed development to demonstrate how the design, materials and operation of the development minimises overheating in summer and reduces the need for heating in the winter to reduce energy demand and reduces water demand,</p>

		<p>shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.</p> <p><u>Reason:</u> To adapt to climate change, reduce carbon emissions and efficiently use water resources in accordance with Policies DES4, CC1, CC2, CC3 and WAT4 of the East Herts District Plan 2018.</p>
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