

# Public Document Pack



Chairman and Members of the  
Development Management  
Committee

Your contact: Peter Mannings  
Tel: 01279 502174  
Date: 8 March 2023

cc. All other recipients of the  
Development Management  
Committee agenda

Dear Councillor,

## **DEVELOPMENT MANAGEMENT COMMITTEE - 8 MARCH 2023**

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 application:

- (A) 3/21/0498/FUL - Barn 1 - office accommodation, and 6 units of overnight accommodation (with 14 beds in total) for staff, volunteers and students working on the farm site (class E(g); Barn 2 - 12 self-contained holiday lodges, outbuilding for shower and laundry facilities (class C3 but occupation restricted to short stays only); Barn 3 - 3 retail/workshops (class E(a) / E(g)); Barn 4 - learning and meeting/events space with kitchen and two offices at first floor (Class F.1(a) / F.2(b) and Class E(g)); erection of 3 dwellings (class C3); widening of access and footpath and associated car parking provision at Church Farm, Moor Green Road, Ardeley, Stevenage, Hertfordshire, SG2 7AH\_(Pages 3 - 5)

Yours faithfully,

Peter Mannings  
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**MEETING** : DEVELOPMENT MANAGEMENT COMMITTEE  
**VENUE** : COUNCIL CHAMBER, WALLFIELDS, HERTFORD  
**DATE** : WEDNESDAY 8 MARCH 2023  
**TIME** : 7.00 PM

**East Herts Council: Development Management Committee****Date: 8<sup>th</sup> March 2023****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>4a, 3/21/0498/FUL Church Farm, Moor Green Road, Ardeley, Stevenage Hertfordshire, SG2 7AH</b>	<p>A letter of support has been submitted from Councillor Crofton stating the following: Wholeheartedly support the application as the proposals at Church Farm will revitalise the community by creating local jobs, and visitors and keep alive the village pub.</p> <p>A neighbour letter of objection has been received raising concern that camping has previously taken place at the farm and is currently under enforcement investigation. The application proposals should not facilitate activities which don't have planning permission.</p>	<p>These comments have been put forward by supporters and included within the committee report.</p> <p>It is noted that there is an active enforcement investigation underway regarding unauthorised camping at the farm (ref: E/20/0120/ENF). Officers understand that camping has previously taken place in fields around the farm and not within the application site. The investigation is ongoing as to whether this represents a breach of planning control and is a separate matter from this application.</p>

		<p>It should be clarified that camping use is not applied for as part of this application. The proposed toilet / shower block has potential for use in connection with camping at the farm. However, it is still considered to be acceptable as it would support the function of the proposed holiday lets as well as being of use for other visitors / workers at the site.</p> <p>As such the proposals have been assessed on the basis that the toilet shower block is for use in connection with the proposed uses at the site. Nothing in this application should be considered to infer acceptability of any camping use at the farm.</p>
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**Table of errata and updates to reports submitted to Committee.**

Agenda No	Paragraph No	Updates
<p><b>4a, 3/21/0498/FUL Church Farm, Moor Green Road, Ardeley, Stevenage Hertfordshire, SG2 7AH</b></p>	<p>Condition 24</p>	<p>The applicants have proposed the following changes to the wording of this condition, to include reference to volunteers as well as staff / students:</p> <p><i>“The hereby approved staff / student accommodation within Barn 1 shall be limited to occupation by persons working, <i>volunteering</i> or studying with <del>Church Farm</del> or <i>in the agricultural and associated rural enterprises on the application site.</i>”</i></p> <p>Officers accept this proposed change as it adds further clarity to the potential occupiers of the accommodation.</p>
	<p>Condition 25</p>	<p>The applicants have requested that this condition is changed to allow occupation of the holiday let accommodation for 60-90 days rather than the 28 days listed in the report. Officers do not accept this proposed change as it would give rise to concerns that the holiday let accommodation would be used on a seasonal or more permanent basis. The holiday let accommodation would not be acceptable as permanent residential accommodation and therefore the 28 day time period is necessary to provide a clear distinction between the holiday and permanent residential accommodation.</p>