

Public Document Pack



Chairman and Members of the
Development Management
Committee

Your contact: Peter Mannings
Tel: 01279 502174
Date: 5 April 2023

cc. All other recipients of the
Development Management
Committee agenda

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE - 5 APRIL 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:

5B - 3/22/2200/FUL - Redevelopment of the site to provide industrial units (Use Classes E(g)iii and/or B2 and/or B8) and associated works including vehicle parking, ancillary structures and landscaping at Land and Buildings at Hertford Industrial Estate, Caxton Hill, Hertford, SG13 7NE_(Pages 3 - 8)

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 5 APRIL 2023
TIME : 7.00 PM

East Herts Council: Development Management Committee

Date: 5th April 2023

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>5b, 3/22/2200/FUL Redevelopment of the Site to provide industrial units (Use Classes E(g)iii and/or B2 and/or B8) and associated works including vehicle parking, ancillary structures and landscaping.</p>	<p>The Local Highway Authority have agreed a Strand 2 contribution of £35,448 having had further dialogue with the applicant and local planning authority.</p>	<p>Officers accept this change.</p>

Table of errata and updates to reports submitted to Committee.

Agenda No	Paragraph No	Updates
<p>5b, 3/22/2200/FUL Redevelopment of the Site to provide industrial units (Use Classes E(g)iii and/or B2 and/or B8) and associated works including vehicle parking, ancillary structures and landscaping.</p>	<p>Condition 4</p>	<p>This condition currently reads as follows: -</p> <p><i>No development shall take place until a Site Waste Management Plan (SWMP) for the site has been submitted to the Local Planning Authority and approved in consultation with the Waste Planning Authority. The SWMP should aim to reduce the amount of waste being produced on site and should contain information including estimated and actual types and amounts of waste removed from the site and where that waste is being taken to.</i></p> <p>The HCC Minerals and Waste Planning Officer commenting on a previously submitted draft SWMP report on 17th February 2023 stated that: -</p> <p><i>“happy that this would constitute an interim SWMP without the need for a pre-commencement condition. Provided that this document is updated throughout the construction at the site, as the Waste Planning Authority, we are pleased with the management plan. The tables and sections yet to be completed will record the quantities and destinations of materials resulting from the project. We would welcome the opportunity to view further updated versions of the SWMP and the final version so that we can understand the quantities of material diverted from landfill and reused on site.”</i></p> <p>The applicants submitted a revised SWMP (<i>Site Waste Management Plan rev 3 dated March 2023</i>) to Officers on Monday 3rd April 2023 to include the wording on Page 2 of this latest version to read: -</p> <p><i>“Updated versions of the Construction Site Waste Management Plan will be submitted every 2 months to Hertfordshire County Council for reference so it is aware of the quantities and destinations of materials generated during construction”</i></p>

		<p>Consequently, the applicant has requested that Condition 4 should now be substituted with the following wording: -</p> <p><i>“The development shall be carried out in accordance with the approved construction Site Waste Management Plan rev 3 dated March 2023.”</i></p> <p>Officers accept this.</p>
	Condition 12	<p>The applicants have requested that the wording be updated to reflect the updated BNG Assessment submitted in February 2023 which is based on the revised landscaping proposals.</p> <p>Officers accept this.</p>
	Condition 16	<p>The applicants have suggested a minor change for clarity as underlined below;</p> <ul style="list-style-type: none"> • details of the specific mobility filters to be installed. • the design and layout of the carriageway and any hard and soft landscaping immediately around the mobility filters <p>Officers accept this.</p>
	Condition 18	<p>The applicants have stated that Cudd Bentley (BREEAM Assessor) confirmed reference should change to BREEAM New Construction 2018 Design Stage Certificate.</p> <p>Officers accept this.</p>

	Condition 19	<p>The applicants have suggested that this condition is deleted as the details are already secured under condition 13. In addition, there are no residential units on the scheme, so the water consumption target reference is not considered to be relevant.</p> <p>Officers do not accept this as it allows for additional measures such as solar panels (needed to meet BREAM) to be included.</p>
	Condition 20	<p>The applicants have stated that the plan referenced should be 5076 SK 1101 B and have suggested that the final sentence is removed as this is covered in condition 21.</p> <p>Officers accept this.</p>
	Condition 22	<p>The applicants have stated that the plan referenced should be 5076 SK 1101 B</p> <p>Officers accept this.</p>
	Condition 25	<p>The applicants do not consider this condition is necessary in the circumstances of providing fixed bollards. In any event, the applicants propose that the trigger is changed to prior to occupation as this condition is not relevant before development commences.</p> <p>Officers accept this</p>
	Additional Condition for the provision of Swift Nest Boxes	<p>No development shall commence until details of the model, and location of 9 integrated swift boxes have been supplied to and approved by the LPA. These should be incorporated into the brickwork of the buildings, fully installed prior to occupation and retained as such thereafter.</p> <p>Reason: In accordance with Policy NE3 of the East Herts Local Plan and to conserve and enhance biodiversity in accordance with NPPF.</p>

	<p>Additional Condition requested by the Council's Environmental Health Officer</p>	<p>Air Quality</p> <p>Adhere to the mitigation laid out in the report produced by 'PINNACLE Consulting Engineers' dated 9th February 2023 as detailed below:</p> <ul style="list-style-type: none"> • 24 EV parking spaces will be provided • 76 cycle spaces will be provided • use of a Travel Plan to promote sustainable travel choices for journeys to and from the proposed development. <p>Suggested condition: -</p> <p><i>"Prior to occupation, the development is required to provide 24 active electric vehicle parking spaces and 76 cycle parking spaces as set out within the Traffic and Transport Assessment prepared by Pinnacle Consulting Engineers and dated 9 February 2023"</i></p> <p><i>Reason</i> <i>In the interests of avoiding potential detrimental impacts on the amenity of occupiers of neighbouring properties in accordance with Policy DES4 Design of Development, Policy EQ2 Noise Pollution and Policy EQ4 Air Quality of the adopted East Herts District Plan 2018.</i></p> <p>Officers accept this.</p>
	<p>Heads of Terms</p>	<ul style="list-style-type: none"> • Junction Improvements to junction with John Wade Road <p>This should read 'Junction Improvements with John <u>Tate</u> Road'</p>

		The following minor updates for consistency with references on the submitted plans - Agreed
	Plan Number	1234 CA 00 ZZ DR A 00018 REV P3 should read 5076 CA 00 00 DR A 00018 REV P3
	Plan Number	1234 CA 00 ZZ DR A 00019 REV P3 should read 5076 CA 00 00 DR A 00019 REV P3
	Plan Number	5076 CA 00 00 DR A 00020 REV P3 should read 5076 CA 00 00 DR A 00020 REV P3
	Plan Number	CA 00 00 DR A 00021 REV P3 should read 5076 CA 00 00 DR A 00021 REV P3
	Plan Number	5076 CA 00 RL DR A 0102 REV P4 should read 5076 CA 00 RL DR A 00102 REV P4