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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:

5A - 3/22/1030/OUT - Outline planning application with all matters reserved except access for the erection of up to 58 dwellings, amenity space, landscaping and all associated infrastructure at Land to the North-West of Buntingford (East of the A10) located off Neale Drive and Phillips Way, Buntingford, Hertfordshire_(Pages 3 - 4)

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>5a, 3/22/1030/OUT, Land To The North-west Of Buntingford (East Of The A10) Located Off Neale Drive And Phillips Way Buntingford Hertfordshire</p>	<p>4 further neighbour comments received raising the following issues:</p> <ul style="list-style-type: none"> • It is already difficult to get doctor and dentist appointments in Buntingford. As such there is not sufficient infrastructure to support new housing. • There are insufficient school places, drainage infrastructure or bus services to support new housing. • Traffic calming measures which were promised for Neale Drive have not been installed. • Restrictions to HGVs in Neale Drive have not been put in place. • Landscaping within the adjacent Redrow Homes development has not been installed in accordance with approved plans. 	<p>Concerns around provision of infrastructure to meet the needs of the development are addressed at paras 8.63-8.67 of the committee report.</p> <p>Concerns that Neale Drive has not yet been fully completed, adopted and open for use are noted. It is understood that discussions are currently taking place between the developers of the adjacent site (Redrow Homes) and Hertfordshire County Council on delivery of the final works to Neale Drive, including the altered junction between Neale Drive and Ermine Street. These discussions are close to conclusion and the works could be undertaken to open the route shortly. This issue is separate to the assessment of this current application, and Neale Drive would be required to be opened in order to facilitate the construction of the application proposals.</p> <p>Concerns that the adjacent development has not been built in accordance with approved plans are</p>

		noted. However this is not a material planning consideration in relation to this current application which relates to a different site.
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Table of errata and updates to reports submitted to Committee.

Agenda No	Paragraph No	Updates
<p>5a, 3/22/1030/OUT, Land To The North-west Of Buntingford (East Of The A10) Located Off Neale Drive And Phillips Way Buntingford Hertfordshire</p>	<p>8.66 and Recommendation</p>	<p>Insert sentence at end of para 8.66: <i>“The Hertfordshire and West Essex NHS request for a financial contribution of £74,936 to provide increased capacity at Buntingford Medical Centre to meet the needs of the development is also noted”.</i></p> <p>Include additional S106 head of term: <i>“Financial contribution of £74,936 to Hertfordshire and West Essex NHS to provide increased capacity at Buntingford Medical Centre”.</i></p>
	<p>6.1, 8.63, and recommendation.</p>	<p>Insert sentence at end of para 6.1 and 8.63: <i>“A contribution of £25,000 is also sought towards the Buntingford Community Area Transport (BCAT) scheme”.</i></p> <p>Include additional S106 head of term: <i>“£25,000 contribution towards the Buntingford Community Area Transport (BCAT) scheme”.</i></p>