

# Public Document Pack



Chairman and Members of the  
Development Management  
Committee

Your contact: Peter Mannings  
Tel: 01279 502174  
Date: 19 June 2024

cc. All other recipients of the  
Development Management  
Committee agenda

Dear Councillor,

## **DEVELOPMENT MANAGEMENT COMMITTEE - 19 JUNE 2024**

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:

Please view these papers prior to and during the meeting this evening.

Yours faithfully,

Peter Mannings  
Democratic Services Officer  
East Herts Council  
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**MEETING** : DEVELOPMENT MANAGEMENT COMMITTEE  
**VENUE** : COUNCIL CHAMBER, WALLFIELDS, HERTFORD  
**DATE** : WEDNESDAY 19 JUNE 2024  
**TIME** : 7.00 PM

**East Herts Council: Development Management Committee****Date: 19<sup>th</sup> June 2024****Table of errata and updates to reports submitted to Committee.**

<b>Agenda No</b>	<b>Paragraph No</b>	<b>Updates</b>
<b>6a, 3/23/2108/ FUL - Erection of 60 residential units (Use Class C3) with creation of access, car parking, landscaping, amenity and open space, substation, pedestrian/c</b>	Condition 4	<p>This condition currently reads as follows: -</p> <p><i>No development shall take place until a landscape and ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), has been submitted to, and approved in writing by, the local planning authority. The landscape and ecological management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. The scheme shall include the following elements:</i></p> <ul style="list-style-type: none"> <li><i>• Details of mitigation/compensation for impacts on riparian habitat from the bridge.</i></li> <li><i>• Details of any proposed enhancements to the river Beane.</i></li> <li><i>• Details of proposed planting and habitat creation.</i></li> <li><i>• Details of any proposed footpaths, fencing and lighting.</i></li> <li><i>• Details of any invasive species control and management.</i></li> </ul>

<p><b>ycle paths and associated development . Provision of footbridge across the River Beane</b></p>		<ul style="list-style-type: none"> <li>• <i>Details of treatment of site boundaries and/or buffers around water bodies.</i></li> <li>• <i>Details of how these former elements support the objectives of the Thames River Basin Management Plan i.e. how the proposals may prevent deterioration of the status or potential of surface waters and groundwater, and how proposals may support in achieving good ecological and chemical status.</i></li> <li>• <i>Details demonstrating how green/blue space will be protected during development and managed/maintained over the longer term, including adequate financial provision, and a named body responsible for management.</i></li> </ul> <p><i>Reasons: To ensure the protection of wildlife and supporting habitat Also, to secure opportunities for enhancing the site’s nature conservation value, whilst considering and contributing towards achieving the aims of the Thames River Basin Management Plan in accordance with Paragraphs 174 and 180 of the NPPF and Policies NE3 and NE4 of the East Herts District Plan (2018).</i></p> <p><i>The Environment Agency have commented that the trigger to this condition can be amended to ""Prior to the installation of the bridge and landscaping/ecological improvements around the River Beane...". This enables the residential element to be delivered separately</i></p>
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		<p>Consequently, the applicant has requested that Condition 4 should now be substituted with the following wording: -</p> <p><i>Prior to the installation of the bridge and landscaping/ecological improvements around the River Beane a landscape and ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), has been submitted to, and approved in writing by, the local planning authority. The landscape and ecological management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. The scheme shall include the following elements:</i></p> <ul style="list-style-type: none"><li><i>• Details of mitigation/compensation for impacts on riparian habitat from the bridge.</i></li><li><i>• Details of any proposed enhancements to the river Beane.</i></li><li><i>• Details of proposed planting and habitat creation.</i></li><li><i>• Details of any proposed footpaths, fencing and lighting.</i></li><li><i>• Details of any invasive species control and management.</i></li><li><i>• Details of treatment of site boundaries and/or buffers around water bodies.</i></li><li><i>• Details of how these former elements support the objectives of the Thames River Basin Management Plan i.e. how the proposals may prevent deterioration of the status or potential of surface waters and groundwater, and how proposals may support in achieving good ecological and chemical status.</i></li></ul>
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		<ul style="list-style-type: none"> <li>• <i>Details demonstrating how green/blue space will be protected during development and managed/maintained over the longer term, including adequate financial provision, and a named body responsible for management.</i></li> </ul> <p><i>Reasons: To ensure the protection of wildlife and supporting habitat. Also, to secure opportunities for enhancing the site’s nature conservation value, whilst considering and contributing towards achieving the aims of the Thames River Basin Management Plan in accordance with Paragraphs 174 and 180 of the NPPF and Policies NE3 and NE4 of the East Herts District Plan (2018).</i></p> <p>Officers accept this.</p>
	<p>Condition 7</p>	<p>The applicants have requested that following a submitted SWMP and comments from the Minerals and Waste Authority this condition should be a compliance condition.</p> <p>The condition should therefore read as the following:</p> <p>The development hereby permitted shall be implemented in accordance with the details contained in the Site Waste Management Plan reference FNH421 dated 8/01/24.</p> <p>Reason: To reduce waste from construction of the site in accordance with Hertfordshire Waste Local Plan</p>

		Officers accept this.
	Paragraph 9.83	Playing pitches state (£104,791) as a requirement In Section 11 under Draft Legal Agreement Playing Pitches Contribution reads £126,690. The second figure is the updated one following discussions regarding 3G pitches with the Parish Council.
	Paragraph 9.90 10.3 part g	The HCC Historic Environment finalised their comments. Just to clarify their latest position is that trial trenches were dug and no archaeological remains were found. Therefore no conditions or informatives are recommended.
	Condition 6	Condition 6 currently reads as a pre-commencement condition:  Prior to the commencement of any part of the development hereby permitted apart from enabling works, details of the measures required to facilitate the provision of high-speed broadband connections shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include a timetable and method of delivery for high-speed broadband for each residential unit. Once approved, high speed broadband infrastructure shall be implemented thereafter in accordance with the approved details including the timetable and method of delivery.

		<p>Reason: In order to ensure the provision of appropriate infrastructure to support the future sustainability of the development in accordance with policy DES4 of the East Herts District Plan 2018 and the NPPF.</p> <p>The agent has requested that the main works will be within the highways and connecting the site to the infrastructure within the highways rather than the site.</p> <p>It is considered that the trigger for this condition be changed to above ground works:</p> <p>Prior to the commencement of any above ground works the development hereby permitted apart from enabling works, details of the measures required to facilitate the provision of high-speed broadband connections shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include a timetable and method of delivery for high-speed broadband for each residential unit. Once approved, high speed broadband infrastructure shall be implemented thereafter in accordance with the approved details including the timetable and method of delivery.</p> <p>Reason: In order to ensure the provision of appropriate infrastructure to support the future sustainability of the development in accordance with policy DES4 of the East Herts District Plan 2018 and the NPPF.</p>
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		<p>Officers consider this to be a reasonable request.</p>
	<p>Condition 17</p>	<p>The condition reads as follows:                  At least 10% of all dwellings within the development hereby approved shall be completed in compliance with Building Regulations Optional Requirement Part M4 (3) 'adaptable wheelchair user dwellings' (or any subsequent replacement) prior to first occupation and shall be retained as such thereafter, unless otherwise agreed in writing with the Local Planning Authority.                  Reason: To ensure that the proposed development is adequately accessible for future occupiers in accordance with policy HOU7 of the East Herts District Plan (2018) and WAS7 of the Watton-at-Stone Neighbourhood Plan (2023).</p> <p>The agent wants to clarify that this should be for the affordable units only and therefore the revised condition is read as:</p> <p>At least 10% of the affordable dwellings within the development hereby approved shall be completed in compliance with Building Regulations Optional Requirement Part M4 (3) 'adaptable wheelchair user dwellings' (or any subsequent replacement) prior to first occupation and shall be retained as such thereafter, unless otherwise agreed in writing with the Local Planning Authority.                  Reason: To ensure that the proposed development is adequately accessible for future occupiers in accordance with policy HOU7 of the East Herts District Plan (2018) and WAS7 of the Watton-at-Stone Neighbourhood Plan (2023).</p>



	Point 6.2	This should be deleted as it was updated in point 6.26 following comments from the HCC Historic Team.
	Point 9.10	Should read Parish Council and not Hertford Town Council