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Chairman and Members of the
Development Control Committee

Your contact: Peter Mannings
Extn: 2174
Date: 23 September 2016

cc. All other recipients of the
Development Control Committee
agenda

Dear Councillor,

DEVELOPMENT CONTROL COMMITTEE – 22 SEPTEMBER 2010

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 and Unauthorised Development for Consideration by the Committee (Pages 3 – 6)

Yours faithfully,

Peter Mannings
Democratic Services Officer
East Herts Council
peter.mannings@eastherts.gov.uk

MEETING : DEVELOPMENT CONTROL COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 22 SEPTEMBER 2010
TIME : 7.00 PM

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East Herts Council: Development Control Committee

Date: 22 September 2010

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
5a Land at Sacombe Road 3/10/1198/FP	A reptile survey has now been carried out and <u>Herts Biological Records Centre</u> recommends a condition for works to stop if reptiles are found.	Condition 25 should now be deleted. Officers do not consider it necessary to add a condition for works to stop if reptiles are found, but this is recommended as a directive instead. Directive 5: “The applicant is advised that should reptiles be found during development, works must stop immediately and professional ecological advice taken on how to proceed. Natural England may need to be contacted on 01206 796666.”
	<u>Highways</u> now advise that visibility splays should be 70m rather than 90m.	Recommend that Condition 21 be amended accordingly.
		Following further discussions with Officers and Waste Services it is not considered justified to require contributions towards recycling facilities = the £7,076 contribution requirement should therefore be removed.
		Following further consultation with Council Solicitors and the Housing Officer it is recommended that the review of affordable housing tenure be related to the

		<p>level of HCA grant funding. If up to £25,000 is received per unit, then the breakdown shall be 54% rented, 46% intermediate housing. If more than £25,000 is received then the proportion of rented units shall increase as agreed in writing with the LPA.</p>
		<p>The £300 monitoring fee should be per obligation, therefore 11 x £300 = £3,300.</p>
	<p>A letter has been received accompanied by photographs of vehicle parking on Sacombe Road by parents dropping off/collecting children from Bengo Schools</p>	
	<p>A briefing note from the Sacombe Road – Vicarage Lane Co-ordinating Group has been received. It raises traffic and highway issues commenting that the issue of concern about the possible conflict between new traffic generated and current schools traffic has not been addressed. It comments that the joint impact of the proposals and those coming forward from Lafarge at Sacombe road and the implications of the closure of Byde Street should be considered.</p> <p>The applicants figures for the generation of car trips are seriously flawed. The groups projections are that, with other proposals including Sainsburys, the development could lead to traffic queues back from Old Cross as far as the Sacombe Road junction. Proper analysis should be given to this problem and the system of lanes to the north of Hertford should be rationalised to provide increased capacity with funding from the development.</p>	<p>The submitted transport assessment anticipates that 10% of traffic will travel to and from the site via routes leading north. This was considered as a specific requirement of the Highway Authority. The assessment of traffic generation and distribution has been based on accepted standards and has been accepted by the Highway Authority in the course of formulating its views on the scheme.</p> <p>It is confirmed that, although this scheme and others that come forward will have an impact but those impacts can be mitigated through measures set out in the transport plan.</p>

	These comments are endorsed by the Chairman of <u>Stapleford Parish Council</u> who is particularly concerned that problems with traffic could affect roads in the parish.	
	Officers understand that the applicant has recently circulated a letter with associated visual material and a layout plan to all DC Members	
5b	WITHDRAWN	
5c Birch Farm 3/10/1377/FP	2 further letters of support have been received from residents of Brickendon and Hoddesdon raising points already referred to in para. 5.5 of the report	
	Officers understand that the applicant has circulated a commentary on the committee report in a letter to all DC Members dated 17 th August 2010 together with a subsequent e-mail of 21 st September 2010.	
5d Riverside Garden Centre 3/10/1227/FO	1 further letter of support received from Bayfordbury raising no new points.	
5e Riverside Garden Centre 3/10/1226/FO	1 further letter of support received from Bayfordbury raising no new points.	

5g North Street, Bishop's Stortford 3/10/1152/FP	Deferred	
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