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Chairman and Members of the
Development Management
Committee

Your contact: Peter Mannings
Extn: 2174
Date: 21 July 2016

cc. All other recipients of the
Development Management
Committee agenda

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE – 20 JULY 2016

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 MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 20 JULY 2016
TIME : 7.00 PM

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East Herts Council: Development Management Committee

Date: 20 July 2016

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 3/15/2254/FUL Mill Farm, Mentley Lane, Great Munden</p>	<p>Amended location plan ref: 16/PA001C showing red outline of application site drawn around site of proposed installation – replaces 16/PA001B which also enclosed the adjacent field to the east in which it is proposed to provide additional landscaping.</p> <p>6 additional letters received from residents objecting to the proposal.</p> <p>7 additional letters received from residents supporting the proposal.</p>	<p>The amended red outline correctly shows the application site. The eastern field is part of the Mill Farm site, and landscaping can be provided on this land without it being part of the application site</p> <p>5 of these came from residents who had already objected to the application, resulting in a total of 115 objections received from 82 residents/households. No new grounds of objection were raised in these letters.</p> <p>1 resident had already expressed support for the application, 3 are writing for the first time on this application, resulting in a total of 243 letters of support received from 235 households/residents.</p> <p>The majority of the additional letters make no new points requiring Officers' comment. 1 letter queries the accuracy of the Parish Council's representations, noting that the submissions</p>

	<p>The applicant has written providing a summary of the key points of the development, including the reduction in size from the 2014 application, that current HGV traffic from the farm exceeds 400 lorries movements per year without incident and that the Government has pledged to lower carbon emission levels and provide at least 30% of energy from renewable resources. The applicant also states that the majority of local residents and users of the area support the application. The applicant notes figures from the Agriculture and Horticulture Development Board that about 4% of arable land in the UK will be left fallow in 2016, and that the UK currently has a surplus of about 2.5 million tonnes of unsold wheat.</p> <p>The <u>Parish Council</u> has expressed concern that residents' representations have not been recorded on the Council's website.</p>	<p>overstate the number of construction vehicle movements as well as the site area, and identifying the site as containing Grade 2 agricultural land, whereas it is all Grade 3a. The resident also disputes the reference to 'industrial usage of the land, as the land would have a mixed use for solar energy generation and animal grazing.</p> <p>Comments noted</p> <p>Officers have investigated this matter, which appears to be a technical issue relating to the link between the website and planning records system. Works to resolve the matter have now been undertaken.</p> <p>A complete record of all letters of objection and support received is available for inspection on the</p>
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	<p>The Parish Council have provided a summary document to Members of the Committee containing copies of their objections, the Landscape Officer's comments, policies they have identified as relevant to the proposal and other information including simulated visualisations.</p> <p>The <u>Council's Solicitor</u> has advised of a potential conflict in the timing of conditions and suggest Officers be delegated powers with respect to conditions 5,9,11 and 15.</p>	<p>public file, and it is this that has been referred to in compiling the number of responses received. Officers have liaised with the Parish Council to confirm that the responses of all concerned residents have been received and recorded on the public file and are accurately counted within the committee report and updated within this document.</p> <p>Noted. It is proposed that Officers review and amend the wording of conditions as appropriate to vary the trigger points, avoid any such conflicts and authority is delegated to make the necessary changes.</p>
<p>5b 3/16/0689/FUL 101-113 Gladstone Road, Ware</p>	<p>Two further neighbour responses has been received following re-consultation - the issues raised are summarised as:</p> <ul style="list-style-type: none"> • Amended plans do not address concerns regarding the height of the proposed building and overlooking of garden of No.34 Gladstone Road. • Parking remains inadequate • Additional parking would be in front of existing retained flat block and will be unusable when this is demolished 	<p>No. 34 is on the opposite side of Gladstone Road to the development and the development would not give rise to material overlooking.</p> <p>No applications have been received for further redevelopment of existing housing in Gladstone Road.</p>

	<ul style="list-style-type: none"> Insufficient parking for the number of dwellings proposed <p>Ware Town Council welcome the development and the two additional parking spaces proposed but are still concerned about parking issues.</p> <p>The Housing Team support the application for 100% affordable housing in a mix of 4 units for rent and 6 for shared ownership</p>	<p>Noted</p>
<p>5c 3/16/0959/REM Land north of Park Farm/ west of Ermine Street, Buntingford</p>	<p>The Councils Solicitor suggests additional conditions to cover construction management and contaminated land matters</p>	<p>Additional conditions are not required – these were applied at the outline approval stage.</p>