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Chairman and Members of the
Development Management
Committee

Your contact: Peter Mannings
Extn: 2174
Date: 4 February 2016

cc. All other recipients of the
Development Management
Committee agenda

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE – 3 FEBRUARY 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 3 FEBRUARY 2016
TIME : 7.00 PM

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East Herts Council: Development Management Committee

Date: 3 February 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
5b – 3/15/1691/OUT Land east of Green End Farm, Braughing	<p><u>Braughing Parish Council</u> have sent a further letter urging refusal and raising the following points:</p> <ul style="list-style-type: none"> • Remain concerned over impact on neighbouring properties and the Conservation Area; • Planting is proposed but could take 10 years to disguise the development; • Landscaping is only ever temporary and does not provide sufficient remedy to the adverse effects; • The ridge height difference is significant from north-south when compared to the existing dwelling Fairview; • Concern over a lack of any east-west section drawing to show the relationship with Ravenscroft; • Would be helpful to understand if the applicant has considered bungalows. <p>2 additional objections have been received raising no new points.</p>	<p>No further comment – issues addressed in the Committee report</p> <p>Noted</p>

	<p>1 letter has been received re-appraising the proposal and recommending support as follows:</p> <ul style="list-style-type: none"> • The proposal would contribute 20-25% towards the housing allocation for the village; • Reduced number of units and inclusion of 3 affordable units; • Additional landscaping; • Lowering of heights; • Designed to respect and integrate with the local area; • Provision of open space for local people to use; • Improvements to existing public footpath access; • Vegetation is moved to enable better visibility; • Preferable to other Neighbourhood Plan village sites due to access to bus stops, visibility and prominence; • Request that affordable housing be made available to local residents first. <p>A letter has been received from the agent suggesting that the affordable housing condition be amended to make reference to Table 1 of the adopted Affordable Housing and Lifetime Homes Supplementary Planning Document which provide gearing ratios for 40% provision. They also confirm that the surface water drainage scheme will be supplemented by permeable paving and discharge rates from the underground tank would reduce off-site impacts by retaining water on site. Full details of the drainage proposals can be submitted at reserved matters stage.</p>	<p>Noted</p> <p>Officers agree that this amended wording would provide clarity on the number of affordable units given that the application is in outline form and that percentages are rounded to the nearest whole number. Officers therefore recommend that Condition 4 be worded to include: “i. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than the number of units set out within Table 1 of the Affordable Housing and Lifetime Homes SPD (January 2008)”.</p>
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<p>5C - 3/15/1952/FUL Land at the Old Station Yard, Windmill Way, Much Hadham</p>	<p><u>Environmental Health</u> recommends that planning permission be granted subject to conditions relating to construction hours of working, piling and contamination.</p>	<p>Officers have recommended a planning condition relating to hours of construction and this is included in the Officer Committee Report. In addition and, as recommended by the Environmental Health Officer it is recommended that condition 15 relating to contaminated land is included as follows:-</p> <p>Prior to the commencement of the development hereby permitted, reclamation of the site shall be carried out in accordance with document reference (a) M41560 / RE001 entitled (b) Desktop Study. Any amendments to these proposals relevant to the risks associated with the contamination shall be submitted to the Planning Authority for prior approval in writing.</p> <p>On completion of the works of reclamation, the developer shall provide a validation report which confirms that the works have been completed in accordance with the approved documents and plans.</p> <p>Reason: To ensure that adequate protection of human health, the environment and water courses is maintained in accordance with policy ENV20 of the East Herts Local Plan Second Review April 2007 and the National Planning Policy Framework.</p>
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<p>5C - 3/15/1952/FUL Land at the Old Station Yard, Windmill Way, Much Hadham</p>	<p>Three additional representations from third parties have been received in objection to the application and three representations from third parties who have already provided comments have been received – they raise concern with the amended plans. The concerns raised are generally as set out in section 8 of the Officer Committee Report. Concern is raised that the amended plans, as submitted through the application process, do not address concerns previously raised. Concern continues to be raised in respect of the impact on protected species and biodiversity and the S52 agreement relating to the land.</p>	<p>Officers note the representations received – the comments set out in the Officer Committee Report respond to these matters.</p>
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