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Chairman and Members of the
Development Management
Committee

Your contact: Peter Mannings
Extn: 2174
Date: 19 August 2015

cc. All other recipients of the
Development Management
Committee agenda

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE – 18 AUGUST 2015

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 - 4)

Yours faithfully,

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

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : CEDAR ROOM, THE RHODES ARTS COMPLEX, 1-3
SOUTH ROAD, BISHOP'S STORTFORD
DATE : TUESDAY 18 AUGUST 2015
TIME : 7.00 PM

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East Herts Council: Development Management Committee

Date: 18 August 2015

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, 3/13/0886/OP ASR5 Hazelend Road/ Farnham Road, Bishop's Stortford</p>	<p>The <u>Councils Solicitor</u> comments on the report submitted to the committee as follows:</p> <p>Rec 1 – it is appropriate to set out here that any legal agreement shall include the landowner, developer of the site and other parties as appropriate</p> <p>Para 8.2.10: Viability and affordable housing reviews will include a review of the percentage of affordable housing to be provided, as well as the tenure split.</p> <p>ERP A: Item 4, Market Housing Requirements – shall also include the requirement that 30% of the market housing will be provided to Lifetime Homes standard (as per para 8.2.15)</p> <p><u>County Council Development Services</u> advises that, in relation to contributions for other service areas, it has concerns that the current wording set out in the Committee report in respect of the use of the contributions will need to</p>	<p>The committee is to note the comments of the Solicitor and Officers will ensure these matters are covered in the recommendations/ conditions/ legal agreements as appropriate.</p> <p>This matter is noted at para 8.4.21 of the report. In its latest comments on the application, July 2015, HCC Development Services have identified the specific purposes to which the funding should be</p>

	<p>be more accurately targeted for the actual S106 taking into account the requirements of CIL Reg122 and 123.</p> <p>In addition, in relation to the contribution figures for youth, library and childcare services, it had understood the contributions would be in line with the HCC Toolkit Table and had told otherwise following our formal response to the offer. The current contribution figures identified are based on the identified housing and tenure mix. However, as a viability re-assessment is already being built into the S106 it would appear reasonable that in the event the impact on these services increases through for example more, larger dwellings coming forward compared to the assumed mix, this is taken into consideration as part of the viability re-assessment.</p>	<p>directed. These are considered to meet the requirements of the CIL regulations and therefore will be utilised in the preparation of any s106 agreement.</p> <p>Changes to the mix and tenure split and the impact that this has on funding for County services can be taken into account in the viability reassessment process.</p>
	<p>Officers understand that the applicant has circulated a letter to all DM Members dated 14 August 2015 providing background to the company and setting out the changes to the development proposals that have come as they have progressed.</p>	