

# Public Document Pack



Chairman and Members of the  
Development Control Committee

Your contact: Peter Mannings  
Extn: 2174  
Date: 1 October 2010

cc. All other recipients of the  
Development Control Committee  
agenda

Dear Councillor,

## **DEVELOPMENT CONTROL COMMITTEE – 30 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:

4. Planning Applications and Unauthorised Development for Consideration by the Committee. (Pages 3 – 8)

Yours faithfully

Peter Mannings  
Democratic Services Officer  
East Herts Council  
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**MEETING** : DEVELOPMENT CONTROL COMMITTEE  
**VENUE** : MAIN HALL, CHARIS CENTRE, WATER LANE,  
BISHOP'S STORTFORD  
**DATE** : THURSDAY 30 SEPTEMBER 2010  
**TIME** : 7.00 PM

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## East Herts Council: Development Control Committee

### Date: 30 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
<p><b>4a)</b>  <b>Land at</b>  <b>Whittington</b>  <b>Way</b>  <b>3/10/1012/OP</b></p>	<p>A consultation response has been received from the Councils Engineering Department. They comment that the site is situated entirely within zone 1 and is therefore away from fluvial flood risk zones. The site has the potential for above ground SUDs.</p>	
	<p>An email has been received on 10 September 2010 from the applicant which considers that the concerns raised in the Walker Beacon Mason (WBM) Report in relation to indoor ambient noise levels, are detailed matters which can be considered at a later stage. The applicant has provided a manufacturers brochure of an acoustic ventilation system, which provides natural ventilation to buildings whilst protecting against noise impacts.</p>	<p>Officers note the information submitted by the applicant, however this does not overcome the recommended second reason for refusal.</p>
	<p>The applicant has provided additional information regarding alternative design and layouts for the schools which have been considered and rejected during the design processes, prior to the submission of the application.</p>	<p>Officers note the additional information which helpfully sets out previous layout schemes for the site. However, the information does not alter Officers concerns with the development proposals, as set out in the Officers Committee Report.</p>

<p>3/10/1012/OP Cont.</p>	<p>Letters dated 16 September 2010 have been received from the applicant and Hertfordshire County Council, in response to criticism made in the Officers Committee Report and by other third party representations. The letters focuses on educational need matters, noise and green belt issues.</p> <p>The letter from HCC largely reiterates the comments made in the accompanying statements with the application. On matters of forecasting educational need, HCC comment that their figures take into account places available at Leventhorpe School and Mountfitchet High.</p> <p>The letter from the applicant sets out that they have considered the criticisms from objectors to the development, however the development of the Whittington Way site remains the only affordable option for meeting the short and long term need for additional school places. In respect of layout, the applicant reiterates previous submissions that the layout of the site will provide a high quality educational environment. In respect of noise matters, the applicant confirms that the schools buildings will be highly insulated and will involve some form of mechanical ventilation in a number of rooms. The applicant also notes that the existing school buildings are already subject to noise impact which, given the existing structure of the schools, can be extremely disruptive to lessons. The provision of a purpose made school will provide an enhanced teaching environment in this respect.</p>	<p>Officers note the information submitted by the applicant, however this does not overcome the recommended reasons for refusal.</p>
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3/10/1012/OP Cont.	A letter dated 23 September 2010 has been received from Bishops Stortford High School, providing further comments in response to the Officer Committee Report. Members will recall they have received a copy of that letter.	
3/10/1012/OP	<p>A letter dated 24.09.2010 has been received from the Chair of Governors of The Mountfitchet Mathematics and Computing School. The letter considers the submissions from Hertfordshire County Council in respect of educational forecasts, particularly the table which is copied at page 56 of the Officers Committee Report. The college note that, in the 12 years forecast in the table, that there are only 2 years in which the demand for secondary school places could not be met by the College and by implementing plans to expand Leventhorpe School. The letter from the College sets out that in those two years, the need could be met by temporarily expanding the existing schools in Bishops Stortford.</p> <p>The letter from the College sets out that the provision of the two new schools at the Whittington Way site will be a potential threat to the viability of the Mountfitchet Mathematics and Computing College.</p>	Officers comment that, from the information from the College, it would seem that the figures for educational places as forecast by Hertfordshire County Council would be able to potentially met through expansion of existing schools in the area.
<b>4b) High School, London Road</b> 3/10/1013/OP	The applicants have submitted revised Heads of Terms for a proposed s.106 agreement confirming that they will now provide affordable housing in accordance with the Council's policy of up to 40% - the precise level, housing mix and tenure to be agreed. Financial contributions are now also proposed in respect of public open space (including	Officers consider that the revised Heads of Terms are acceptable and recommend that reason for refusal No.2 is deleted.

	<p>maintenance); outdoor sports provision; parks and public spaces; community facilities; secondary and nursery education; childcare facilities; library services and youth services as identified within the report</p>	
<p><b>4c) Herts &amp; Essex High School, Warwick Road 3/10/1015/OP</b></p>	<p>The applicants have submitted revised Heads of Terms for a proposed s.106 agreement confirming that they will now provide affordable housing in accordance with the Council's policy of up to 40% - the precise level, housing mix and tenure to be agreed. Financial contributions are now also proposed in respect of public open space (including maintenance); outdoor sports provision; parks and public spaces; community facilities; secondary and nursery education; childcare facilities; library services and youth services as identified within the report</p>	<p>Officers consider that the revised Heads of Terms are acceptable and recommend that reason for refusal No.2 is deleted.</p>
<p><b>4d) Beldams Lane Sports Pitches 3/10/1014/OP</b></p>	<p>Officers understand that the Haymeads Residents Association has circulated an Information Pack in an e-mail dated 25 September 2010 to all DC Members</p>	
	<p>The County Council has advised that the application received for the designation of the site as a town or village green has not yet been "duly made" and they have asked the applicant to make some amendments. This will of course delay consideration of any validated application. We are also advised that such a case can take 12-18 months to process.</p>	

<p>3/10/1014/OP Cont.</p>	<p>The applicants have submitted revised Heads of Terms for a proposed s.106 agreement confirming that they will now provide affordable housing in accordance with the Council's policy of up to 40% - the precise level, housing mix and tenure to be agreed. Financial contributions are now also proposed in respect of public open space (including maintenance); outdoor sports provision; parks and public spaces; community facilities; secondary and nursery education; childcare facilities; library services and youth services as identified within the report</p>	<p>Officers consider that the revised Heads of Terms are acceptable and recommend that reason for refusal No.2 is deleted.</p>
<p><b>4e)</b> <b>3/10/1009/OP</b> <b>3/10/1012/OP</b> <b>3/10/1013/OP</b> <b>3/10/1014/OP</b> <b>3/10/1015/OP</b> <b>3/10/1044/FO</b></p>	<p>An additional 158 letters of objection have been received from local residents. The total number of letters of objection received is 991. A petition with 85 signatures and an online petition with 36 signatures have also been received. The total number of signatures on the petition is 2,517 and a total number of 548 objections have been registered on the Civic Federation's online petition.</p> <p>The letters of objection raise the same concerns as those raised in other letters of objection received by the Council. These are outlined in appendix A of LPA ref. 3/10/1012/OP.</p>	<p>The issues raised have been addressed in the submitted reports.</p>

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