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Chairman and Members of the
Development Control Committee

Your contact: Peter Mannings
Extn: 2174
Date: 10 February 2010

cc. All other recipients of the
Development Control Committee
agenda

Dear Councillor,

DEVELOPMENT CONTROL COMMITTEE – 9 FEBRUARY 2011

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 9 FEBRUARY 2011
TIME : 7.00 PM

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East Herts Council: Development Control Committee

Date: 9 February 2011

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, 3/10/1968/FP Widbury Hill, Ware.	Officers understand that Mr. Paul Vicary on behalf of Taylor Wimpey has circulated a letter to all DC Members dated 4 th February 2011, in response to the previous deferral, and including details of the proposed Play Area.	This raises no new issues.
5b, 3/10/0512/OP Birch Farm, White Stubbs Lane.	Officers understand that Mr. and Mrs. Barnes have circulated an email to all DC Members dated 7 th February 2011 answering questions raised by Councillors throughout the course of the application.	<p>This email raises no new issues, but clarification is provided below in respect of the CPRE and the Localism Bill:</p> <p>It is correct that no further consultation response has been received from the CPRE in relation to this amended scheme.</p> <p>The Localism Bill is again referred to, and it is acknowledged that emerging policies can be a material planning consideration; however the Bill does not affect the determination of current applications. The Localism Bill proposes neighbourhood plans that may, in the future, form part of the statutory Development Plan. These plans may, however, take many years to formulate; will</p>

		<p>need to go through a public consultation process; and be in general conformity with the Local Plan/ LDF.</p> <p>The Head of Planning and Building Control has previously confirmed, by e-mail dated 8th February, that no decision has been reached on this application and the committee is quite entitled to reach any decision as appropriate regardless of the previous deferral.</p>
<p>5c, 3/10/2019/FP Bayford Hall Farm, Bayford Lane.</p>	<p>Residents of the Coach House and Bayford Hall request a condition restricting night fishing – from sun rise to sunset. Health and Safety would be better assured in this way and this will bring respite to Barn Owls, Cormorants and Herons which frequent the area. They also have security concerns.</p> <p>The applicant has written to clarify that there is no extension of the use and no extension of the fishing lake proposed. Informally it is advised that night fishing has already taken place at the site.</p>	<p>Officers consider that any night fishing is likely to be limited and, by its nature, quiet and unobtrusive. There is a suggested condition to restrict lighting at the site and Officers consider that this is sufficient to protect the amenities of local residents and the character of the surrounding rural area.</p> <p>Noted.</p>
<p>5d, 3/10/0761/FP Redricks Lakes</p>	<p>Officers understand that the applicant has circulated an e-mail to all DC Members on 31st January 2011 setting out details of the use of the buildings.</p>	<p>This raises no new issues.</p>

<p>5e, 3/10/2110/FP Firlands House, Bishop's Stortford</p>	<p>A local resident has written requesting that adequate fencing measures are in place both during and subsequent to development to ensure amenity, privacy and security. They also seek the possible agreement of the developer to the removal of trees on their adjoining land.</p> <p>The applicant has submitted written confirmation of alternative measures being explored to provide community and social facilities for remaining South Anglia (SA) tenants in Firlands. These include linking these tenants with other SA communal schemes in the town and the use of a currently vacant property on Firlands as a meeting/communal facility.</p>	<p>The standard boundary treatment condition is proposed by which fencing details can be considered and agreed.</p> <p>The possible alternative arrangements are noted.</p>
<p>5f 3/10/1152/FP North Street, Bishop's Stortford</p>	<p>A town resident has written in objection setting out the following points:</p> <ul style="list-style-type: none"> - traders do not wish to relocate; - proposals give rise the difficulties for pedestrians in crossing roads; - proposals should be deferred until the position in relation to the Old River Lane is known – the market could relocate there and the traffic implications of that would be known; - the traffic assessment is outdated and inconclusive. 	<p>It is understood that no firm view of the implications is reached in the transport report. As a result, the temporary permission and use of an experimental TRO is proposed. The preferences of the current trader can be considered by the Council as a market authority – but are not a planning matter.</p>
<p>5h, 3/10/1838/FP Land at Tinkers Hill, F. Pelham</p>	<p>An adjoining land owner has drawn the Authority's attention to discrepancies on the site plan with regard to the boundaries of the application site.</p>	<p>The applicant has submitted a revised site plan showing the corrected site boundary. This does not, however, impact upon the proposed development.</p>

<p>5i, 3/10/1773/FP 16 Market Square, Bishop's Stortford</p>	<p>Environmental Health raise no objections to the proposal and recommend conditions regarding noise insulation, construction hours of working, air quality; lighting details; extraction details; soil decontamination; refuse disposal facilities and hours of deliveries.</p>	<p>Officers consider that it is reasonable and necessary to impose conditions regarding fume extraction/ventilation and refuse disposal facilities.</p> <p>It is suggested that the following conditions are added:-</p> <ol style="list-style-type: none"> 1. Prior to the commencement of the use hereby permitted a scheme for the ventilation of the premises, including the extraction and filtration of cooking fumes shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be carried out prior to the commencement of the use hereby permitted. Reason In the interests of the appearance of the building and the amenities of nearby occupiers in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007. 2. Refuse disposal facilities (2E243) <p>The other suggested conditions are not considered to accord with the tests of Circular 11/95.</p>
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