

# Public Document Pack



Chairman and Members of the  
Development Control Committee

Your contact: Peter Mannings  
Extn: 2174  
Date: 25 March 2011

cc. All other recipients of the  
Development Control Committee  
agenda

Dear Councillor,

## **DEVELOPMENT CONTROL COMMITTEE – 24 MARCH 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  
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**MEETING** : DEVELOPMENT CONTROL COMMITTEE  
**VENUE** : COUNCIL CHAMBER, WALLFIELDS, HERTFORD  
**DATE** : THURSDAY 24 MARCH 2011  
**TIME** : 5.30 PM

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## East Herts Council: Development Control Committee

### Date: 24 March 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
<p><b>7a, 3/11/0356/PT- Junction of, Great Hadham Road and, Oriole Way, Bishop's Stortford</b></p>	<p>The Highway Authority has confirmed that they have objections to the proposal and suggest a condition requiring a Health and Safety Plan to be submitted in respect of the construction of the development.</p> <p>158 representations have been received which raise the following concerns:</p> <ul style="list-style-type: none"> <li>• The proposed installation, including cabinets, would be unduly prominent, visually intrusive and detrimental to the character and appearance of the street scene (contrary to ENV28);</li> <li>• The mast will increase street clutter;</li> <li>• The original description as a replacement mast is incorrect;</li> <li>• The application is invalid as the applicant does not own the land;</li> <li>• The existing mast to the east of the site is visually intrusive and the current proposal would make this situation worse;</li> </ul>	<p>Officers do not consider that the suggested condition is necessary and reasonable in accordance with circular 11/95. However, the applicant can be reminded of the need to comply with appropriate highway legislation and health and safety requirements by adding the following directive:</p> <p>The applicant is advised to contact the Highway Authority before any works are carried out in respect of compliance with any appropriate highways legislation; the provision of a Health and Safety Plan; and to obtain the necessary consent from that Authority.</p> <p>Officers are satisfied, from the information available, that notice of the application has been served on the relevant land owner.</p>

	<ul style="list-style-type: none"> <li>• There are perceived health risks that have not been disproved;</li> <li>• The site is close to a play area, park and recreation area used extensively by young children and teenagers;</li> <li>• The development would further spoil the quality of life for local residents;</li> <li>• The existing mast and equipment are obstructions to pedestrians;</li> <li>• The network have not proved that there is insufficient coverage in the area and residents have Vodafone signal in the immediate locality;</li> <li>• Alternative sites and sharing other sites have not been fully investigated;</li> <li>• The mast and cabinets would hinder the view of traffic;</li> <li>• Construction and maintenance work will obstruct the use of the pavement;</li> <li>• There are at least 20 houses within 100 metres of the site and the adjacent park is 150 metres away;</li> <li>• Consultation with residents have not taken place;</li> <li>• Tactical timing of the application to restrict the opportunity for objections.</li> </ul>	<p>Officers consider that the other issues raised within the representations so far received, have been addressed within the report.</p>
<p><b>5a, 3/11/0160/FP Jeans Lane, Bishop's Stortford</b></p>	<p>Officers understand that a local resident has circulated an e-mail to all DC Members dated 23 March 2011 in objection to the proposals raising highway safety concerns. The resident has asked that, if refused, an additional reason for refusal relating to the matter be</p>	<p>Officers have included some detail of the submission here as it is not clear whether all DC Members have received this. In your officers view, the suggestion condition would not meet the appropriate tests given it is not clear that there is a</p>

	<p>applied. If approved, the resident asks that a condition be applied requiring foot and cycle path provision along the full length of Jeans Lane.</p> <p>The current occupier of part of the site, Travis Perkins Plc writes to confirm that it is opposed to the proposals, keen to maintain representation in the town and has been unable to locate an alternative site for its operation. The development would lead to a loss of an appropriate site for this type of use and loss of an important service to the community.</p> <p>A further submission from a local resident has been received in objection highlighting flood risk and traffic problems as concerns. The writer also considers there is a lack of need for further office space in the town and that future government proposals allowing the change of use of offices would mean that these would be lost to further housing in any event.</p> <p>Officers understand that the applicant has circulated a letter to all DC Members dated 17 March 2011 (with associated plans) in support of the proposals and commenting on the reasons for refusal set out in the report.</p> <p><u>Bishop's Stortford Town Council</u> has submitted amended to those set out in the report indicating that it very much welcomes this development and repeats that it considers a condition of the permission should be that the dwellings</p>	<p>reasonable prospect of the ability to meet its requirements.</p>
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	<p>are constructed to lifetime homes standard.</p> <p>Councillor Keith Barnes indicates that he is happy to support the proposals, the type of dwellings suggested appear to be acceptable. He also asks that the dwellings are constructed to lifetime homes standards.</p>	
<p><b>5b)</b> <b>3/11/0039/RP</b> <b>Allotment</b> <b>Gardens,</b> <b>Buntingford</b></p>	<p>The Council's Landscape officer has commented that a detailed planting plan is required and recommends that suitable hedging is included at the boundaries of the site.</p>	<p>A condition requiring the submission of a Landscaping scheme is included within the recommendation as condition 12.</p>