

# Public Document Pack



Chairman and Members of the  
Development Control Committee

Your contact: Peter Mannings  
Extn: 2174  
Date: 26 May 2011

cc. All other recipients of the  
Development Control Committee  
agenda

Dear Councillor,

## **DEVELOPMENT CONTROL COMMITTEE – 25 MAY 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 – 8)

Yours faithfully,

Peter Mannings  
Democratic Services Officer  
East Herts Council  
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**MEETING** : DEVELOPMENT CONTROL COMMITTEE  
**VENUE** : COUNCIL CHAMBER, WALLFIELDS, HERTFORD  
**DATE** : WEDNESDAY 25 MAY 2011  
**TIME** : 7.00 PM

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## East Herts Council: Development Control Committee

### Date: 25 May 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
<b>5c</b> <b>3/11/0520/FP</b> <b>Land at</b> <b>Sacombe</b> <b>Corner Wood,</b> <b>Watton-at-</b> <b>Stone</b>	<p>Councils <u>Landscape Officer</u> comments: 'no impact on significant trees and the scheme largely overcomes concerns on previous scheme; however the fall across the stable yard need only be 1:40. 1:20 is too steep. Hard surfacing materials need to be considered'.</p> <p>Councils <u>Engineer</u> comments: Note that resubmission takes account of previous comments seeking more effective disposal of surface water. Proposal has improved its flood alleviation characteristics.</p>	<p>No further comments to make above that already discussed in Report.</p> <p>No further comments to make above that already discussed in Report.</p>
<b>5e</b> <b>3/11/0370/FP</b> <b>Land at</b> <b>Gravelly Lane,</b> <b>Braughing</b>	<p>Two additional letters have been received from local residents. In addition to the issues already set out in the report they raise concern in relation to:</p> <ul style="list-style-type: none"> <li>- adequacy of garden amenity space;</li> <li>- the number of changes that are being made to the scheme</li> </ul> <p>Officers understand that a further local resident, the applicant and the Parish Council have circulated communications to all DC Members dated 23 and 25 May.</p>	<p>No additional comments</p>

<p><b>5f</b>  <b>3/11/0350/FP</b>  <b>3/11/0351/LB</b>  <b>Land adjacent to 99 High Street, Watton at Stone</b></p>	<p>Correction to the report: five letters of representation have been received. The issues that are raised are broadly as those summarised in the report, the correspondents also raise concern however that little weight should be assigned to the fact that permission for development was granted previously. This was contrary to local residents and the Parish Councils concerns.</p> <p>In addition local Ward Councillor Nigel Poulton has written in strong objection to the proposals. His concerns are summarised as:</p> <ul style="list-style-type: none"> <li>- overdevelopment on the plot leaving little amenity space;</li> <li>- proximity to neighbouring property;</li> <li>- out of scale and character to adjacent buildings and detrimental to the setting of the listed building at 99 High Street;</li> <li>- uncertainty in relation to impact on existing trees.</li> </ul>	<p>No additional comments</p>
<p><b>5g</b>  <b>3/11/0432/FP</b>  <b>Cox's Gardens</b>  <b>Bishop's Stortford</b></p>	<p>A further 11 letters of objection have been received raising concerns broadly as summarised in the report. Reference is made to the special and fund raising events that are held by the proposed occupiers, which will result in greater traffic impact. Concerns are also raised with regard to privacy, the appearance of the development, noise that will be created and that there is no community benefit.</p> <p>If the Council is minded to support the proposals a number of conditions are suggested which include control over opening times, a limit on the number of children to be</p>	<p>No additional comments</p>

	<p>admitted, boundary treatments, parking provision during the special events and earlier review of travel plan requirements.</p> <p>The Councils <u>Landscape Officer</u> comments that the proposed parking may fall within the root protection area of off site cherry trees and therefore no-dig construction may be required here. He suggests an alternative arrangement to the development on the site with a building orientated north-south. This allows a generous grassed area to the west site of the site and for the play space to be contiguous with the retained playing field to the east boundary.</p> <p>The submitted layout is accepted as workmanlike and reasonably practical but not the best solution for the site.</p>	
<p><b>5h, 3/11/0530/SV, Land adjacent to Walkern Road</b></p>	<p>Applicant has clarified that at 7m distance, the loudest tested electric powered model aircraft generates about 62dB(A). At 70m a typical electric powered model aircraft generates about 41dB(A) with its motor activated.</p>	<p>Noise levels are significantly below that of internal combustion powered model aircraft. 41dB(A) is equivalent to a quiet rural area, and should not be significantly audible to local residents.</p> <p>Officers recommend that the proposed additional clause to the S.106 agreement read as follows: "The flying of Silent Flight models (e.g. Gliders and electronic powered model aircraft generating a maximum volume of <b>65dB(A)</b> at 7m) be permitted between 9am and sunset from Monday to Saturday, and not at all on Sundays"</p>

	<p>As noise levels would be so low, applicant has requested that Sunday flying be permitted.</p> <p>The applicant has further clarified that weather conditions limit the number of suitable flying conditions. The Club's records indicate that planes were flown on 44 days in 2010, 74 days in 2009 and 79 days in 2008.</p> <p>Background noise levels can exceed those generated by the Silent Flight craft. In addition, the craft should never be flown near enough to neighbouring properties to risk crashing on their land.</p>	<p>NB: 65dB(A) is approximately one-third the maximum permitted volume of the internal combustion powered engines.</p> <p>Officers consider Sunday flying should remain excluded for the reasons cited in the report.</p> <p>Noted. However, officers remain of the opinion that Sunday flying should remain excluded, as addressed in the report.</p> <p>No further comments to make above that already discussed in report.</p>
<p><b>5j</b> <b>3/11/0267/FP</b> <b>37 Lower</b> <b>Road, Great</b> <b>Amwell</b></p>	<p>Two further letters have been received (one from a neighbouring resident who had previously commented on the proposals). In addition to those set out in the report, these raise the following issues:</p> <ul style="list-style-type: none"> <li>- there is no precedent for affordable housing in the road;</li> <li>- there has been significant development at the site already;</li> <li>- disruption, dust and noise caused;</li> <li>- exacerbate poor traffic conditions on the road caused by an existing chicane</li> <li>-</li> </ul>	<p>No additional comments</p>

<p><b>5k</b> <b>3/11/0065/FP</b> <b>St Anne's Church</b> <b>Slough Road</b> <b>Allens Green</b></p>	<p>The <u>Parish Council</u> has clarified that, overall, it strongly supports the proposals because they create a sustainable future for the building and sustain the St James church at High Wych. There is however a remaining concern in relation to access arrangements.</p> <p>The applicant comments that in Officer report, the necessity for the funding from the sale of St Anne's for urgent repairs at St James' Church has not been included.</p>	<p>Such a consideration would not overcome the principle of converting the building into a residential dwelling and is not an exceptional circumstance to outweigh Policies GBC9 and LRC11 of the East Herts Local Plan.</p>
<p><b>5m,</b> <b>3/11/0514/FP,</b> <b>Wareside Lodge, Ware Road, Widford</b></p>	<p>Four further letters of objection have been received. These raise the following issues:</p> <ul style="list-style-type: none"> <li>- increased traffic generation at the junction between the access to Blakesware Manor and the B1004 and highway safety generally;</li> <li>- the application property does not benefit from its own driveway and the land proposed for car parking is not within the ownership of the applicant and could result in an obstruction to a private road</li> </ul>	<p>These issues have been addressed within the officer report.</p>
<p><b>5n</b> <b>3/11/0274/FP</b> <b>Coltsfoot Cottage,</b> <b>Coltsfoot Lane,</b> <b>Datchworth</b></p>	<p>The applicant advises that the application description is incorrect and should read "Entrance loggia, first floor <u>rear</u> and side extensions".</p>	<p>Officers are satisfied that the description can be amended without prejudice to any party.</p>

<p><b>5r</b> <b>3/11/0333/FP</b> <b>131a Hadham Road,</b> <b>Bishop's Stortford</b></p>	<p>Officers understand that two local residents have circulated e-mails setting out objection to the proposals to all DC Members dated 23 and 25 May 2011.</p> <p>In addition, a local resident has confirmed that the householders of six properties adjacent to the site are in objection to the proposals.</p> <p>Local ward Member, Councillor Tim Page has also set out his concern in a message to all members of the DC Committee</p>	<p>No additional comments</p>
<p><b>5s</b> <b>E/09/0363/A</b> <b>Valleyfields Westland Green</b> <b>Little Hadham</b></p>	<p>Officers understand that the owner of the property has circulated an e-mail to all DC Members dated 24 May 2011.</p>	
<p><b>5t</b> <b>E/11/0020/B</b> <b>15 London Road, Hertford</b></p>	<p>Officers understand that the owner of the property has circulated an e-mail to all DC Members dated 23 May 2011.</p>	