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Chairman and Members of the
Development Control Committee

Your contact: Peter Mannings
Ext: 2174
Date: 23 June 2011

cc. All other recipients of the
Development Control Committee
agenda

Dear Councillor,

DEVELOPMENT CONTROL COMMITTEE – 22 JUNE 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 22 JUNE 2011
TIME : 7.00 PM

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East Herts Council: Development Control Committee

Date: 22 June 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>5a 3/11/0153/FP Lancaster Garage Site, London Road, Bishop's Stortford</p>	<p>Comments have been received from the applicant in respect of the figures for the retail element of the proposed development as set out in the Officers Committee Report.</p>	<p>The following corrections/amendments to the following paragraphs of the report should be noted by Members:-</p> <p>Para 1.6 should read The proposed development of this site includes the demolition of the existing buildings and their replacement with a mixed use development comprising of a 1,380 square metre <u>(gross internal floor area)</u> retail food store and 14 residential apartments. The food retail store is proposed to be occupied by Lidl, a discount food retailer.</p> <p>Para 7.8 should read The proposed retail unit comprises a unit of 1,380 sq. metres gross internal floor area, <u>1,070</u> sq. metres net sales area (of which 856 sq. metres would be used for the sale of convenience goods and the remainder comparison goods). The application sets out that the unit would be occupied by a discount foodstore operator, Lidl, and has been</p>

	<p>An additional letter has been received from a local resident in objection to the proposals. This is made on the basis of traffic impact and safety issues; insufficient parking; poor access; limited public transport; poor design and that alternative locations (goods yard) are available.</p> <p>Officers also understand that correspondence has been circulated via e-mail to all DC Members from Town Councillor Janice Elliot and a local resident in objection to the scheme and suggesting, if permission were to be granted, additional financial contributions towards a residents parking scheme and improvements to nearby</p>	<p>assessed on this basis.</p> <p>As a result of these corrections, Para 7.40 should read:- The discount food store element involves the provision of 1070 square metres net retail space. The maximum requirements for such a size store under policy TR7 of the Local Plan is for 59 parking spaces. The proposed development incorporates the provision of 61 parking spaces for the retail element of the proposal which therefore accords with that policy. Sufficient parking provision for the retail development is therefore allowed for, in accordance with the requirements of policy TR7 of the Local Plan</p> <p>Officers consider that it would not be reasonable to seek additional financial contributions in this case as the development provides for parking provision in accordance with the councils SPD and therefore will not, of itself, result in any increase in parking congestion in surrounding roads. The Highway</p>
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	road junctions and pavements.	Authority have not indicated that there is any need to carry out any junction or pavement improvements as a result of this development
5b 3/11/0571/RP Adjacent Leventhorpe School, Sawbridgeworth	<p>The applicant writes to bring the following matters to the attention of the committee in relation to the report:</p> <p>Para 7.2: Amendment to PPS3 has now removed the requirement for prescriptive densities of development;</p> <p>Para 7.15: a public footpath also runs between the rear gardens of Walnut Tree Close and the proposed development, acting as a natural division;</p> <p>Para 3.8: in relation to the concern of the Housing Development Manager, affordable housing provision has been split into two separate areas at opposite ends of the site;</p> <p>The point is also made that there should not be a comparison drawn between the number of units proposed in this application and the previous outline permission which, for illustrative purposes, showed a layout of 50 units.</p>	Members attention is drawn to these points
5c 3/11/0384/OP Phase II Former Trinity Centre	The <u>Highway Authority</u> has reassessed the S106 contributions request for £31,000 contained in their consultation response and indicates that this public transport Infrastructure contribution is no longer being sought as it duplicates a contribution made during Phase 1 of the development	This is to be withdrawn from the legal agreement requirements.

	The other first strand requirement of a £8,000 contribution towards Traffic Regulation Order costs and implementation remains together with the second strand Sustainable Transport contribution based on the type of residential unit sought at reserve matters stage.	This element will remain a requirement of the legal agreement
5d 3/11/0674/FP, Western House Hospital, Collett Road, Ware	<p><u>Ware Town Council</u> objects on grounds of overdevelopment, 3 storey houses out of keeping with surrounding area and will overlook surrounding properties.</p> <p>The <u>Landscape Officer</u> comments that the overall layout is acceptable in landscape terms. Some matters of detail can be controlled by appropriate landscape conditions.</p> <p>The applicant has noted that recommendation b) states incorrectly that the application is outline.</p>	<p>The issues of size and scale of proposal has been addressed in report.</p> <p>Appropriate conditions are suggested</p> <p>Correctly noted: the application is a full application and full permission would be granted if the recommendation is supported. In addition, the 'Type' of application states minor where in fact the application is a major.</p> <p>Officers also note that an additional Legal agreement obligation is sought of £300 per obligation as a monitoring fee.</p>
5e 3/11/0700/FO Allotment Gardens,	The Chairman of the <u>Buntingford Civic Society</u> asks that work on site is monitored to avoid damage to roadside floral displays.	Noted

Ermine Street, Buntingford		
5g 3/11/0334/FP Wyddial Bury Farm, Wyddial	Officers understand that the applicant has circulated an e-mail to all DC Members dated 22 June 11 setting out the issues in support of the proposals.	No further comments as the issues are covered in the submitted report.
5h 3/11/0722/FP Sacred Heart School, Broadmeads, Ware	<u>Ware Town Council</u> has no objection to the application.	Noted.
5i 3/11/0544/FP Grange Paddocks, Bishop's Stortford	<p>Four additional letters have been received from local residents mainly objecting on the basis of the car park charging issues. It is suggested that alternative locations should be utilised for commuter parking.</p> <p>One correspondent refers to linkages between these proposals, other development proposals in the town and residents and other parking issues. The resident considers that the proposals should not be dealt with until apparent linkages between these schemes have been made explicit.</p>	These issues are covered in the report submitted. The committee can only make its decision in this case on the basis of the relevant planning issues.
5j 3/11/0658/FP Annex at,	9 Letters of objection have been received after the Officer's committee report was completed. These letters reiterate the concerns already raised by other	Issues raised have been addressed in submitted report.

Pishiobury House, Sawbridgeworth	neighbouring properties.	
5k 3/11/0763/PT Villiers Sur Marne Avenue, Bishop's Stortford	A petition with 347 signatures and 250 letters all objecting to the proposal have been received after the Officer's committee report was completed. These letters reiterate the concerns already raised by other neighbouring properties. A photomontage has also been received which shows other phone masts in the locality.	Issues raised have been addressed in submitted report.
5I 3/11/0532/FP Old Pump House, Ware Park, Ware	<p>The <u>Conservation Officer</u> recommends that consent can be granted and that the proposals will not have a detrimental impact on the setting of the Manor.</p> <p>A resident of Ware Park Manor has written to confirm that amendments to the proposals do not overcome earlier objections on the basis of appearance and the impact on privacy.</p> <p>However, a further resident of Ware Park Manor has subsequently written to indicate that a compromise has been reached with the applicant requiring non-opening and obscure glazed windows to be fitted to the east elevation of the extended property. He indicates that he is representing all Ware Park Manor residents and that objections would be withdrawn if appropriate conditions are applied.</p>	A condition which requires glazing as requested by the neighbouring occupier has been included in those recommended by officers.