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Chairman and Members of the
Development Control Committee

Your contact: Peter Mannings
Extn: 2174
Date: 21 July 2011

cc. All other recipients of the
Development Control Committee
agenda

Dear Councillor,

DEVELOPMENT CONTROL COMMITTEE – 20 JULY 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
peter.mannings@eastherts.gov.uk

MEETING : DEVELOPMENT CONTROL COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 20 JULY 2011
TIME : 7.00 PM

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East Herts Council: Development Control Committee

Date: 20 July 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 |
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| 5a 3/11/0872/FP Land off Station Road, Watton-at- Stone | <p><u>Landscape Officers</u> recommending consent subject to conditions. Comment that there is no adverse impact on significant trees. With regard to Landscape Proposals raise reservations with regard to the layout</p> | <p>Updated Condition 3 - Approved plans (2E10), to read:-</p> <p>'011104/BAR.NL/01 D, 02A, 03A, 04B, 05, A/E1, A/P1 A, B/E1, B/P1, B1/E1, B1/P1, B2/E1, B2/P1, C/E1, C/P1, C1/E1, C1/P1, D/E1, D/P1, D1/E1, D1/P1, D2/E1, D2/P1, E/E1, E/P1, F/E1, F/P1, G/E1, G/P1, G1/E1A, G1/P1, H/E1, H/P1, J/E1, J/P1, J1/E1, J1/P1, K/E1A, K/P1A, L/E1, L/P1, M/E1, M/P1, N/E1, N/P1, 2BH/E1, 2BH/P1, 2BH-A/E1, 2BH-A/P1, 3BH/E1, 3BH/P1, 1BFA/E1, 1BFA/E2, 1BFA/E3, 1BFA/P1, 1BFA/P2, 1BFA/P3, 1BFB/E1, 1BFB/E2, 1BFB/P1, 1BFC/E1A, 1BFC/P1A, 1BFD1/E1, 1BFD1/P1, 1BFD2/E1, 1BFD2/P1, GAR-1/EP1, GAR-3/EP1, GAR-4/EP1, GAR-5/EP1, CP-1/EP1. STORY1, STORY2, SS01A, SS02, SS04, SS05A, VIEW3'</p> <p>As discussed within the report the layout of the dwellings and parking is considered acceptable and subject to conditions to require high quality hard and soft landscaping to be agreed, the development would</p> |

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| | <p>of the four “parking courtyards” and the awkward layout of the parking courtyard to the rear of plot 36 (the tandem arrangement of spaces 25&26) to the rear of gardens to plots 24&25 and the arrangement for space 56 to the side of plot 74 is poor in terms of design / layout. Other than this the site Landscape Masterplan and layout is acceptable.</p> <p>The street scene drawings do not support the Landscape Masterplan as there is limited scope for planting to some front gardens. In addition, consider that the proposals for the focal point are poor and the perspective sketch for the public open space is not realistic in terms of foreground appearance and setting.</p> | <p>assimilate well into the local landscape.</p> <p>The Perspective views are illustrative.</p> |
| <p>5b 3/11/0688/SV 95-97 London Road</p> | <p>Following consideration of the County Councils objection to the removal of all the contributions, the applicant has written to confirm that they wish the Committee to consider an amended variation of the agreement that would remove only the following commuted sums:-</p> <p>CCTV contribution of £7,500 Community contribution of £10,000 Highway contribution of £80,000 In addition the Youth and Childcare contribution to be reduced by 50% to £8,611.50</p> | <p>For the reasons already set out in the report, Officers consider that the variation of the agreement remains acceptable in these amended terms and the formal recommendation on page 83 of the agenda is therefore amended accordingly to reflect the changes sought.</p> |

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| <p>5e 3/11/0730/FP – Widford Rise, Hunsdon Road, Widford.</p> | <p>A letter has been received from the applicant’s agent stating that they are willing to enter into a Section 106 Agreement should the application be approved by the committee.</p> <p>Documentation has also been provided in support of the proposed residential annexe, which includes representations from a Consultant Neurologist for the applicant’s father, a Support Worker for Parkinson’s UK and Logacare, the care provider in this case. It is considered that this information establishes that the family member is suffering from Parkinson’s Disease and requires 24 hour care.</p> | <p>Officers recommend that should Members be supportive of the proposal, the Council could reasonably control the future use of the residential annex via relevant conditions.</p> <p>Whilst Officers accept the need for care for the applicant’s family member, this does not demonstrate the need for the amount of extension proposed to the outbuilding itself. Such care provision is more usually achieved by carer accommodation being provided within the main house.</p> |
| <p>5l E/11/0077/B Pound Farm, Hollybush Lane Datchworth</p> | <p>Councillor Tony Jackson, as the local Ward Member has written to record his full support for the recommended action.</p> <p>Datchworth Parish Council have commented that vehicle movements which are caused by the uses are out of keeping and damaging to the area and supports enforcement action.</p> <p>Woolmer Green Parish Council has also raised concerns in relation to the impact of traffic to and from the site and supports enforcement action. Their concerns and those of local residents are supported by the local police officer for Woolmer Green</p> | <p>These issues are all considered within the report.</p> |

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| | <p>A letter has also been received from the owner's Solicitor commenting that the farm is one 'planning unit', as expressed by a Planning Inspector in 2009 following an appeal against a previous Enforcement Notice. Accordingly, he notes that the Inspector substituted the plan attached to the enforcement notice by another one indicating the planning unit.</p> <p>The solicitor considers that, due to previous approvals for 'Certificates of Lawfulness' on the farm, the current storage and office uses are lawful.</p> <p>He also considers that Members should be made aware of possible cost implications should an appeal against the recommended enforcement notice(s) be lodged.</p> | <p>Members should be aware that the appeal against a previous enforcement notice on the site (and to which the solicitor refers) was 'dismissed'.</p> <p>Officers consider that there are various breaches of planning control at this site and that it is expedient to pursue enforcement action.</p> <p>Further details are being sought via PCNs and matters such as the relevant 'planning unit' and the legal drafting of the notice will be considered by officers in conjunction with the Council's Legal Manager prior to the service of any formal notices.</p> |
| <p>5n 3/11/0544/FP Grange Paddocks, Bishops Stortford</p> | <p>Further amended plans have been received re-routing the new footpath alongside the playing fields approx 2.5m towards the river. This would be nearer to residents in Stane Close and result in the need to remove some landscaping- hedgerow and trees.</p> <p><u>Landscape Officers</u> advise that the further amended route for the pedestrian and cycle path has been agreed which resolves the difficulties / conflicts with sports provision. On this basis previous objections are withdrawn.</p> | <p>These plans cannot be accepted without the need to re-consult as they result in a material change to the proposals and will involve the loss of landscaping and potentially impact on neighbouring properties. The application is therefore being considered based on the plans received on 1 July as set out in the report.</p> <p>Noted but the plans on which this revised comment is based are not currently accepted.</p> |

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| | <p>The Contracts Compliance Officer has advised that the hedging proposed to be removed through the further revised proposals would need to be removed in any event due to its already poor condition. This would allow light into the woodland along this edge and would also enable the football pitches to be moved around to gain the best from the amenity space. This lower area will be added into the Woodland management plan to ensure it's continued up keep in future years</p> <p>A <u>local resident</u> has repeated comments that were received in advance of the 22 June committee. He remains concerned that the proposals are part of a wider package of parking control and charging measures and support development proposals that are coming forward elsewhere in the town. He is concerned that, without these links being explicit, those who are invited to comments are unable to do so with this wider knowledge.</p> | <p>Noted, but subject to assessment of the further revised plans as set out above.</p> <p>The concerns are noted. Some issues raised (such as the possible introduction of car park charging) are not planning issues. There are no explicit links to other proposals, but clearly this scheme does invest in infrastructure in the town which other developments may benefit from.</p> |
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