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Chairman and Members of the
Development Control Committee

Your contact: Peter Mannings
Extn: 2174
Date: 13 October 2011

cc. All other recipients of the
Development Control Committee
agenda

Dear Councillor,

DEVELOPMENT CONTROL COMMITTEE – 12 OCTOBER 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 12 OCTOBER 2011
TIME : 7.00 PM

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East Herts Council: Development Control Committee

Date: 12th October 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, 3/11/0924/FP Tollsworth Way Puckeridge</p>	<p>Two additional letters of objection have been received – one from a resident on the site who considers that the site should be retained as a caravan site and the other from a local resident raising concerns already referred to in paragraph 5.2 of the committee report. In addition they refer to a covenant on communal parts of Tollsworth Way/Lunardi Court which they would expect to be respected during construction works</p>	<p>There is no policy requirement or support for the retention of this site as a caravan park and no objection in principle to the proposed redevelopment of the site. The objections raised are already covered in the officer’s report.</p> <p>The existence of a covenant is not a material planning consideration in this case but would fall to the parties involved to resolve.</p>
<p>5b 3/11/1365/FP &1366/LB Widbury Hill Farm</p>	<p>1 letter has been received from a neighbour stating that the proposal is a significantly more appropriate development for the site than the previous application but raising concerns regarding:</p> <ul style="list-style-type: none"> - Amount of parking proposed in comparison to the number of staff Motivaction employ; - The quality of the traffic survey which was 	<p>The amount of parking proposed is in accordance with East Herts Parking standards for B1/ B8 use and the Highway Authority has raised no concerns regarding traffic or highway safety.</p>

	<p>conducted between 10am and 12pm. They suggest a new survey be undertaken and 30mph limit imposed;</p> <ul style="list-style-type: none"> - That the footpath will be maintained; - The development may add extra pressure on existing services; internet and water supply. <p>One letter has been received from a neighbour raising concern regarding potential exposure to asbestos dust from the building works.</p> <p>The Council's <u>Landscape Officer</u> recommends approval subject to landscape conditions.</p>	<p>Any dust pollution problems can be assessed and resolved under statutory nuisance procedures and are not a material planning consideration in this case.</p>
<p>5c 3/11/0987/FP 3/11/0988/FP 295-297 Stansted Road</p>	<p><u>Bishop's Stortford Town Council</u> have no objection to the application</p> <p>The <u>Environment Agency</u> has provided further justification in respect of their request for a financial contribution towards ecological enhancement works to the Birchanger Brook which runs in close proximity to the site.</p>	<p>Officers are now satisfied that sufficient justification exists such that the requested financial contribution meets the necessary tests as set out in Circular 05/05. It is therefore recommended that planning permission is granted for application ref. 3/11/0988/FP subject to the signing of a legal agreement pursuant to S106 of the Town and Country Planning Act to cover a financial contribution of £10,000 towards off-site ecological enhancement works to the Birchanger Brook.</p>

<p>5f 3/11/1387/FP Gt. Hornead Village Hall</p>	<p>Officers understand that the applicants agent has circulated an e-mail dated 11th October 2011 to all DC Members in support of the application</p>	<p>These matters are all raised in the report.</p>
<p>5h 3/11/1369/FP Primrose Cottage, Allens Green</p>	<p><u>Condition 5</u> – Although a condition has been suggested that requests a revised drawing be submitted prior to works commencing, Officers have now received that drawing (ref:1904/5), and this condition is therefore no longer unnecessary.</p> <p>Additional comments from a local resident (who had already commented on the application) have been received raising concerns with the loss of the hedge and garden to the front of property which would alter the character and appearance of the row of cottages.</p>	<p>Delete condition 5</p> <p>These matters are all raised in the report.</p>
<p>5j 3/11/1391/FP Hedgegrove Farm</p>	<p>The Council's <u>Environmental Health</u> officer does not wish to restrict the grant of permission</p> <p>A response has been received from <u>Natural England</u> concerning the issue of protected species bats on the site. Natural England have assessed the survey and mitigation strategy with the scale of impact as low and advises that permission may be granted subject to appropriate conditions including a detailed mitigation and monitoring strategy for bats.</p> <p><u>Hertfordshire Highways</u> does not wish to restrict the grant of permission; the latest proposal for a replacement</p>	<p>The applicants have provided the bat survey, mitigation and recommendations and condition 10 would ensure that the development is undertaken in accordance with that strategy.</p>

	<p>dwelling following demolition of the existing property is acceptable in the highway context</p> <p><u>Brickendon Liberty Parish Council</u> comments that although the current house is called Hedgegrove Farm, no farming activities have been recorded by the Parish Council during the last 30 years. Therefore it is a moot point whether the additional structure should be allowed under permitted development rights. The members are doubtful that renewal energy has been incorporated into the project.</p> <p><u>Archaeology</u>: comment that in this instance the proposal is unlikely to have an impact upon significant heritage assets and therefore have no specific comment to make upon it.</p> <p><u>Herts and Middlesex Wildlife</u></p> <p>Based on the conclusions of the consultant and assuming the recommendations made by ELMAW Consulting September 2011 are implemented in full and to the given specifications, they are satisfied that potential negative impacts on bats and the loss of roosting opportunities will be adequately mitigated and compensated for, and therefore have no objection to a permission being granted. The consultant's recommendations must be secured by condition.</p>	<p>Condition 10 secures these provisions.</p>
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<p>5l 3/11/1230/FP 19 Gypsy Lane, Great Amwell</p>	<p>The Council's <u>Landscape Officer</u> recommends consent. He comments that the proposal is non-contentious in landscape terms.</p> <p>Officers understand that a neighbour to the proposal has written to all DC Members in a letter dated 6th October 2011 which raises concern regarding the description of the development; the increase in the number of bedrooms; the existence of an annexe on the site; and the lack of a discretionary site notice.</p>	<p>Officers are satisfied that the description of the proposal is sufficient, together with the detailed plans, to accurately and clearly describe the development.</p> <p>The property would increase from 3 bedrooms to 5 bedrooms as shown on the submitted plans and members' attention is drawn to the amendment required in this respect within the report.</p> <p>The existence of an annexe on the site is acknowledged but Officers do not consider that this is material in relation to the consideration of this application. The previous inspector made no objection to the cumulative increase in the size of the dwelling together with the annexe.</p> <p>The application was advertised in accordance with normal procedures and all adjoining neighbours were notified individually.</p>
<p>5q E/11/0077/B Pound Farm, Datchworth</p>	<p>It has been drawn to the attention of Officers that the site plan accompanying the enforcement report on page 217 inadvertently includes part of an adjoining site. A revised plan is therefore attached to this sheet</p>	

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