

# Public Document Pack



Chairman and Members of the  
Development Control Committee

Your contact: Peter Mannings  
Extn: 2174  
Date: 10 November 2011

cc. All other recipients of the  
Development Control Committee  
agenda

Dear Councillor,

## **DEVELOPMENT CONTROL COMMITTEE – 9 NOVEMBER 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  
[peter.mannings@eastherts.gov.uk](mailto:peter.mannings@eastherts.gov.uk)

**MEETING** : DEVELOPMENT CONTROL COMMITTEE  
**VENUE** : COUNCIL CHAMBER, WALLFIELDS, HERTFORD  
**DATE** : WEDNESDAY 9 NOVEMBER 2011  
**TIME** : 7.00 PM

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|   | Grampian condition is recommended to ensure that the full details of the vehicle access would be acceptable.  |   |
| <b>5d,<br/>3/11/0236/SV<br/><br/>Former TXU<br/>Site, Mead<br/>Lane, Hertford</b> | <p>The applicant writes to advise the payment of £4,000 plus indexation, amounting to £5,556 in total has been sent by way of cheque to HCC. The recommendation in the report refers to the sum due in respect of the approval of the 8 new parking spaces for Elder Court, which was previously considered alongside this application and not in order to justify the omission of the car club. The recommendation now need not include the provision of a financial contribution.</p> <p>Herts Highways have confirmed receipt of the payment £5,556.00 in respect of the Car Club Contribution under clause 5.1.2 of the Unilateral Undertaking dated 29/07/2011</p> <p>A Hertford Town Councillor has requested further information with regard to the progress achieved during the deferral of the matter. He suggests that the developer could offer to make Spencer Street up to adoptable standard as this would assist those who have suffered as a result of the development.</p> | <p>The obligation to provide £4000 by a S106 contribution should be deleted as this has been provided for in the approved planning permission (3/11/0217/FP). Payment confirmed by HCC.</p> <p>The provision of this sum is part of the overall considerations for no longer requiring the car club element in the S106.</p> <p>Comments are noted but it is considered that the matter is covered in the report.</p> |
| <b>5h<br/>3/11/1448/FP<br/>Little Orchard,</b>                                    | In relation to the highway safety issue, the applicant has sought Counsel advice indicating that the Highway  | In terms of the proposed condition requested by the applicant, Officers do not consider that this would   |

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| <p><b>Aston</b></p> | <p>Authority has appropriate powers to secure enhanced visibility. The applicant has met with Herts Highways Officers on site to discuss visibility and established that the face of the hedge line needs to be trimmed back a marginal amount for a distance of 35m from the centre of the private drive/ Aston End Road junction.</p> <p>The applicant requests that a condition be imposed on any approval to adhere to the sightline requirement.</p> | <p>meet the appropriate tests. The ownership and control of the hedge which requires trimming is unclear (it either rests with the adjacent householder or with the original St Marys Close developer). There is no clear prospect that the works can be achieved and therefore a condition to require this is not considered appropriate.</p> |
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