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Chairman and Members of the  
Development Control Committee

Your contact: Peter Mannings  
Extn: 2174  
Date: 26 September 2012

cc. All other recipients of the  
Development Control Committee  
agenda

Dear Councillor,

## **DEVELOPMENT CONTROL COMMITTEE – 25 SEPTEMBER 2012**

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:

4. 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** : MAIN HALL, CHARIS CENTRE, WATER LANE,  
BISHOP'S STORTFORD  
**DATE** : TUESDAY 25 SEPTEMBER 2012  
**TIME** : 7.00 PM

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## East Herts Council: Development Control Committee

### Date: 25 September 2012

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>4a, 3/12/0448/FP Silver Leys</b>	21 additional letters in support of the application have been received.	The comments received reflect those summarised in the Officers Committee Report.
	5 additional letters in objection to the application have been received.	The comments received reflect those summarised in the Officers Committee Report.
	<p>The Highways Officer has provided comments in relation to the concerns raised by third parties in respect of whether the Transport Assessment takes into account the chemist (which forms part of the building) and the Bishops Stortford College. The Highways Officer comments that additional traffic generation figures take into account the pharmacy element and the major development at Old River Lane and reflects updated traffic flows. The Highways Officer comments that the timing of the traffic count in relation to the Bishop's Stortford College would not have a major bearing on the assessment of the overall scheme.</p> <p>The Highways Officer comments that the applicant's traffic</p>	Officers note the latest comments from the Highways Officer. The Highways Authority have had regard to the information submitted by the applicant and consider that the development is acceptable in terms of highway traffic flows.

	<p>consultant has used TRICS data base to extract the potential vehicular Trip Generation. This is the nationally recognised data base used by all transport professional and Inspectors.</p> <p>The applicant has used Picardy computer package to assess the predicted capacity at Hadham Road/Silver leys Major/minor Road junction. This is also the nationally approved computer package to assess the major/minor road junction. The capacity assessment has been carried out for AM and PM peak hours with and without the development. When the Ratio of Flow to Capacity (RFC) value at the junction is 0.85 then the junction is operating with spare capacity. This is the value we aim for if it is a new junction. For an existing junction any value up to 1.0 is acceptable.</p> <p>The capacity assessment shows that the RFC value during peak hours is at or below 0.2 and the average queue length is in the order of 0.4 vehicles. Any highway objection on capacity will be seen as illogical.</p> <p>There is no change to the highway authority's recommendation on the application.</p>	
<p><b>4a, 3/12/0448/FP Silver Leys</b></p>	<p>Additional traffic/highways information has been received from the applicant. The applicant confirms that, following submission of the initial Transport Assessment, further transport information was submitted to address the matter of the pharmacy and the year of the base data used which</p>	<p>Officers note the comments from the applicant. This additional information has been submitted to County Highways and their comments are set out above.</p>

	<p>was forwarded and considered by the Highway Authority in their assessment of the application.</p> <p>The work that has been undertaken clearly shows that there is not an issue with capacity and delay on the local highway network and the Highway Authority are satisfied that this is the case. There remains no technical justification for resisting the application. This is particularly true given the recent advice in the National Planning Policy Framework that developments should not be resisted unless their impact is "severe", which it clearly is not.</p> <p>Further sensitivity testing has been carried out in respect of the chemist, which forms part of the building:-</p> <p>From the TRICS data, six sites are known to have a pharmacy included in their survey data. A seventh site, in Thirsk, has a 'prescription dispensary service' which may not be considered to be a true pharmacy, and has therefore been excluded from the analysis.</p> <p>The trip generation data for the sites that are known to have pharmacies is very similar to the trip generation rates used in the Transport Assessment for the morning peak, while there is a slight increase in the data for the evening peak hour.</p> <p>Given that the analysis in the Transport Assessment illustrated that there are no capacity issues on the local highway network, with little or no queuing and delay, it can</p>	
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	<p>be concluded that if the 'pharmacy only' trip rate was used the development could be accommodated on the local highway network with minimal queuing or delay.</p> <p>In order to confirm that this is the case, an assessment has been undertaken of the Silver Leys/Hadham Junction with the 'pharmacy only' trip generation rates. The results show that the junction can operate with minimal queuing or delay.</p>	
<p><b>4a, 3/12/0448/FP Silver Leys</b></p>	<p>Officers understand that Members have received an e-mail from a local resident dated today, 25 September 2012, raising concerns that incorrect data has been used in the transport assessment.</p>	<p>The number and size of the sample surgeries considered within the TRICs data does not have a significant impact on the conclusions of the assessment. There are no capacity issues on the local road network. If the pharmacy were to be open 100 hours per week, a significant proportion of trips generated by it would be outside peak traffic flow periods when some additional traffic will not have a significant impact on highway conditions..</p>
<p><b>4a, 3/12/0448/FP Silver Leys and 4b, 3/12/0873/FP Marriott Court</b></p>	<p>Additional correspondence has been received from NHS Hertfordshire. They comment that the PCT (Primary Care Trust) position on both applications is neutral, although the applicant of the Silver Leys application has engaged with the PCT and the South Street Surgery.</p> <p>The plans for the Silver Leys development have been checked by the District Valuer and they meet current</p>	

	<p>legislation. The application for the Marriott Court application have not however been submitted with any engagement with the PCT or the South Street surgery, nor do the plans appear to meet current modern health care criteria and the applicants statement 'new state of the art medical centre' is questioned.</p> <p>Viability is a main concern for NHS Hertfordshire and the grant of planning permission does not mean that the provision of a new medical centre will go forward.</p>	
<p><b>4b, 3/12/0873/FP Marriott Court</b></p>	<p>The applicant has provided additional plans to show that the parking arrangement comprises of a total of 64 parking spaces for building 1 (the building which forms part of this application) and 63 parking spaces are allocated for building 2 (which has not yet been completed).</p>	<p>The provision of 64 parking spaces is considered to be acceptable, for the reasons set out in the Officers Committee Report.</p> <p>Officers also recommend the following additional condition requiring the submission of a Green Travel Plan as set out in the report:-</p> <p>"Prior to first occupation of any part of the development hereby approved, a Green Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.</p> <p>Reason To promote the use of non car modes of transport in</p>

		accordance with the National Planning Policy Framework and policy TR4 of the East Herts Local Plan Second Review April 2007”
<b>4b, 3/12/0873/FP Marriott Court</b>	25 additional letters in objection to the application have been received.	The comments received reflect those summarised in the Officers Committee Report.