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Chairman and Members of the
Development Control Committee

Your contact: Peter Mannings
Extn: 2174
Date: 10 January 2013

cc. All other recipients of the
Development Control Committee
agenda

Dear Councillor,

DEVELOPMENT CONTROL COMMITTEE – 9 JANUARY 2013

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

MEETING : DEVELOPMENT CONTROL COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 9 JANUARY 2013
TIME : 7.00 PM

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East Herts Council: Development Control Committee

Date: 9 January 2013

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, 3/12/1040/OP Former Sainsbury's depot Buntingford</p>	<p>A further 5 letters of representation have been received, one of which Officers understand was sent to all DC Members dated 7 January, raise similar matters to those raised by other local residents and which are set out in the report.</p> <p>Officers understand that a local resident has circulated an e-mail to all DC Members dated 7 Jan 2013, which raises concerns with the accuracy of the level of traffic movements detailed in the report.</p>	<p>Further comments from County Highways and the applicant's transport consultant have been received on the contents of the e-mail. They have commented that the assumption that at shift change times over 200 vehicles will be entering and 200 vehicles leaving the site is simplistic and unreasonable. Taking into account the varied times when people arrive for their shift; that some people will walk or cycle to the site; that not everyone will work on every day and the nationally recognised TRICS database, it is considered that the trip generation potential at shift change over time (13:30 – 14:30) would typically be approximately 70 departing the site and 70 vehicles leaving. It has been assessed that the proposed access</p>

		<p>arrangements are appropriate for the size and type of development and fully comply with the design requirements of 'Roads in Hertfordshire'. The submitted Transport Assessment assessed the busiest AM and PM hourly periods. Outside of these periods background traffic flows are much lower and therefore no further assessment is required.</p> <p>No change is suggested to the recommendation.</p>
<p>5c, 3/12/1784/FO Dalmonds Wood Farm, Brickendon</p>		<p>In view of the fact that the definition of a caravan in planning terms can include a much larger 'twin unit' that would be more visible in the surrounding area, Officers recommend the following additional condition:-</p> <p>Unless otherwise agreed in writing by the local planning authority, the permission hereby granted shall be for a single residential mobile home on the site of up to 40sqm in area.</p> <p>Reason To ensure that the impact of the development within the Green Belt is an acceptable one in accordance with policies GBC1 and ENV1 of the East Herts Local Plan Second Review April 2001.</p>

<p>5d 3/12/1805/FP Dhooon Epping Green Hertford</p>	<p>A further response has been received from a neighbour confirming that an earlier submission, recording and setting out information relating to noise, relates to a daytime situation during the week rather than at a weekend. The neighbour remains of the view that noise generated at the property will be significant.</p> <p>The neighbour also sets out that information provided in relation to the application confirms that the use of the property is as a formal childminding service and not an informal one. They consider that the County Highways assessments should therefore be considered in this context.</p>	<p>These matters are covered in the report.</p>
<p>5e 3/12/1496/FP 3/12/1497/LB Lordship Farm, Dane End</p>	<p>Councillor Ranger has written in support of the applications indicating that it is a very sensitive and well balanced scheme which will enhance the old farm buildings.</p> <p>An adjacent occupier has written to object to the proposals on the grounds that it would not amount to sustainable development in the countryside. In particular they comment that no extra jobs will be created and the holiday lets will not generate income into the local community or support the community's social activities. In addition, the development will generate more traffic and be detrimental to species currently inhabiting the farm buildings.</p>	<p>These matters are covered in the report.</p>

	<p>The resident expresses concern that the holiday lets may become established as permanent residential accommodation</p>	<p>Conditions are suggested to limit the use of the buildings and normal enforcement powers are available to the Council to ensure that these conditions can be appropriately enforced.</p>
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