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Chairman and Members of the
Development Management
Committee

Your contact: Peter Mannings
Extn: 2174
Date: 15 August 2013

cc. All other recipients of the
Development Management
Committee agenda

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE – 14 AUGUST 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 – 8)

Please bring these papers with you to the meeting next Wednesday.

Yours faithfully,

Peter Mannings
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East Herts Council
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MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 14 AUGUST 2013
TIME : 7.00 PM

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East Herts Council: Development Management Committee

Date: 14 August 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>5b, 3/13/0551/FP Mill Road/ Mead Lane, Hertford</p>	<p>The Council's <u>Environment Manager</u> has commented that there is a justification for outdoor sport/recreation and play space contributions. There are plans to rebuild the Hartham Common play area, and aspirations to improve the Hertford Castle Gardens play area. The Council's Leisure Services Manager has confirmed a need to improve the trim trail.</p> <p><u>County Highways</u> have emailed to confirm agreement in principle to release the previous contribution towards a Car Club in the Mead Lane – this currently stands at £5,588.37. Specific details would need to be agreed.</p> <p>Additional letter received on behalf of a local resident raising concerns over traffic and parking and suggesting that the land be used as a school instead. The agent has responded, and comments that there will be no clear, significant or direct impact on individual circumstances as the impact on traffic conditions would be limited.</p> <p>An additional drawing has been received indicating an</p>	<p>Contributions towards outdoor sports facilities and play facilities are set out at the head of the agenda report and are considered to be justified in accordance with the CIL Regulations 2010.</p> <p>This is discussed in the agenda report and details would need to be agreed through the legal agreement.</p> <p>Traffic and parking issues are addressed in the agenda report. The developer is not proposing a school and there is no such requirement in this case.</p> <p>County Highways have commented that this plan is</p>

	<p>amended highway layout on Mill Road – this relocates the commercial delivery space and car club spaces further north away from the Link Road junction.</p> <p>An email has been received from the agent querying whether an option for CrossRail 2 to connect at East Herts would be an issue in determining this application.</p> <p>The agent has set out some comments on the wording of some of the recommended planning conditions.</p>	<p>acceptable in principle and that the layout will not impact on the new road junction. Details will be agreed by condition.</p> <p>Although consultation on CrossRail 2 options has been carried out, the process is still in an early stage and no land has yet been safeguarded. It is not therefore considered to be a material planning consideration.</p> <p>An amended schedule of conditions is attached – the amendments predominantly relate to the wording of ‘prior to the commencement of development’ to exclude demolition and site clearance.</p>
<p>5c, 3/13/0527/FP Pearse House, Parsonage Lane, Bishop’s Stortford</p>	<p>The <u>Council’s Solicitor</u> has commented on the need for provisions within the S106 to review the viability of the development if the development were not to commence within a certain period of time.</p>	<p>It is recommend that the following provisions are included within the S106 agreement:</p> <ul style="list-style-type: none"> • If, after 18 months from the date of this resolution to grant permission, the first residential dwellinghouse is not fully completed and made ready for occupation, a further viability appraisal shall be undertaken. • If a further viability appraisal is carried out, the developer shall submit the updated viability appraisal to the Local Planning Authority and shall reimburse the Council for all its reasonable costs incurred in respect of its evaluation of

	The Council's Solicitor has also commented on whether the conditions required by Herts Biological Centre have been included.	such further appraisal. The recommendations of Herts Biological Records Centre are covered by conditions 6 and 9
5d, 3/13/0901/FP, GSK, Park Road, Ware	Final comments received from the <u>Historic Environment Unit</u> recommending that it is not necessary to apply an archaeological investigation condition on this site. This is because extensive excavation and recording work has already been undertaken. The Officer endorses the recommendations set out in the applicants assessment work.	Condition 3 (Programme of archaeological work) can be omitted from the recommended decision.
5e, 3/13/0940/FP, 6 and 7 Bluecoats Yard Hertford		For clarity, the additional financial contributions sought within this application will result in the following total contributions being received for the development as a whole:- Primary education - £5,640 Secondary education - £3,040 Nursery provision - £1,426 Youth facilities - £102 Libraries - £1,390 Outdoor sports - £8,797 Plan numbers amended to (Cond 2) DPP 18257 11 Rev B and (Cond 6) DPP 18257 11 Rev B.

<p>5g, Land north of Park Farm Industrial Estate, Buntingford</p>	<p>Additional comments received on behalf of the occupier of the neighbouring property, (7 Ermine Street) confirming the understanding that the submitted drawings are illustrative and that detailed layout aspects remain to be resolved.</p> <p>The applicant has indicated that only trees of poor quality are proposed to be removed – others will be retained and enhanced through replacement planting.</p> <p>The <u>Councils Solicitor</u> comments that the recommendation could be clarified to indicate, in the third bullet, page 123, that financial provision would be made toward Open Space provision.</p> <p>She also queries whether the requirement for ecological work, set out in paras 3.6 and 3.7 should be required by condition.</p>	<p>As the application is in outline form with all matters reserved, the submitted layout plan is for indicative purposes only and therefore reference to this plan within condition 2 should be removed.</p> <p>Additional comments noted.</p> <p>Recommended that the third bullet point is amended to: ‘a financial contribution towards Open Space provision to East Herts.....</p> <p>Because of the wholly outline nature of the proposals in this case, this matter can be covered by conditions at the reserved matters stage.</p>
<p>5h, 3/12/1955/FP and 3/12/1956/LB Musley School, Ware</p>	<p>Officers understand that Cllr John Wing has circulated an e-mail letter to all DC Members dated 7 August 2013 setting out further comments with regard to the financial assessment and parking matters.</p> <p><u>Ware Town Council</u> have re-iterated their previous objections to the application on grounds of over-intensification, inadequate parking and concerns about the site access.</p>	<p>These matters are addressed in the submitted report.</p>

<p>5i, 3/12/2063/FP Garage site north of Three Stiles Benington</p>		<p>Officers recommend an additional condition to require that details of the method of demolition of the garage bocks and the construction of the new dwellings be agreed prior to the commencement of the development. This is to ensure that the demolition and construction methods do not have a detrimental impact on the health of the two mature trees on the western boundary of the site.</p> <p>Recommended additional condition:-</p> <p>Tree Protection: excavations (4P09) – amended to include a method statement for the demolition of the existing garages.</p>
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