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Chairman and Members of the
Development Management
Committee

Your contact: Peter Mannings
Ext: 2174
Date: 12 September 2017

cc. All other recipients of the
Development Management
Committee agenda

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE – 11 SEPTEMBER 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)

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

Yours faithfully,

Peter Mannings
Democratic Services Officer
East Herts Council
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MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 11 SEPTEMBER 2013
TIME : 7.00 PM

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East Herts Council: Development Management Committee

Date: 11 September 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, 3/13/1000/FP 3/13/1183/OP Land north of Hare Street Road, Buntingford</p>	<p>The <u>Police Crime Prevention Design Advisor</u> has set out a range of measures to be taken to ensure that the development proposals meet Secured by Design standards and are acceptable with regard to safety and security. In response the applicant has indicated that they believe that they are able to accord with all the requirements.</p> <p>A letter has been received from the funeral director operation located on the High Street at the junction with Hare Street Road in the town. The funeral director is concerned that the road junction alteration proposed, namely the introduction of the mini roundabout, will impede the access to their site.</p>	<p>Many of the Design Advisor requirements would not be subject to planning control. However, a range of the measures, for example in relation to the location and type of fencing, can be subject to planning control. Authority is sought, in relation to the full planning permission proposals, for conditions to be added and amended as necessary to ensure the implementation of the Police Design Advisor requirements.</p> <p>The impact of any changes to road junctions on adjacent residents and businesses will be taken into account by the Highway Authority before proposed measures are deemed to be acceptable. In this case, there is a concern that a proposed 'splitter island' will impede hearse vehicles from reversing into the funeral director premises. It is currently unclear whether this proposed island will be kerbed or comprise a raised painted area (over which vehicles can still pass). Officers will be able to further clarify this issue with Highway Authority</p>

	<p>In relation to the reconsultation set out in para 7.62 the neighbouring occupier has written to confirm that concern is maintained with regard to loss of light and impact on privacy. They raise the use proposed for the land to the rear of the proposed garage and the acceptability of the width of proposed roads.</p> <p>A further letter has been received which sets out objections, in principle, to development on the eastern side of the town.</p>	<p>officers and ensure that proposals come forward which maintain acceptable access.</p> <p>Officers acknowledge that there will be an impact on the amenity enjoyed by the residents in this adjoining property. The impact on the loss of light has been reduced by the relocation of the proposed garage and privacy can be ensured by the implementation of fencing, accepting that this, by itself, will impact on light.</p> <p>The land to the rear of the garage forms access between it and forms part of plot 159. In effect, it is likely to be a lightly used area of the private garden which will ensure that privacy impact is reduced.</p>
<p>5d 3/13/1023/FO Terlings Park, Eastwick Road, Eastwick</p>	<p>The <u>County Archaeological Officer</u> confirms that, whilst it has been confirmed that the site has the potential to contain heritage assets, the area where development is proposed has been previously disturbed and it is therefore highly unlikely that the proposals will have an impact on</p>	<p>Officers recommendation is amended to include the requirement for a deed of variation to the existing s106 agreement to include reference to this application.</p>

	<p>any heritage assets. The officer confirms that no further archaeological conditions are required in relation to proposed development.</p>	
<p>5f 3/13/0074/FP - Land off Tylers Close, Buntingford</p>	<p>Comments received from the <u>Planning Obligations Officer</u> at Herts County Council. Comment that obligations are sought in respect of education and libraries, the total being £5,756 based on the size of the dwelling proposed.</p>	<p>The applicant has confirmed that they are willing to agree to pay the additional contributions sought by HCC.</p>

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