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Chairman and Members of the
Development Management
Committee

Your contact: Peter Mannings
Extn: 2174
Date: 20 July 2017

cc. All other recipients of the
Development Management
Committee agenda

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE – 19 JULY 2017

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 MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 19 JULY 2017
TIME : 7.00 PM

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East Herts Council: Development Management Committee

Date: 19th July 2017

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>5c, 3/16/2296/OUT Netherfield Lane, Stanstead Abbotts</p>		<p>Report corrections:</p> <p>-Para 1.1 refers to 'devilment' instead of development.</p> <p>-The summary table in 'Key Data' 'Residential Development' states that the proposed mix of dwellings is for 30 houses and no new flats. The Illustrative Layout in fact proposes 26 houses and 4 flats (Although of course the layout is indicative at this stage).</p> <p>Additional conditions are recommended:</p> <p>Almhouse parking- Prior to the occupation of the development hereby permitted, the new access and parking spaces for the existing Almshouses shall be provided and completed in accordance with the approved details and thereafter be made available for use.</p>

		<p>Reason: In the interests of the special circumstances of the site and to improve highway safety.</p> <p>Levels - Prior to the commencement of development, detailed plans showing the existing and proposed ground levels of the site relative to adjoining land, together with the slab levels and ridge heights of the proposed buildings, shall be submitted to, and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.</p> <p>Reason To ensure that the development has an acceptable impact upon the Green Belt and in the interests of neighbour amenity and good design in accordance with Policy GBC1 and ENV1 of the East Herts Local Plan Second Review April 2007 and the National Planning Policy Framework.</p> <p>Foul Water/Sewerage - The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul water drainage and sewerage has been submitted to and approved in writing, by the local planning authority. The scheme shall be implemented as approved.</p>
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	<p><u>EHDC Economic Development Manager</u> comments:- Considers that whilst the district would benefit from more employment land the key issue is the quality of the sites available and the location. Many of the sites in the district are of marginal value and in the present housing context a sound rational for retaining some of our sites would be necessary. There is already good quality employment land in Stansted Abbots at the Maltings site and the village has a good infrastructure for supporting additional housing. Would tend to favour the development of new employment sites where possible, which could be strategically placed. The development sites in the emerging District Plan should offer such opportunities for more customised sites, although it is appreciated this is some way in the future.</p> <p><u>Environmental Strategy and Development Manager</u>:- Notes that the position with regard to the letting of premises that have poor energy efficiency ratings are generally as set out by the applicant</p>	<p>Reason To minimise and prevent pollution of the land and the water environment and in accordance with national planning policy guidance set out in section 11 of the National Planning Policy Framework.</p> <p>Noted – this supports the Officer report and recommendation.</p> <p>Noted</p> <p>Given the outline nature of the application and as matters of S106 are to some extent still a matter for discussion, permission is sought for delegated</p>
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		authority for Officers to amend the financial provisions in any legal agreement as appropriate.
5d, 3/17/1086/VAR Sacombe, Waterford	<p><u>HCC Archaeology advisor</u> – comment that the archaeological requirements are still required, to be secured via condition.</p> <p><u>EHDC Environmental Health advisor</u> – Does not wish to restrict the grant of permission.</p> <p><u>Herts Ecology</u> – Conditions imposed previously deal with ecology. They need to be imposed and can be examined when information is submitted to discharge them.</p>	<p>Noted – the Archaeological condition is re-imposed.</p> <p>Noted. No action required.</p> <p>Noted – Conditions re-imposed.</p>
5e 3/17/0223/FUL Walden Court, Parsonage Lane, Bishop’s Stortford	<p>Following its initial response in Feb 2017, the <u>Bishop’s Stortford Town Council</u> now objects to the proposals (comment received today) on the basis that they represent an overdevelopment and the site has difficult access</p>	<p>The Town Council’s comments are noted, Officers do not consider that the proposals can be considered an over development of the site. In relation to access, this is considered acceptable in highway safety terms.</p> <p>The details of the County Council financial contributions are subject to further consideration following confirmation from the County Council that contributions for education and youth services only are to be required.</p> <p>Delegated authority is sought to resolve the final detail of this with the applicant.</p>