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Chairman and Members of the
Development Management
Committee.

Your contact: Peter Mannings
Extn: 2174
Date: 22 June 2017

cc. All other recipients of the
Development Management
Committee agenda.

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE – 21 JUNE 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 – 8)

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 21 JUNE 2017
TIME : 7.00 PM

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East Herts Council: Development Management Committee

Date: 21 June 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>5a, 3/17/0239/FUL, Land adjacent to Chestnuts, 5 Green End, Braughing</p>	<p>Further representations have been received from a third party querying the comments from the Highways Authority and in particular accident records.</p> <p>Officers understand that Members have also be contacted direct with these points by message of 21 June.</p> <p>A further submission, signed by all householders in Hull Lane, except one has been received, repeating highway safety and other issues referred to in the report.</p> <p>A further individual submission has been received in objection to the proposals on the basis of highway safety issues.</p>	<p>The <u>Highways Authority</u> has considered the comments made in the representations and the specific questions that have been put. In response it comments that:</p> <ul style="list-style-type: none"> - it supports the views within the draft Braughing Parish Neighbourhood Plan for this site and would give preference to its criteria. - in relation to accident records, it comments that there are two accident records within the vicinity of the application site but the main road junction with the B1368 and 2-8 Hull Lane leading to the development site does not have an accident record. It concludes that due consideration has been given to both accidents and they are not a safety concern that will be exacerbated by this development. The Highway Authority still maintain their recommendation that they do not wish to restrict the grant of permission. <p>Since the publication of the Committee report, planning permission has been granted for the change of use of land to the west of Grove Barn to garden (ref. 3/17/0942/FUL). This grant of permission does not result in any change to</p>

		<p>the impact of the proposed development on the amenities of the occupiers of Grove Barn.</p>
<p>5b, 3/17/0251/FUL, North Drive, High Cross</p>	<p>Thundridge Parish Council have submitted additional representations in correspondence dated 05 and 12 June 2017 and comment as follows:-</p> <ol style="list-style-type: none"> 1) The amended scheme incorporating removal of one of the units is acknowledged but does not address their in-principle objection to the development; 2) Insufficient information is available in respect of the re-surfacing of North Drive; 3) Insufficient information is submitted in respect of the works to the existing watercourse to the east of the site and further information should be provided in respect of how surface water is intercepted from Church Road as it meets North Drive; 4) A restriction should be placed on the hard surfacing of private garden amenity space; 5) Further information is required in respect of level changes across the site and the height of buildings; 6) Planning conditions relating to construction works are required, together with a condition relating to archaeological work and the planting across the front of the site. <p>Officers also understand that members have received a submission directly from the Parish</p>	<p>Officers consider that the removal of one of the plots is an improvement to the scheme and this is acknowledged in the Officer Committee Report.</p> <p>The applicant has submitted additional information in respect of the specification for the road improvement works along North Drive:-</p> <p><u>From Crossover to Rear Boundary of Site = 158m</u></p> <ul style="list-style-type: none"> . Break out existing road & dispose . Excavate & reduce level dig road . Lay battered kerbs . Lay 600mm crushed concrete . Lay 150mm Type 1 . Lay 100mm Tarmac regulating base . Lay 60mm Tarmac slab base . Lay 30mm Tarmac wearing course . Break out existing kerbs . Construct New Road Junction . White Lining . SW Drainage <p><u>From Rear Boundary of Site to Far End of North Drive = 150m</u></p> <ul style="list-style-type: none"> . Break out existing road & dispose . Excavate & reduce level dig road . Lay battered kerbs

	<p>Council.</p>	<ul style="list-style-type: none"> . <i>Lay 600mm crushed concrete</i> . <i>Lay 150mm Type 1</i> . <i>Lay 100mm Tarmac regulations base</i> . <i>Lay 60mm Tarmac sub-base</i> . <i>Lay 30mm Tarmac wearing course</i> . <i>Break out existing kerbs</i> . <i>White Lining</i> . <i>SW Drainage</i> <p>Officers consider that the above road improvements to North Drive are a benefit to the development for the reasons set out in the Officer Committee Report.</p> <p>In respect of the works to the watercourse to the east of the site, the Lead Local Flood Authority have advised the Council that the applicant has applied for ordinary watercourse consent for the 'reinstatement of the watercourse'. Works to this watercourse are therefore being considered separately by the County Council in their role as the Lead Local Flood Authority.</p> <p>Officers note the point made in respect of how surface water will be intercepted at the junction of Church Road and North Drive – the following planning condition is recommended:-</p> <p><i>Prior to the commencement of any works relating to North Drive, a detailed plan showing how surface water running south along Church Road will be intercepted and discharged before it meets North Drive will be submitted to and agreed in writing by the Local Planning Authority. The</i></p>
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		<p><i>Development shall thereafter be carried out in accordance with the approved details.</i></p> <p><i>Reason</i> <i>In the interests of surface water flood risk in accordance with policy ENV19 and ENV21 of the East Herts Local Plan Second Review April 2007.</i></p> <p>In respect of a condition restricting hard surfacing within private amenity spaces, Officers understand that this concern stems from the potential increase in surface water flooding associated with such hard surfacing. Permitted development rights do allow for the provision of hard surface treatments within private garden amenity spaces – however, one of the conditions is that any hard surface is required to be constructed from permeable material or directed to a permeable surface. Accordingly, Officers do not consider that there will be harm in terms of increased flood risk associated with this and a planning condition is therefore unnecessary.</p> <p>The comment made in respect of levels across the site is noted – the following planning condition is recommended to deal with this matter:-</p> <p><i>Prior to the commencement of development hereby approved, 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</i></p>
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		<p><i>development shall be carried out in accordance with the approved details.</i></p> <p><i>Reason</i></p> <p><i>To ensure that the development is properly related to the levels of adjoining development in the interests of neighbour amenity and good design in accordance with Policy ENV1 of the East Herts Local Plan Second Review April 2007.</i></p> <p>The other planning conditions which are sought by the Parish Council are set out in the Officer Committee Report.</p>
<p>5b, 3/17/0251/FUL, North Drive, High Cross</p>	<p>Additional representation has been received from a neighbouring property who comments that the red outline of the planning application does not properly reflect ownership matters and the correct certificates have not been signed – the application is therefore in valid.</p> <p>The representations also consider that the impact on the setting of listed buildings has not been properly considered or assessed.</p>	<p>The applicant has amended the red outline of the planning application and Officers are satisfied that land within the red outline is within the applicants control and the correct certificate has been issued. The application is therefore valid.</p> <p>The Conservation and Design Team have reviewed the submission and consider that the level of harm to the setting of the grade II listed buildings to the north of the site should be considered as minor and not sufficient to warrant the refusal of planning permission. The minor harm associated with the development is considered to be outweighed by the wider public benefit including the provision of new housing.</p>

5b, 3/17/0251/FUL, North Drive, High Cross	The British Horse Society object to the planning application on the basis of the increase in traffic movements and potential conflict between users of the public right of way and vehicles. The impact is compounded by virtue of the poor road surface and condition of North Drive.	The comments are noted and are addressed in the Committee Report and consultation response from the Highway Authority. Correction to the information at para 10.20 of the report with regard to affordable units. The correct mix is 2 x 1 bed units and 5 x 2 bed units.
5c, 3/16/1253/FUL North of Park Farm, Buntingford	Two submissions have been made in support of the proposals, from prospective residents, setting out that proposed parking provision is acceptable.	Noted