



Chairman and Members of the
Development Management
Committee

Your contact: Peter Mannings
Extn: 2174
Date: 28 March 2018

cc. All other recipients of the
Development Management
Committee agenda

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE - 27 MARCH 2018

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:

7. Planning Applications and Unauthorised Development for
Consideration by the Committee (Pages 3 - 6)

Yours faithfully,

Peter Mannings
Democratic Services Officer
East Herts Officer
peter.mannings@eastherts.gov.uk

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : BIRCHWOOD HIGH SCHOOL, PARSONAGE LANE,
BISHOP'S STORTFORD, CM23 5BD
DATE : TUESDAY 27 MARCH 2018
TIME : 7.00 PM

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East Herts Council: Development Management Committee

Date: 27 March 2018

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>7a, 3/17/2588/OUT Former Goods Yard site, Bishop's Stortford</p>	<p>Noise.</p> <p>Additional representations have been submitted on behalf of the <u>Allinsons Milling</u> operation. Rapleys (on behalf of Allinson) have indicated concern that mitigation measures proposed are ineffective and would result in prejudice to Allinsons.</p> <p>Rapleys note that delegated authority will be sought to add or amend conditions in the light of further advice from the Environmental Health Officer (EHO) and consider that this is a reasonable approach.</p> <p>In relation to the hotel use and the agreement of the applicant to a condition requiring windows to remain shut (see below), this is welcomed.</p> <p>With regard to the residential, Rapleys remain of the view that the acoustic performance of the windows, particularly in block A, should be assessed and that</p>	<p>Noise</p> <p>The concern of the milling operation to protect its position is understood. Initial advice has been provided by the EHO, but this has not been conclusive as it appears that the EHO incorrectly understood the nature of the proposals to be outline in their entirety.</p> <p>Further advice has been sought from the EHO however it has not been possible to formulate this in advance of the committee meeting.</p> <p>Members will note the agreement of the applicant with regard to the measures to be implemented in relation to the hotel use to ensure that this matter is addressed.</p> <p>In relation to the residential uses, officers are of the view that further assessment and implementation of appropriate conditions, in the light of further advice from the EHO, can ensure that this matter is</p>

	<p>there should be a further assessment to determine the exposure of the windows to industrial noise. Rapleys request further conditions to this effect if the EHO considers this approach to be acceptable.</p> <p>The applicant submitted further information following earlier submissions on behalf of Allinsons (in a letter dated 26 March 2018). In this, it sets out that it recognises the legitimate concern of Allinson in relation to the occupiers of the proposed hotel and it is its intention to ensure that the windows of this building are non-openable. It suggests a condition to this effect.</p> <p>The applicant further sets out that, in relation to the residential uses, if it was felt necessary that the acoustic performance of the windows in the residential units needs to be assessed, it would agree to a further condition requiring that the design of the windows be agreed prior to their installation.</p> <p>Building Sustainability</p> <p>Members have been circulated with a further submission from the <u>Bishop’s Stortford Climate Change Group</u>, dated 27 March 2018. The Group reminds members of its earlier submissions and sets out conditions that it considers should be attached to any decision.</p>	<p>satisfactorily resolved.</p> <p>Members will note that delegated authority is sought below to enable further amendments, alterations and additions to be made to the recommended conditions. If members are agreeable to this delegation request, this will also authorise the further work required to ensure that this matter is satisfactorily resolved.</p> <p>Building sustainability</p> <p>Members will recall that the Climate Change Group circulated members with comments followed by a report from carbon Descent.</p> <p>The applicant has responded to the issues raised by the Climate Change group setting out where it considers that the suggestions of the Group are too onerous, relevant standards do not apply and that the</p>
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	<p>Additional representations from residents</p> <p>An additional representation has been received from a member of the public. It refers to unsafe road conditions for pedestrians at the top of the steps from the lower Station Road level to the higher level where three roadways converge and no pedestrian footway is available.</p> <p>It is suggested that the applicant should seek to provide a cycle/ pedestrian footbridge over the railway and that this would remove road traffic as a safer route would encourage more journeys by foot/ cycle. The current proposals (removing the southward down ramp from Station Road) are considered to result in poorer safety</p>	<p>proposals are policy compliant.</p> <p>Officers are of the view that the conditions sought by the Climate Group are unreasonably specific as they stand and would not comply with the relevant tests for conditions. However, it is suggested that a further condition is applied requiring the submission of further energy strategy and sustainability details. This can be informed by independent advice secured by the Council and is in line with the approach proposed in relation to the previous proposals.</p> <p>This will be covered by the additional authority sought below with regard to conditions.</p> <p>Additional representations</p> <p>The further representations are noted. It is considered that the issues raised are addressed by the report.</p>
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	<p>and accessibility. It is considered that Network Rail should be acting for the greater public good.</p> <p>Negative comments are also made about the proposed uses and design, perpetuating decisions made elsewhere in the town. The comments made in the representation from the Civic Federation are supported.</p> <p>A resident from the John Dyde site has contacted members directly resending their submissions made during the consultation period.</p>	<p>Conditions</p> <p>Members are advised that Officers have further assessed the schedule of recommended conditions set out in ERP D and consider that there are a number of amendments that can be made to further clarify wording ensure that the appropriate tests are met and that there are further areas where conditions can be applied. The committee therefore, if minded to support the proposals, is requested to grant delegated authority to the Head of Planning and Building Control to further alter, amend and add conditions, as appropriate and considered necessary, prior to the release of the Decision Notice.</p>
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