



Chairman and Members of the
Development Management
Committee

Your contact: Peter Mannings
Extn: 2174
Date: 29 March 2018

cc. All other recipients of the
Development Management
Committee agenda

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE - 28 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:

4. 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 28 MARCH 2018
TIME : 7.00 PM

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East Herts Council: Development Management Committee

Date: 28 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>4c 3/17/1867/FUL Hertford Golf Club, London Road, Hertford</p>	<p><u>Hertford Town Council</u> (HTC) comments were mistakenly omitted from the Committee Report. Their full comments are:- Objection: The Committee noted the application; In principle Members did not object to the fundamental change of use from agricultural land to a Golf Course. In consideration of the Club House Members broadly agreed that the location was the best area on the site and wished to see that the building would be subservient and lost in the landscape to ensure that the height of the building was not dominant. The Bar, Restaurant with dining facilities gave the Committee some concern and Members seek assurance that food is limited to Club Members and their guests and to be used in conjunction with the Golf Club only. The Committee objected to the importation of soils and raised concerns regarding vehicle movement during this process. If permission was granted for importation of soil Members would seek assurance that all traffic was directed from the A414 and not through Hertford Heath and a Traffic Management Scheme be implemented.</p>	<p>The concerns and comments from the HTC are noted and addressed with the Report and within the suggested Conditions to be imposed on any grant of permission.</p>

	<p>The Committee agreed in principle to the upgrade of the practise facilities, nevertheless Members wished to ensure that the proposal would not include intrusive floodlighting that would affect local residents and the grounds of a Grade I Listed Building.</p> <p>HTC comments received 28/03/18 - noted and considered the revised application in respect of land levels. No further comments.</p> <p>Herts County Council Countryside Access Officer comment seeking footpath link from Balls Park to the footpath heading to Hertford Heath. They state they have some s106 money but seek additional.</p> <p>The agent has responded stating that there is no intention of dedicating a right of way which would be inconsistent with the use of the site as a golf course and would cause safety concerns.</p>	<p>There are no rights of way across the site as existing. Do not consider that the right of way would be desirable given the golf course use and would not meet the tests in the Framework.</p> <p>Points of clarification from Officers:-</p> <ul style="list-style-type: none"> -The total site area is 47ha. (not 21.63ha as stated). -Change of Condition 4 to 'Prior to commencement of works for the construction of the clubhouse' rather than "Prior to commencement of development'. - In condition 16 the word "commenced" should be replaced with "completed". -Recommend a further Condition to require a detailed grading plan be submitted for pre commencement approval detailing the levels shown on agreed plan 820.78F at a suitable scale.
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<p>4d 3/17/1491/FUL Rose and Crown, Aston</p>	<p><u>Aston Parish Council</u> raise concern with the Report and details around the Community Asset. They state that the Community Value Order was waived after a local publican bid for the PH was accepted and they were asked by that Publican to not invoke the Asset of Community Value (ACV). The publican subsequently withdrew the offer and it was too late for the Parish to re-instate the ACV. It was not as the community could not come up with the money.</p> <p>-The Advisor to the applicant disputes this, stating that the Parish withdrew the Order after the investors completed the acquisition and that there was no interest from other buyers. They state that the Parish withdrew 3 months after it was sold and did have time to conclude the Order.</p> <p>Members were circulated a Briefing Note that details the negotiation undertaken with Highway, Conservation Section and others to secure an amended scheme.</p>	<p>Noted. The issue in terms of the Community Asset is not entirely clear with differing views presented. In any event the Report addresses the issues in policy terms regarding the reduction of the community use.</p> <p>No comments to add.</p>
<p>4g 3/17/2865/REM Hunsdon Lodge Farm, Hunsdon</p>	<p><u>Hunsdon Parish Council</u> write with comments on the Construction Management Plan, the schedule of works to the allotments, bus stop works, details of the and for no street lighting</p>	<p>These matters are noted but relate to the planning conditions of the Outline Permission but are not determining issues for the application. Street lighting is not proposed. The applicant is voluntarily cooperating with works to the allotments outside the site but this is not a requirement of the planning permission.</p>

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