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Chairman and Members of the
Development Management
Committee

Your contact: Peter Mannings
Extn: 2174
Date: 25 May 2018

cc. All other recipients of the
Development Management
Committee agenda

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE - 23 MAY 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:

6. 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 23 MAY 2018
TIME : 7.00 PM

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East Herts Council: Development Management Committee

Date: 23 May 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>6(a) 3/18/0263/FUL Yew Tree House, Kettle Green Lane, Much Hadham</p>	<p>2 further representations have been received since the report was published and Officers are aware that a representation has been circulated to Members of the Committee. These representations raised the following comments:</p> <ul style="list-style-type: none"> • Walnut Close has not been widened and has not been resurfaced. It is a very narrow road with a very poor road surface of gravel on earth with no foundation; • The plans have been altered from those originally submitted to remove a covered store (which would be used as a cycle store). The loss of this will result in a reduced encouragement for the use of cycles in place of cars; • The report suggests that an additional car can be parked behind the 2 allocated parking spaces. In 	<p>During a recent visit to the site it was noted that works were being undertaken to complete the road works. These works are required by condition of application ref. 3/15/1001/FUL (development approved to the north of the application site).</p> <p>It is not considered that the loss of this store would preclude those who occupy the properties from owning bicycles.</p> <p>A minimum of approximately 4.5 metres (extending to a maximum of approximately 8 metres) is retained behind the parking spaces shown on the</p>

	<p>respect of Cottage 1 this would mean manoeuvring into the spaces through the narrow gap in the cherry trees, vehicles longer than a VW Golf, will overhang Walnut Close. There is also a height restriction due to the cherry trees;</p> <ul style="list-style-type: none"> • The report concludes that the proposed development is not considered to have a detrimental impact to neighbouring occupiers. This is a matter of opinion and there is a very strong opinion from those living on Walnut Close that the effect will be extremely detrimental to the ambience and outlook of the location; • The following aspects have not been addressed adequately in the report: 1. The sightline for drivers up Kettle Green Lane whilst exiting the Close is very poor, 2. Danger to pedestrians along Walnut Close and Kettle Green Lane, further traffic will make this even more dangerous, 3. The effects of the recent additional seven houses along Walnut Close are yet to be realised; • The report does not address the legal right of the applicant to access Walnut Close. The Close is a private road currently owned by Flush Group; 	<p>submitted plans. Alternatively further space is available to the front of the properties to provide additional parking provision if necessary. County Highways have not raised any objection to the proposed parking provision. The Landscape Officer has not raised any concerns regarding the impact of vehicular movements the Cherry trees.</p> <p>Officers have considered the impact of the proposal on the amenities of neighbouring properties and the character of the site and its surroundings and as set out in the report it is not considered that the proposal would be contrary to relevant planning policies.</p> <p>County Highways have been consulted on the application and do not object to the introduction of 2 new dwellings accessed from Walnut Close and do not consider it to have a harmful impact on the wider highway network or highway safety.</p> <p>The applicant signed ownership Certificate B within the submitted application form, acknowledging and serving notice on Flush Group. Land ownership is civil matter and should planning permission be granted the applicant would still need permission</p>
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	<ul style="list-style-type: none"> • Taking into account application refs. 3/89/2251/OP and 3/15/1011/FUL the application should be refused due to the substandard visibility splays onto Kettle Green Lane and the increased use of Walnut Close. 	<p>from the landowner to access the land.</p> <p>Both applications referred to relate to land to the north of the application site, and not the application site itself. Whilst the 1989 application was dismissed on appeal, the weight that can be given to this decision is very limited due to the changes in planning policy since that decision was made. This decision has also been superseded by the grant of permission in 2015 for the development of the site. County Highways have commented on the application and do not raise any objections to the proposed development on highways grounds.</p>
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