



Chairman and Members of the
Development Management
Committee

Your contact: Peter Mannings
Extn: 2174
Date: 20 July 2018

cc. All other recipients of the
Development Management
Committee agenda

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE - 18 JULY 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:

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 18 JULY 2018
TIME : 7.00 PM

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East Herts Council: Development Management Committee

Date: 18 July 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>5a 3/18/0432/FUL Northgate End, Bishop's Stortford</p>	<p>The <u>Conservation and Urban Design</u> advisor has set out that the amendments to the proposal will have a neutral impact on the character and appearance of the Conservation Area.</p> <p><u>Environmental Health Advisor</u> states that the request for conditions to mitigate the impacts as previously requested have not changed.</p> <p>As the operator of a neighbouring service, <u>HCC Property Services officer</u> advises that they have concerns that further work is still required. The officer summarises that the recommended conditions are inappropriate for the use of the MUGA as it will inhibit the service delivery and do not address issues raised previously. The officer has asked that the application</p>	<p>Comments noted.</p> <p>Members of Committee have been sent the full comments of the Environmental Health Officer.</p> <p>The planning application included the MUGA and the access and has been assessed accordingly.</p> <p>The condition on lighting relates to any new lighting. A planning application would need to be submitted if additional lighting is required.</p>

	<p>be deferred so that more work can take place with respect to ensuring HCC can support the proposal.</p> <p>Details of the current use of the space to the rear of the youth service building are set out and the preference of HCC with regard to the MUGA which is for the narrow end of the MUGA to face towards the Yew Tree Place properties so that there is a greater buffer between the MUGA and residents. It is considered that the proposed acoustic barrier is not in keeping with the locality.</p> <p><u>Bishop’s Stortford Civic Federation</u> raised new objections: Minutes of the full Council meeting referred to by the applicant do no more than indicate the possibility of further development on Old River Lane site. Traffic congestion – Bryan Evans’ objection covers many of the concerns raised by residents and HCC Highways refers to shortcomings of the TA. Air Quality and Amenity – further information should be provided before a decision is made Concern with regard to the amenity provided for residents of the new housing</p>	<p>The acoustic barrier and the limiting of hours is proposed to mitigate the impacts of the MUGA and the access to the MUGA on residential amenity . It is recognised that the open space is currently used but the MUGA will concentrate users to this location and therefore is likely to generate additional noise.</p> <p>Some of the issues raised by the HCC Property officer are land ownership matters that sit outside the planning process.</p> <p>Highway Authority has not objected to the application and recommended a number of conditions to help mitigate impacts. The application was deferred for further noise readings and this has been done and reviewed by the environmental health officer. Air quality has been addressed in the original report. The mitigation measures of the MUGA will help address the potential impact of noise concentrated in this area.</p>
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	<p>MUGA – site is not suitable for this and this part of the application should be withdrawn.</p> <p>37 Additional objections from <u>neighbouring and local residents</u> with some objectors have emailed members directly:</p> <p>These objections covered the previous objections and generally include:</p> <ul style="list-style-type: none"> - Increased traffic congestion - Increased noise and air pollution - No assessment of park and ride - Unsympathetic - Loss of open space - Impact on residential amenity - Out of character with conservation area - Poor design - Queried whether due process has been followed - support the 10 page objection from Bryan Evans which is very reasoned objection on why the car park is unnecessary. Bishops Stortford needs fewer cars. 	<p>The objections do not raise any new matters to change the recommendation. It is considered that the proposed conditions will mitigate the impacts, but there will be impacts on adjoining and nearby residents.</p> <p>The application has been assessed and consulted on. There are a number of conditions imposed to mitigate impacts.</p>
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	<p>The additional information submitted by the applicant was addressed by some of the objectors stating that the noise increase is significant and the noise readings for positions 2 and 3 (rear of Yew Tree Place) should have been continuous like position 1.</p> <p>Fifty (50) additional signatures were added to the previously reported petition with 543 signatures objecting to the loss of the open space "Save our Meadow" on the site.</p> <p>An online petition has been sent to the Chairman of Committee with 840 signatures (as at 5pm on 18 July 18) objecting to the 6 storey car park due to congestion, pollution, impact on conservation area and loss of open space for MUGA.</p>	<p>Positions 2 and 3 were hand-held readings but the continuous noise readings of Position 1 was used to determine the likely continuous background noise levels at the rear of Yew Tree Place properties.</p> <p>The issues raised in the petitions have been raised by residents and addressed in the reports.</p>
<p>5b 3/17/1537/FUL Gascoyne Way Hertford</p>	<p>One additional representation has been received from a <u>local resident</u> which is in support of the proposals.</p>	