



## Public Document Pack

**Jeff Hughes**  
*Head of Democratic and Legal  
Support Services*

**MEETING** : DEVELOPMENT MANAGEMENT COMMITTEE  
**VENUE** : COUNCIL CHAMBER, WALLFIELDS, HERTFORD  
**DATE** : WEDNESDAY 10 JUNE 2015  
**TIME** : 7.00 PM

**PLEASE NOTE TIME AND VENUE**

### **MEMBERS OF THE COMMITTEE:**

Councillor D Andrews (Chairman).  
Councillors M Allen, K Brush, M Casey, M Freeman, J Jones, J Kaye,  
A McNeece, D Oldridge, T Page, P Ruffles and K Warnell.

### **Substitutes:**

Conservative Group: Councillors S Bull, J Cartwright and B Deering.

*(Note: Substitution arrangements must be notified by the absent Member to Democratic Services 7 hours before the meeting).*

**CONTACT OFFICER: PETER MANNINGS**  
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## DISCLOSABLE PECUNIARY INTERESTS

1. A Member, present at a meeting of the Authority, or any committee, sub-committee, joint committee or joint sub-committee of the Authority, with a Disclosable Pecuniary Interest (DPI) in any matter to be considered or being considered at a meeting:
  - must not participate in any discussion of the matter at the meeting;
  - must not participate in any vote taken on the matter at the meeting;
  - must disclose the interest to the meeting, whether registered or not, subject to the provisions of section 32 of the Localism Act 2011;
  - if the interest is not registered and is not the subject of a pending notification, must notify the Monitoring Officer of the interest within 28 days;
  - must leave the room while any discussion or voting takes place.
2. A DPI is an interest of a Member or their partner (which means spouse or civil partner, a person with whom they are living as husband or wife, or a person with whom they are living as if they were civil partners) within the descriptions as defined in the Localism Act 2011.
3. The Authority may grant a Member dispensation, but only in limited circumstances, to enable him/her to participate and vote on a matter in which they have a DPI.
4. It is a criminal offence to:
  - fail to disclose a disclosable pecuniary interest at a meeting if it is not on the register;
  - fail to notify the Monitoring Officer, within 28 days, of a DPI that is not on the register that a Member disclosed to a meeting;
  - participate in any discussion or vote on a matter in which a Member has a DPI;
  - knowingly or recklessly provide information that is false or misleading in notifying the Monitoring Officer of a DPI or in disclosing such interest to a meeting.

(Note: The criminal penalties available to a court are to impose a fine not exceeding level 5 on the standard scale and disqualification from being a councillor for up to 5 years.)

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### **Audio/Visual Recording of meetings**

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## AGENDA:

1. Appointment of Vice–Chairman

2. Apologies

To receive apologies for absence.

3. Chairman's Announcements

4. Declarations of Interest

5. Minutes – 27 May 2015 – 'To Follow'

To confirm the Minutes of the meeting of the Committee held on Wednesday 27 May 2015 – 'To Follow'.

6. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 7 – 10).

(A) 3/14/0924/FP – Artificial grass pitch with associated fencing, 6 x14 metre high floodlight columns and storage container. Creation of 3 bunds and amendments to parking provision to provide 34 parking spaces at Richard Hale School, Hale Road, Hertford, SG13 8AU for Richard Hale School (Pages 11 – 26).

Recommended for Approval.

(B) a) 3/15/0231/FUL – Conversion of existing Maltings buildings to comprise 16 dwellings. Demolition of existing 20C wing. Erection of 7 new dwellings together with associated access, car parking, landscaping and related works; and b) 3/15/0232/LBC – Change of use and alterations to existing Maltings buildings to create 16 no. dwellings and demolition of existing 20C wing at Brewery Yard, Watton Road, Ware, SG12 0AB for Brewery Yard Properties Ltd (Pages 27 – 42).

- a) 3/15/0231/FUL – Recommended for Approval.
- b) 3/15/0232/LBC – Recommended for Approval.

- (C) 3/15/0412/VAR – Variation of condition 3 of LPA reference 3/13/0527/FP (approved plans) to allow minor amendments to the approved scheme for residential development at Pearse House, Parsonage Lane, Bishop's Stortford, CM23 5BQ for Marden Homes Ltd (Pages 43 – 52).

Recommended for Approval.

- (D) 3/15/0252/FUL – Erection of agricultural grainstore and machinery store at Great Hornead Hall, Hall Lane, Great Hornead for Mr J Wyld (Pages 53 – 64).

Recommended for Approval.

7. Items for Reporting and Noting (Pages 65 – 66).

- (A) Appeals against refusal of Planning Permission/ non-determination – 'To Follow'.
- (B) Planning Appeals Lodged – 'To Follow'.
- (C) Planning Appeals: Inquiry and Informal Hearing Dates.
- (D) Planning Statistics – 'To Follow'.

8. Urgent Business

To consider such other business as, in the opinion of the Chairman of the meeting, is of sufficient urgency to warrant consideration and is not likely to involve the disclosure of exempt information.

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## EAST HERTS COUNCIL

### DEVELOPMENT MANAGEMENT COMMITTEE – 10 JUNE 2015

#### REPORT BY DIRECTOR OF NEIGHBOURHOOD SERVICES

#### PLANNING APPLICATIONS AND UNAUTHORISED DEVELOPMENT FOR CONSIDERATION BY THE COMMITTEE

WARD(S) AFFECTED: As identified separately for each application and unauthorised development matter.

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#### **Purpose/Summary of Report:**

- To enable planning and related applications and unauthorised development matters to be considered and determined by the Committee, as appropriate, or as set out for each agenda item.

#### **RECOMMENDATIONS FOR DEVELOPMENT MANGEMENT COMMITTEE**

<b>(A)</b>	<b>A recommendation is set out separately for each application and unauthorised development matter.</b>
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#### 1.0 Display of Plans

1.1 Plans for consideration at this meeting will be displayed outside the Council Chamber from 5.00 pm on the day of the meeting. An Officer will be present from 6.30 pm to advise on plans if required. A selection of plans will be displayed electronically at the meeting. Members are reminded that those displayed do not constitute the full range of plans submitted for each matter and they should ensure they inspect those displayed outside the room prior to the meeting.

1.2 All of the plans and associated documents on any of the planning applications included in the agenda can be viewed at:  
<http://online.eastherts.gov.uk/swiftlg/apas/run/wphappcriteria.display>

1.3 Members will need to input the planning lpa reference then click on that application reference. Members can then use the media items tab to view the associated documents, such as the plans and other documents relating to an application.

## 2.0 Implications/Consultations

2.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

### Background Papers

The papers which comprise each application/ unauthorised development file. In addition, the East of England Plan, Hertfordshire County Council's Minerals and Waste documents, the East Hertfordshire Local Plan and, where appropriate, the saved policies from the Hertfordshire County Structure Plan, comprise background papers where the provisions of the Development Plan are material planning issues.

Contact Member: Councillor Suzanne Rutland-Barsby – Deputy Leader and Executive Member for Development Management and Councillor Support.

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## ESSENTIAL REFERENCE PAPER 'A'

### IMPLICATIONS/CONSULTATIONS:

Contribution to the Council's Corporate Priorities/ Objectives (delete as appropriate):	<p><b>People – Fair and accessible services for those that use them and opportunities for everyone to contribute</b></p> <p>This priority focuses on delivering strong services and seeking to enhance the quality of life, health and wellbeing, particularly for those who are vulnerable.</p> <p><b>Place – Safe and Clean</b></p> <p>This priority focuses on sustainability, the built environment and ensuring our towns and villages are safe and clean.</p> <p><b>Prosperity – Improving the economic and social opportunities available to our communities</b></p> <p>This priority focuses on safeguarding and enhancing our unique mix of rural and urban communities, promoting sustainable, economic opportunities and delivering cost effective services.</p>
Consultation:	As set out separately in relation to each matter if any are appropriate.
Legal:	As set out separately in relation to each matter if any are appropriate.
Financial:	As set out separately in relation to each matter if any are appropriate.
Human Resource:	As set out separately in relation to each matter if any are appropriate.
Risk Management:	As set out separately in relation to each matter if any are appropriate.
Health and wellbeing – issues and impacts:	As set out separately in relation to each matter if any are appropriate.

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# Agenda Item 6a

**3/14/0924/FP – Artificial grass pitch with associated fencing, 6 x14 metre high floodlight columns and storage container. Creation of 3 bunds and amendments to parking provision to provide 34 parking spaces at Richard Hale School, Hale Road, Hertford, SG13 8AU for Richard Hale School**

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**Date of Receipt:** 11.06.2014

**Type:** Full – Major

**Parish:** HERTFORD

**Ward:** HERTFORD – CASTLE

## **RECOMMENDATION:**

That planning permission be **GRANTED** subject to the following conditions:

1. Three Year Time Limit (1T12)
2. Approved plans (2E103)
3. Programme of Archaeological Work (2E02)
4. Prior to the first use of the artificial grass pitch hereby approved, the landscape bunds and acoustic fencing as shown on the plans hereby approved shall have been constructed/erected in accordance with those approved plans. The bunding and acoustic fencing shall thereafter be retained as approved.

**Reason:** In the interests of neighbouring amenity and in accordance with Policy ENV24 of the East Herts Local Plan Second Review April 2007.

5. Prior to the first use of the artificial grass pitch hereby approved, a 'Community Use Agreement', detailing how the facility will operate as a dual community use facility, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the facility shall operate in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

**Reason:** To ensure that the facility is open to both school and community use in accordance with Policy LRC2 of the East Herts Local Plan Second Review April 2007.

6. The use of the artificial grass pitch and the floodlighting hereby permitted shall be restricted solely to the hours of 08:00 to 22:00 Monday to Friday; 08:00 to 19:00 on Saturdays, and 09:00 to 19:00 on Sundays and Bank Holidays, and at no other times.

Reason: In the interests of neighbouring amenity and protected species, in accordance with policies ENV16 and ENV24 of the East Herts Local Plan Second Review April 2007.

7. Landscape Design proposals (4P12) a, b, e, f, l, j, k and l.
8. Landscape Works Implementation (4P13)
9. Wheel washing (3V25)
10. Prior to the first use of the artificial grass pitch hereby approved, the widened access serving the development shall be completed in accordance with the plans hereby approved.

Reason: To ensure the provision of an access appropriate for the development in the interests of highway safety and convenience, and in accordance with Policy TR2 of the East Herts Local Plan Second Review April 2007.

11. Prior to the construction of the artificial grass pitch hereby approved, details of surface water drainage works shall be submitted to and approved in writing by the local planning authority, and the development shall thereafter be carried out and completed in accordance with the approved details. The details submitted must include the results of an assessment of the potential for disposing of surface water by means of a sustainable drainage system.

Reason: In the interests of the management of surface water flows and in accordance with policy ENV21 of the East Herts Local Plan Second Review, April 2007 and national planning policy guidance set out in section 10 of National Planning Policy Framework.

12. Prior to the first use of the development hereby permitted, the existing School Travel Plan shall be reviewed and updated to take into account the proposed development. The reviewed Travel Plan shall be submitted to and approved in writing by the Local Planning Authority within 2 months of the first use of the development, and the development shall thereafter be implemented in accordance with the local planning authority's approval.

Reason: To assist in achieving greater use of sustainable transport modes, in accordance with Local Plan Policies TR4 and TR7 and the National Planning Policy Framework.

Directives:

1. Other legislation (010L)
2. Highway works (06FC2)

Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan (Minerals Local Plan, Waste Core Strategy and Development Management Policies DPD 2012 and the 'saved' policies of the East Herts Local Plan Second Review April 2007); the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The balance of the considerations having regard to those policies is that permission should be granted.

\_\_\_\_\_ (092414FP.LP)

**1.0 Background**

- 1.1 The application site is shown on the attached OS extract. It forms the rear, southern playing/sports field for Richard Hale School, which is a single sex school for 11-18 year olds, sited to the south of the town centre of Hertford. The site lies within the Hertford Conservation Area.
- 1.2 The application proposes the construction of an artificial grass pitch (AGP) measuring 75 x 105 metres to be sited on the existing grass sports/playing field at the school. The pitch will be surrounded by 4.5 metre high perimeter ball stop fencing, (2 metres of which will be acoustic fencing on the southern side of the pitch), with 6 floodlights at a height of 14 metres. The development also includes a proposed storage container on the northern side of the pitch and 3 landscape bunds which will be formed from top soil from the excavation works for the proposed pitch.
- 1.3 The two bunds to the south west of the playing field are intended to mitigate any adverse impact to the nearby residential properties from traffic coming into the site from the entrance off Pegs lane, and all three bunds are proposed to mitigate noise from the use of the playing fields and also to provide an attractive, landscaped screen to nearby properties.
- 1.4 The existing unmade parking area off Pegs Lane will be re-surfaced

and formally laid out to provide 34 parking spaces.

- 1.5 The provision of the new AGP will provide increased usage in comparison to the existing grassed pitches for the benefit of Richard Hale School and its partner organisations and community groups (It should be noted that no existing community sporting use is made of the playing fields at the school). It is anticipated that the school will use the AGP during school time and that during the evenings and at weekends it will be utilised by the wider community. It is indicated that Bury Rangers will be the main partner with other associated partners being Hertford Youth Football Club and Bengeo Tigers. It is stated that Hertfordshire Football Association have also identified the site for key coaching and development activities.

## **2.0 Site History**

- 2.1 There have been a number of applications for development at the school itself. In terms of this playing field however, the relevant applications are:

- 3/10/1295/FN – Renewal of planning permission 3/05/1062/FP for the erection of new gymnasium (dual use). Granted but not implemented.
- 3/05/1062/FP – Erection of new gymnasium building (dual use). Granted.

## **3.0 Consultation Responses**

- 3.1 County Highways do not wish to restrict the grant of permission subject to conditions for widening of the existing access; hard surfacing, wheel washing; and that an updated School Travel Plan be provided.
- 3.2 The Environment Agency advises that the main flood risk at the site is the management of surface water run-off.
- 3.3 The Council's Environmental Health unit has advised that any permission shall include a condition to ensure that the development must include the landscape bunds and acoustic barriers as submitted within the application to ensure that sufficient noise attenuation is achieved to prevent unacceptable noise levels for residential dwellings.
- 3.4 Sport England raise no objection subject to conditions. They note that the proposed development is for an outdoor sports facility – the provision of which would be of sufficient benefit to the development of

sport as to outweigh the detriment caused by the loss of the playing field.

- 3.5 The Historic Environment Advisor comments that the position and nature of the proposed development is such that it is considered likely to have an impact upon heritage assets of archaeological interest. They recommend a condition on any consent to properly provide for archaeological implications.
- 3.6 Hertfordshire Ecology have commented in terms of the impact of the proposed scheme on local ecological value and wildlife habitat/corridors for small mammals, birds and invertebrates and conclude that subject to the technical specification for the lighting being fitted with baffled, downwards pointing units and subject to restriction of operating hours until 11pm, there would be no detrimental impact.
- 3.7 No comments have been received by Fields in Trust.

#### **4.0 Town Council Representations**

- 4.1 Hertford Town Council initially commented (23<sup>rd</sup> June 2014) with no objection, and requested that a condition be imposed that all floodlighting was switched off at 10pm.
- 4.2 After re-consultation they later commented (10<sup>th</sup> November 2014) that *'whilst understanding the Schools need for the facility, the Committee was concerned at the impact on nearby residential homes and the potential for significant intrusion in terms of noise, traffic and evening floodlighting. It was requested that consideration be given to extending the acoustic fence to the south side as well as the east as detailed'*.

#### **5.0 Other Representations**

- 5.1 The application was publicised by way of neighbour notification, site notices and press notice.
- 5.2 31 letters, together with a petition containing 24 signatures and comments from Hertford Civic Society have been received raising the following objections:
- Light and noise pollution from use
  - Visual harm
  - Hours of use inappropriate - late into evenings
  - Any non-school use will result in increased noise

- Trees are not detailed. Adverse impact to wildlife (bats, birds and squirrels)
- Will be overbearing to neighbours. Land levels not shown on plans
- Will result in loss of playing pitches
- Harm to Conservation Area. Will not preserve tranquil character
- Security concerns
- Traffic congestion in area
- Overdevelopment of site
- Overlooking due to land level differences
- Insufficient information regarding surface water run-off
- Air pollution from surfacing materials. Other health hazards
- Other similar pitches in area are not utilised to full capacity

5.3 183 letters have been received, supporting the proposal and commenting:

- Will provide a boost to recreational activity for the surrounding Community
- Existing facilities in the area are lacking
- Will result in positive physical and mental health improvements

## **6.0 Policy**

6.1 The relevant 'saved' Local Plan policies in this application include the following:

TR3	Transport Assessments
TR7	Car Parking Standards
ENV1	Design and Environmental Quality
ENV2	Landscaping
ENV3	Planning Out Crime – New Development
ENV11	Protection of Existing Hedgerows and Trees
ENV16	Protected Species
ENV21	Surface Water Drainage
ENV23	Light Pollution and Floodlighting
ENV24	Noise Generating Development
TR7	Car Parking – Standards
BH6	New Developments in Conservation Areas
LRC1	Sport and Recreation Facilities
LRC2	Joint Provision and Dual Use

6.2 The National Planning Policy Framework (NPPF) is of relevance in the determination of the application as is the National Planning Policy Guidance (NPPG).



## 7.0 Considerations

7.1 The main considerations in the determination of the planning application relate to:

- Principle of development / loss of LRC1 land;
- Design, Scale and Layout
- Parking / Access and Movement / Sustainable Transport;
- Neighbour Amenity;
- Impact to the significance and setting of the Conservation Area and Grade II\* County Hall;
- Other (ecology, archaeology, trees and surface water drainage)

### Principle of development / loss of LRC1 land

7.2 The site lies within the built up area of Hertford wherein development is to be concentrated. Within the Local Plan the site is identified as policy LRC1 land – designated as a sport and recreation facility, and of course it currently serves as one of the playing/sports field for Richard Hale School.

7.3 Local Plan policy LRC1 states that proposals which will result in the loss of a public, private, indoor or outdoor, sports, recreation and open space facility, or school playing fields, will be refused unless:

- a) suitable alternative facilities are provided on site or in the locality, which are at least equivalent in terms of quantity, quality and accessibility to the ones that would be lost; or
- b) it can be demonstrated that the facility is no longer needed and that there is no viable demand for an alternative facility.

7.4 The National Planning Policy Framework (NPPF) supports this policy objective at Paragraph 74, but adds that such facilities/land should not be built on unless ‘the development is for an alternative sports and recreational provision, the needs for which clearly outweigh the loss’.

7.5 The proposal involves constructing an artificial grass pitch (AGP) on part of the existing playing fields at the school. As the proposal is therefore for an alternative sports facility, there would be no overall loss of sports provision. The proposal therefore complies with the requirements of policy LRC1 of the adopted Local Plan.

7.6 The applicant has identified a need for the development to significantly

improve the delivery of curricular and extra-curricular sport at the school and also provide much needed facilities for other partner organisations. It would allow for all year round outdoor sports facilities, and it is logical to site such a provision close to the School itself for ease of access. It is acknowledged that the siting of the AGP would necessitate a revised playing pitch layout, and whilst it would be possible to retain the two rugby pitches, there would not be space for the training grids. However, as the AGP is designed to meet training needs for a range of sports, the current use of the training grids would be transferred to the AGP so there would not be a negative impact. The AGP would offer the benefit of reducing wear and tear on the remaining grass pitches as some of the activities that currently take place on the grass pitches would be transferred to the AGP.

- 7.7 The submitted Planning Statement, details that the AGP will be for a dual use for the school and community, wherein the school will use this provision during school time and, during the evenings and at weekends, it would be utilised by the wider community. Such a shared school / community use is supported by Local Plan Policy LRC2 which promotes the joint provision of leisure facilities. This gives weight to the proposal and was supported by Sport England. A condition has been recommended to ensure that the use does remain as a dual use as outlined.
- 7.8 Officers are satisfied that, in principle, the proposed development would meet the aims and objectives of both policies LRC1 and LRC2 of the adopted Local Plan.

#### Design, Scale and Layout

- 7.9 A high standard of design is expected from all development proposals (policy ENV1), and this approach is reflected in the NPPF which places great importance on the quality of design. The proposed pitch and enclosure is of a standard design, but one that is in keeping with the character, appearance and use of the wider site as an educational facility. The pitch, enclosure and floodlighting will appear in the context of the built form at the school site and would not therefore appear unduly obtrusive or out of keeping with the surroundings.
- 7.10 The proposed floodlighting is considered by both the applicants and Sport England to be essential to meet the needs of the school and to ensure that the community benefits of the proposal are realised. Without such lighting, they advise that the potential for securing funding towards the implementation of the development is likely to be diminished.

### 3/14/0924FP

- 7.11 The need for floodlighting and the benefits that would accrue from it do, however, need to be balanced against its visual impact in the surrounding area and the potential for any light pollution or other harm, to be caused.
- 7.12 The submitted scheme, as amended, now proposes 6 floodlighting columns of 14m in height and of a slim line profile, designed to reduce their daytime visual impact on the surrounding area. The submitted lighting statement indicates that an asymmetric down lighting luminaire is to be used which is of a compact design and results in low vertical light spillage during evening use. Given these details, the siting of the columns and the context of the site within the town and set against the schools buildings, it is considered that the columns would not appear unduly intrusive during the daytime and the proposed floodlighting will have an acceptable visual impact during evening use.
- 7.13 Officers consider it necessary and appropriate, however, to restrict the times of use of the facility, and the proposed floodlighting, in order to ensure that a satisfactory level of residential amenity is retained for nearby properties. Sport England advises that community use of AGP's on other similar sites usually extends until 10pm on weekday evenings and Officers consider that the proposed hours of use in this case (as set out in condition 6) would achieve an appropriate balance between meeting the needs of the school; achieving the benefits for community sports use, and protecting the amenities of nearby residential properties.
- 7.14 Overall, and subject to these restrictions, the development is considered to have an acceptable visual impact on the surrounding area.

#### Parking / Access and Movement

- 7.15 Policy TR2 states that highway proposals will be assessed against standards set out in Hertfordshire County Council's Roads in Hertfordshire Design Guide, 2001 and Policy TR7 states that car parking provision will be assessed in accordance with the District Council's car parking standards.
- 7.16 The existing access onto Pegs Lane is proposed to be widened to 4.8 metres, which will ensure that vehicles can enter the site at the same time as those exiting the site, thereby minimising the risk of any backup of traffic on the public highway.
- 7.17 In terms of parking, the proposal provides for 34 parking spaces – these

will be sited in the same area as the existing area used for parking (although no formal permission has ever been granted for that parking). The spaces will be used as school parking in the day (as the current parking here is), but outside of school hours will be used as parking for the users of the AGP. The maximum parking standards for an outdoor sports ground with football pitches such as this equates to 20 spaces (the same standards being proposed within the Draft District Plan), and therefore there is an overprovision of parking proposed. The over provision of parking does little to encourage sustainability and some harm is attributed to this. However, it is a material consideration that some informal parking already takes place at the site and, on balance, it is considered that there would be insufficient harm caused by this over provision to warrant the refusal of planning permission. The Highway Authority does not therefore wish to restrict the grant of permission, provided that the School's Travel Plan (which dates from 2006) is reviewed and updated to take into account the new development. This will encourage the use of more sustainable methods of travel to and from the site and a condition is recommended to ensure that this is carried out.

- 7.18 In summary, the proposal is not anticipated to create an adverse impact upon highway capacity or highway safety and convenience. The form and layout of the proposed parking is also acceptable and would not have any adverse impact on the surrounding area. The proposed bunding to the south west of the parking area will assist in mitigating any additional noise from the parking area and the proposed landscaping will also help to soften and partially screen the development.
- 7.19 The proposal is therefore considered to be acceptable in respect of parking and access.

#### Neighbour Amenity

- 7.20 Policy ENV1 of the Local Plan requires development proposals to respect the amenity of occupiers of neighbouring buildings and ensure their environments are not harmed by noise and disturbance or similar. Equally, Policy ENV23 states that external lighting schemes will only be permitted where it can be demonstrated that it minimises impact on residential amenity.
- 7.21 In terms of impact to neighbours from noise, the application has been accompanied by a Noise Assessment which predicts what noise levels would be reached 1 metre from the façade of the residential properties on Highfield Road and Queens Road. The assessment was based on the

proposed bunding as shown being planted, and with the 2 metre high acoustic fence in place. Officers are content with the methodology of the noise modelling assessment.

- 7.22 In terms of guidance for acceptable noise levels, the World Health Organisation 1999 (WHO) levels stated for community noise for moderate annoyance in outside living areas is 50 dB. Night-time noise levels should not exceed 45 dB LAeq 1 metre from the facades of living spaces, so that people may sleep with bedroom windows open (this value is obtained on the assumption that an open window will offer a 15dB reduction).
- 7.23 The results of the Noise Assessment in this case are that, at the nearest receptor - 22 Highfield Road - the result would be 44 dB. At No. 20 Highfield Road it would be 43 dB. The other values for the properties No.4 – 16A Highfield Road would be 40 and 41 dB. In terms of the dwellings on Queens Road, the value at the nearest property being No. 50a, would be 41 dB, and the other properties on Queens Road that back onto the field are at 39 dB.
- 7.24 For all of the residential properties that back onto the Richard Hale School field, the predicted noise levels fall below the World Health Organisation 1999 (WHO) levels stated for community noise for moderate annoyance in outside living areas of 50 dB. Indeed the predicted noise levels also fall within WHO night-time noise levels.
- 7.25 In summary, subject to the bunding being planted and the acoustic fence being installed and retained, there would be no unacceptable impact to neighbouring amenity from noise disturbance, both from within the gardens of those properties and from within the properties, even accounting for open windows. It is acknowledged that, in addition to the AGP use, there could be use of the adjacent rugby pitch (in summer months when there is natural light), which would increase noise levels. Officers have considered this point and whether it would be necessary to restrict the use of the rugby pitches when the AGP is in use. However, given that the entire field could currently be used for sporting provision into the evening, it is not considered necessary or reasonable to impose such a condition.
- 7.26 In terms of the proposed floodlighting this has, as mentioned previously, been designed to reduce light spillage and glare. The application has been submitted with calculations regarding the light luminance levels to neighbouring properties – and these demonstrate that the proposal would not create unacceptable impact to neighbours from the floodlighting.
- 7.27 The siting of the AGP is some 45 – 75 metres from the rear gardens of

the properties in Highfield Road and 65 metres from the rear gardens of Queens Road. Given this distance and due to the design of the AGP and its enclosure, there would be no unacceptable impact upon neighbours amenity from outlook. Some concern has been raised regarding overlooking, but given the distance of the AGP from the boundaries, and the fact that there is already existing use of the fields by the School, it is not considered that the proposals would result in any unacceptable overlooking. There is fencing proposed around the base of bunds which would prevent overlooking from these. Furthermore it is not considered that the proposal would increase security concerns to nearby residential properties.

Impact to the Conservation Area and setting of the Grade II\* County Hall.

- 7.28 The site lies within the Hertford Conservation Area and adjacent to the Grade II\* Listed Building of County Hall. In addition to the layout and design issues referred to earlier in this report, the impact of the proposal on the Conservation Area and nearby listed buildings must also be considered. Given the distance of the proposed development from the Grade II\* County Hall, and the intervening main road, Officers are satisfied that the proposal would not have any adverse impact on its setting or appearance.
- 7.29 The floodlighting would be at a distance from the road and the AGP and its enclosures would be seen within the context of the school buildings and would not appear visually prominent or out of keeping with these surroundings. Overall, the scheme is considered to have a neutral impact upon the character and appearance of the Conservation Area and therefore the duty of the Local Planning Authority to preserve or enhance the Conservation Area is met. The proposal thereby complies with Section 12 of the National Planning Policy Framework.

Other

- 7.30 In regards to ecology, there has been concern expressed from third parties that the proposed floodlighting may impact upon birds and bats. Hertfordshire Ecology have formally responded, commenting that the lighting has been designed to minimise light spill and that subject to this design and hours of use for the lighting itself, there would be no impact on protected species. The proposal therefore complies with Policy ENV16 and ENV23 of the adopted Local Plan.

- 7.31 In regards to Archaeology, the site occupies a situation favourable to settlement and in an area that is known to have been densely settled in

the Bronze Age, Iron Age, Roman and medieval periods. Current archaeological investigations of nearby sites have identified occupation evidence. As such the development is considered likely to have an impact on heritage assets of archaeological interest and an appropriately worded condition is recommended to secure a programme of archaeological work.

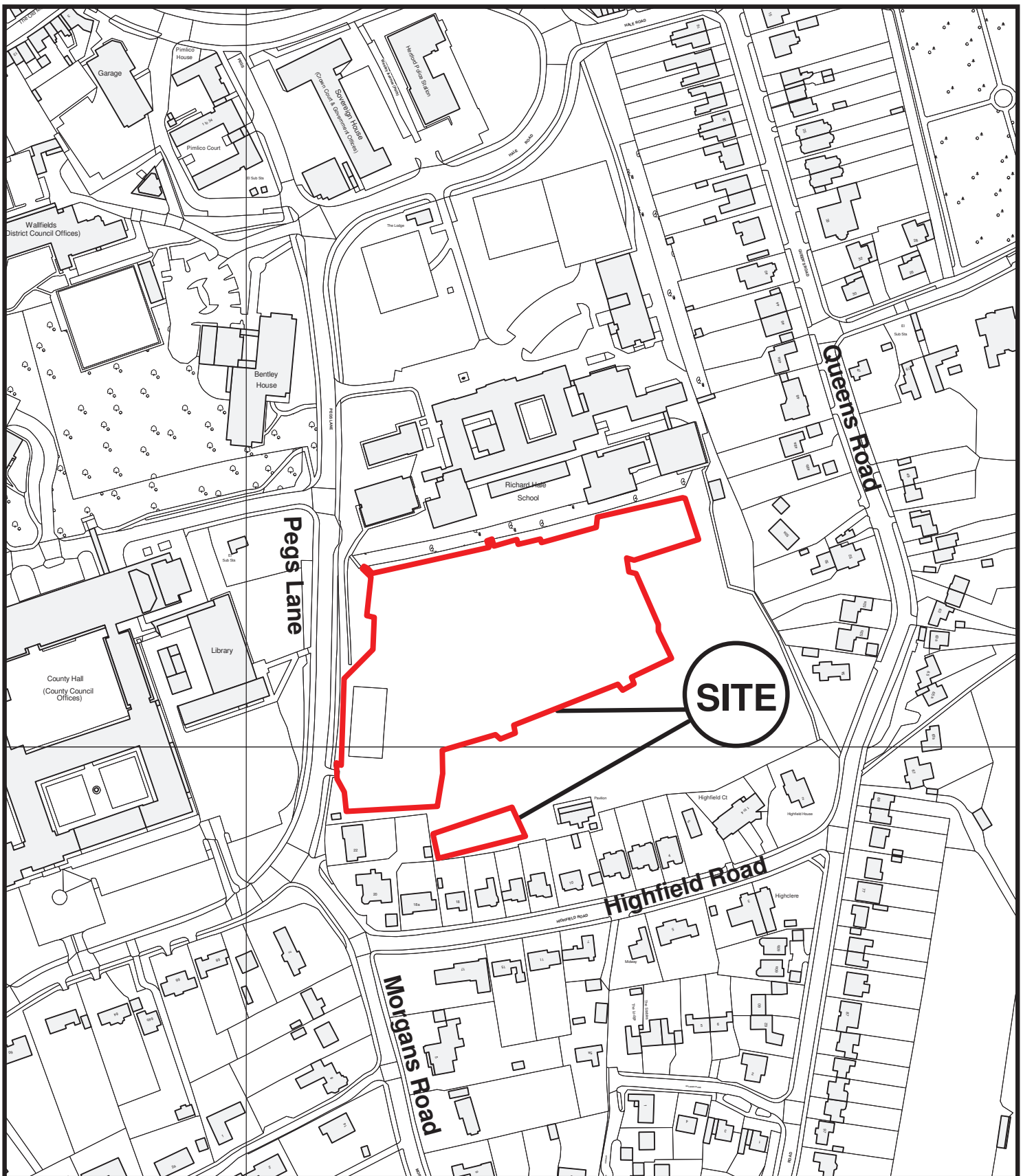
- 7.32 Given the siting of the AGP, associated development and parking, there would be no unacceptable impact on trees at the boundaries of the playing field.
- 7.33 In terms of surface water drainage, the surface of the AGP is proposed to be permeable with an underlying stone sub base acting as an attenuation/storage area for surface water. A condition regarding details of surface water drainage works has been recommended to secure appropriate provision in the interests of surface water management.

## **8.0 Conclusion**

- 8.1 The development will provide for increased usage in comparison to the existing grassed pitches and, as the proposal is for an alternative sports facility, there would be no overall loss of sports provision at the site. The proposal therefore accords with Policy LRC1 of the Local Plan. The proposed community use of the facility also weighs in favour of the proposal and is supported by Policy LRC2.
- 8.2 The access and parking arrangements proposed are acceptable and no objection is raised by the Highway Authority in this respect.
- 8.3 There would be no adverse impact on the wider Conservation Area; the setting of the nearby listed County Hall, or on ecology or archaeology in the area.
- 8.4 In terms of neighbouring amenity detailed assessments have been undertaken that demonstrate that there would be no unacceptable impact from the proposed floodlighting or in terms of noise disturbance or similar from the use of the proposed AGP. Planning conditions can be imposed, and are recommended, to control these matters further to ensure a satisfactory level of residential amenity is retained for nearby residents.
- 8.2 It is therefore recommended that planning permission be granted subject to the conditions set out at the head of this report.

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# Agenda Item 6b

a) 3/15/0231/FUL – Conversion of existing Maltings buildings to comprise 16 dwellings. Demolition of existing 20C wing. Erection of 7 new dwellings together with associated access, car parking, landscaping and related works; and

b) 3/15/0232/LBC – Change of use and alterations to existing Maltings buildings to create 16 no. dwellings and demolition of existing 20C wing. at Brewery Yard, Watton Road, Ware, SG12 0AB for Brewery Yard Properties Ltd

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**Date of Receipt:** a) 05.02.2015  
b) 05.02.2015

**Type:** a) Full - Major  
b) Listed Building Consent

**Parish:** WARE

**Ward:** WARE ST MARYS

## **RECOMMENDATIONS:**

- a) In respect of application 3/15/0231/FUL. That, subject to the applicant or successor in title entering into a legal obligation pursuant to Section 106 of the Town and Country Planning Act 1990 to cover the following matters:
1. A contribution of £538 index linked - towards the enhancement of sports facilities at Ware Young Peoples Centre.
  2. A contribution of £3,636 index linked - towards the enhancement of Ware Library.
  3. A provision that if the development is not completed by 31<sup>st</sup> December 2017 a Viability Review in respect of affordable housing contributions will be triggered.

The Director of Neighbourhood Services be authorised to **GRANT** planning permission, subject to the following conditions:

1. Three Year Time Limit (1T12)
2. Approved plans (2E10)
3. Samples of materials (2E12)

**Reason:** Details are required to be approved prior to commencement to ensure that the appearance of the development will be satisfactory having regard to Policies ENV1 and BH6 of the East Herts Local Plan Second Review 2007.

4. Hard surfacing (3V21)

Reason: Details are required to be approved prior to commencement to ensure that the appearance of the development will be satisfactory having regard to Policies ENV1 and BH6 of the East Herts Local Plan Second Review 2007.

5. Parking provision and retention (3V23)
6. Lighting details (2E27)
7. Communal TV facilities (2E28)
8. Boundary Walls and fences (2E07)
9. Landscaping design proposals (4P12)

Reason: Details are required to be approved prior to commencement to ensure the provision of amenity afforded by appropriate landscape design, in accordance ENV1, ENV2 and ENV11 of the East Herts Local Plan Second Review 2007

10. Landscape works implementation (4P13)
11. Before the development commences, all access and junction arrangements serving the development shall be completed in accordance with the approved in principle plan (Site Access Routes; Drawing No. 13/AG/WRB/22E), and constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction.

Reason: To ensure that prior to the commencement of the development satisfactory access to the site is constructed to the current Highway Authority's specification as required by the Local Planning Authority and to comply with those policies of the development plan.

12. Prior to installation details of the proposed entrance gates to be installed on the Buryfields entrance and on the Wotton Road and Mill Close accesses shall be submitted to and approved by the Local Planning Authority. The gates shall thereafter be installed in accordance with the approved detail and shall remain in operation unless otherwise agreed in writing by the Local Planning Authority. The access arrangements shall at all times permit pedestrian and cycle access to and through the site along these access routes, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent through vehicular traffic and maintain pedestrian and cycle access having regard to Policies SD1(a) and TR2 of the East

Herts Local Plan Second Review April 2007.

13. Programme of archaeological work (2E02)
14. The development shall be carried out in accordance with the mitigation strategy as detailed in Section 5 of the Preliminary Ecological Appraisal and Bat Report September 2013 (concerning Bats and Swifts) prepared by ELMAW Consulting.

Reason: To safeguard wildlife habitats in accordance with NPPF policy and the Conservation of Habitats and Species Regulations 2010.

15. Construction vehicle movements (3V26)

Reason: To ensure that prior to the commencement of development the impact of construction vehicles on the local road network is minimised.

16. Wheel washing facilities (3V25)

17. Construction hours of working (6N07)

18. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (Peter Brett Associates Ref: 29324/001, RevA, January 2015) and the following mitigation measures detailed within the FRA:

a) Finish floor levels are set no lower than 300mm above the 1 in 100 chance in any year including an allowance for climate change flood level.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period that may subsequently be agreed in writing by the Local Planning Authority.

Reason: To reduce risk of flooding to the proposed development and future occupants.

Directives:

1. Other Legislation (01OL)
2. The proposed works will result in disturbance/damage/loss of known bat roosts and mitigation measures will be required to safeguard bats – these are suggested in the Preliminary Ecological Appraisal and Bat

Report dated September 2013 prepared by ELMAW Consulting. These must be carried out under the legal conditions of a European Protected Species development licence that shall be obtained from Natural England.

3. Relationship with Listed Building (LPA Ref 3/15/0232/LBC)
4. Archaeological interest (04A1)
5. Street Numbering and naming (19SN)

### Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan (Minerals Local Plan, Waste Core Strategy and Development Management Policies DPD 2012 and the 'saved' policies of the East Herts Local Plan Second Review April 2007); the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2012 (as amended). The balance of the considerations having regard to those policies and the pre-application advice given is that permission should be granted.

- b) That, in respect of application 3/15/0232/LBC, Listed Building Consent be **GRANTED** subject to the following Conditions:
  1. Listed building three year time limit (1T14)
  2. Listed building (new brickwork) (8L06)
  3. Listed building (new windows) (8L03)
  4. Listed building (new doors) (8L04)
  5. Listed building (new boarding) (8L07)
  6. Listed building (new rainwater goods) (8L09)
  7. Listed building (making good) (8L010)

### Summary of Reason for Decision

The proposal has been considered with regard to the policies of the National Planning Policy Framework and in accordance with the Town and Country

Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012. The balance of the considerations having regard to those policies is that Listed Building Consent should be granted.

\_\_\_\_\_ (023115FUL.DJS)

## **1.0 Background**

- 1.1 The application site is shown on the attached Ordnance Survey extract and is sited to the rear of properties fronting the west side of Baldock Street with Watton Road to the north and Mill Close and Priory Street to the south. The site comprises the former Brewery Yard, the South Central and South Maltings buildings and a further building in the south east of the site. The Maltings buildings are grade II listed and the site lies within Ware Conservation Area close to Ware town centre.
- 1.2 The applications propose the conversion of the two Maltings buildings and the further building on the site. A new building will be constructed at the northeastern side of the site and an addition will be made to the south eastern building. Modern additions to the Maltings buildings will be demolished. 16 residential units are to be provided in the converted buildings and a further 7 residential units in the new buildings. This gives 23 units overall comprising 18 two bedroom and 5 three bedroom two and three storey houses.
- 1.3 Vehicular access is proposed via existing access points off Watton Road and Mill Close, with pedestrian access also onto Baldock Street and Buryfields. Four integral garages and 29 car parking spaces are proposed.

## **2.0 Site History**

- 2.1 The application site has remained vacant for a number of years having in the past been used as a builders merchants. There is no planning history relevant to the current applications.

## **3.0 Consultation Responses**

- 3.1 English Heritage: Do not wish to comment advising that the application should be determined in accordance with national and local policy.
- 3.2 Hertfordshire CC (Highways): are satisfied that the inclusion of gates on the Watton Road and Mill Close vehicular accesses to the development will prevent any through traffic. They raise no objections to the proposal, subject to the imposition of conditions.

- 3.3 Hertfordshire CC (Archaeology): advise that the site lies in an Area of Archaeological Significance as defined in the Local Plan. The site has potential to contain archaeological remains of prehistoric and Roman date, in particular, though it is possible that evidence of Saxon, medieval and earlier. Post-medieval date may also be present. Although the site has suffered disturbance from previous development the scheme is likely to impact on heritage assets of archaeological interest. In this case an appropriately worded condition would be sufficient to provide the level of investigation that this proposal warrants.
- 3.4 Hertfordshire CC (Ecology): advise that the proposal will result in disturbance/damage/loss of known bat roosts. Appropriate survey methodology, evaluation and analysis has been carried out by consultants. The mitigation strategy detailed in Section 5 of the Preliminary Ecological Appraisal and Bat Report 2013 (concerning bats and Swifts) is sufficient to deal adequately with bats from a planning perspective.
- 3.5 The Environment Agency: raise no objections on flood risk grounds, subject to the imposition of a condition.
- 3.6 Conservation Officer: Comments were received during the pre-application process summarised as follows:

The site comprises a collection of maltings buildings circa late 1840's and partly rebuilt in the late 19<sup>th</sup> century, after 1880 and later extended in the 20<sup>th</sup> century. The two main maltings buildings being Listed Grade II. The significance of the buildings is found in the external elevations which have distinctive features including, tile hung conical kiln roofs with a conical boarded cowl on top to the lower west end, hoists, segmental headed windows and a projecting storage unit. Internally the kiln and malt store are intact, including tie plates designed by local craftsmen and the typical internal proportion of an industrial unit. The historic value of the complex is found in the role of the buildings in the history of Ware, use of local materials, internal and external proportion which contribute to the buildings interpretation as historic industrial units.

Concern was raised about the provision of recessed balconies to Building 1 but it is recognised that these are not uncommon within the immediate setting as they have been introduced on surrounding heritage assets. The proximity of the neighbouring building is clearly an issue in terms of overlooking and introducing interior light. The use of light wells and the blocking up of some windows will have limited impact



on the heritage asset as the external appearance is maintained.

Concerns raised regarding the fenestrations on units 4, 12 and 13 in Building 2 have been addressed by the removal of balconies, a door and the retention of arched lintel windows. The alterations are considered to be sympathetic to the heritage asset.

The retention of Building 3 units 24-26 is encouraging as it has merit within the complex and it is recognised that the number of roof lights has been reduced to the minimum necessary.

As a general comment it was previously requested that the number of roof lights be reduced as the number was considered excessive. However, it is noted that the number has been reduced, but the possibility of additional windows to replace this light source has not been explored.

- 3.7 The Housing Officer: expresses disappointment that the scheme is unable to support a contribution to affordable housing but accepts the viability position.

#### **4.0 Town Council Representations**

- 4.1 Ware Town Council have no objection but are concerned in relation to the disturbance to the residents in Black Swan Court and Mill Close.

#### **5.0 Other Representations**

- 5.1 The applications have been advertised by way of press notice, site notice and neighbour notification.
- 5.2 Six replies have been received from nearby residents and a response from the Ware Society raising the following objections:
- The proposed access route through Mill Close and then Priory Street would become a rat run for avoiding traffic the High Street, especially with the opening of the Asda store
  - Mill Close road is not considered to be wide enough for two way traffic
  - Residents parking bays in Mill Close have poor visibility of passing traffic
  - Close to adjoining properties/loss of privacy and residential amenity
  - Inadequate access

- Inadequate parking provision/Increased use of the already inadequate surrounding residents parking will cause a bigger parking problem
- Pollution, noise and light nuisance for residents of Mill Close from passing cars
- Potential problem of maintenance of the Buryfield Malting building from this adjoining site

5.3 The application has been amended to include gates on the Watton Road and Mill Close vehicular accesses to the development to prevent through traffic. Residents were re-consulted. Two of the above residents responded but no new issues were raised.

## **6.0 Policy**

6.1 The relevant 'saved' Local Plan policies in this application include the following:

ENV1	Design and Environmental Quality
ENV2	Landscaping
EDE1	Employment Areas
ENV16	Protected Species
BH1	Archaeology and New Development
BH6	New Developments in Conservation Areas
HSG1	Assessment of Sites not Allocated in this Plan
HSG3	Affordable housing
HSG6	Lifetime Homes
TR14	Cycling – Facilities Provision (Residential)
SD1	Making Development more Sustainable
SD2	Settlement Hierarchy
STC1	Development in Town Centres and Edge of Centres
TR2	Access to New Developments
TR7	Car Parking Standards
IMP1	Planning Conditions and Obligations

6.2 The National Planning Policy Framework and National Planning Practice Guidance are also of relevance to the determination of the application. In particular, Section 7 Design and Section 12 Enhancing the historic environment.

## **7. Considerations**

7.1 The main planning issues to be considered in the determination of this application are:

- The impact on Ware Conservation Area and the listed buildings and the acceptability of the design and landscaping of the proposed residential conversion and new build proposals having regard to policies ENV1 and BH6 and the NPPF
- Impact on amenity of neighbouring properties and the quality of residential accommodation and amenity for the residents of the proposed development
- The contribution of the residential accommodation to housing supply and affordable housing
- Highways, access and parking
- Protected species

Design, layout and heritage considerations

- 7.2 The protection of the two listed Maltings building is an important part of the historic heritage of the town and an important consideration. The buildings having remained empty for a number of years and have been subject to consequent deterioration. It is therefore important that a new use is found for the buildings in order to secure their future preservation and the rehabilitation of the site.
- 7.3 The proposed residential conversion with complementary new build proposals have been the subject of extensive pre-application discussions involving input and support from the Council's Conservation Officer and the Hertfordshire Design Review Panel. It is considered that the proposals follow good conservation principles and that the integrity of the listed buildings is maintained with sympathetic alterations and well designed, additional new build houses.
- 7.4 The works will keep the external form of the listed buildings largely as existing. However, the proposals include the blocking up of some windows, new window openings, the insertion of garage doors and the insertion of roof lights and recessed balcony roof windows. These alterations are not insignificant but they are necessary to achieve a reasonable level of amenity and to facilitate the residential conversion.
- 7.5 The internal open area of the site is fairly restricted given the need to provide adequate car parking and vehicular circulation. A shared surface arrangement is proposed for vehicles and pedestrians in permeable block paving interspersed with tree and grass/shrub

planting. It is considered that the hard surface material and planting, subject to the quality of material and detailing, will provide a good setting for the development.

- 7.6 A listed wall is located to the north east boundary of the site. Whilst the proposals do not directly affect the wall, they will have an impact on its setting. That effect is considered to be beneficial in that, rather than enclosing the currently unused site, it will provide a boundary to the proposed new build residential use.
- 7.7 Overall it is considered that the proposals represent an acceptable approach to the conversion of the buildings and maintain the historical and architectural integrity of them. The hard and soft landscaping seeks to ensure that the competing demands of vehicle circulation and parking, pedestrian circulation, softening by planting and drainage are all achieved in a satisfactory way. The impact on the Conservation Area is considered to be beneficial by opening up and improving the visual quality of this area.
- 7.8 The potential for commercial re use of the units has been tested by the owners through marketing. No significant interest has been generated that would either be likely to translate itself into clear offers for the purchase or occupation of the building. In addition, careful consideration would have to be given to the potential impact on the amenity of adjoining occupiers, if a commercial use came forward.

#### Amenity Impacts

- 7.9 The treatment to the northern elevation of the south central Malting (adjacent to the northern boundary of the site and Buryfield Maltings) is proposed to include the insertion of light wells through the roof and into the first floor of the building. These will be enclosed spaces into which the residents of the new units will be able to walk and through which light will be received from above. Four of the six light well spaces will have openings to the north to increase light received.
- 7.10 The building is no more than 2m distant from the Buryfield Malting building to the north. As it already exists, any amenity impact created as a result of the proximity of the building to Buryfield Maltings to the north is already experienced. Any additional privacy impact as a result of new residents being able to view the building to the north at a close proximity is avoided by ensuring that any openings to the light well areas are not placed adjacent to window openings to Buryfield to the north. Amendments have been made to the scheme to remove new conventional window openings where these had a direct relationship

with the windows in the Buryfield maltings to the north. Roof lights have been used instead.

- 7.11 At ground floor a number of courtyards are created again through which new residents would receive light and through which they can view out toward the Buryfield malting to the north. Privacy impact is avoided as the Buryfield building has no adjacent windows at ground floor level.
- 7.12 The southern building on the site is located further from the site boundary (approx. 5m) and, to the south is the non-residential telephone exchange building. External garden areas are created in this space – and existing and new openings at ground and first floor level allow views onto this space. As there is no residential use to the south here, there is no amenity impact.
- 7.13 The new building located in the north eastern part of the site has windows placed to the north, south and west elevations. These are at ground, first and second floors. To the north, there is a separation distance of some 11m (at the closest) to the adjoining buildings to the north in use as a builder's merchant. From the eastern most of the new units however extensive glazing at first and second floor will allow views at close proximity (approx. 3m) to the north east and the rear of units on Baldock Street.
- 7.14 To the rear of 27 and 29 Baldock Street is a small area laid out as a garden. It is well maintained and clearly valued as a small outside space. This is unlikely to be significantly impacted upon by views available from the new units to the north, as those views would be had at a tight angle, reducing the perception of overlooking.
- 7.15 To the rear of 31 Baldock Street is a curtilage enclosed by a wall of listed status and of some height – over 4m generally. Permissions have been granted for the residential use (two flats) of the area to the rear of no 31. One is at ground floor only, the other at ground and first. The remainder of the limited curtilage to the rear of no 31 forms the outside amenity space. It is not clear whether these units are currently occupied. The wall will prevent a poor inter-relationship at ground floor – obstructing any views. At first floor, it is likely that views from the proposed units 19, 20 and 21 will be possible over the wall and toward those residential uses. Unit 19 extends to a second floor. However, because of the height of the wall, views down to the ground floor unit will be restricted. The ground and first floor unit is at a greater distance and the views are at an angle. Given the proposed extent of glazing to the rear elevation of the proposed units, there would be some clear perception of overlooking by occupiers in the flats to the rear of 31, if

there are any. Some weight must be given to the harm that is potentially caused here.

- 7.16 The front of the easternmost new unit (no 21) will have glazing and a balcony area which will enable views, at 45degrees, over the rear of the plot of 27 Baldock Street. This area of land is used for vehicle parking for the shop premises. There are no eastern facing flank windows proposed.
- 7.17 The last building is that retained to the south east. This is to be converted into a single unit and, to its western end, an element of new build is proposed which will create a further unit. At its closest, this new build element comes to within 5m of the southern boundary of the site. Immediately beyond the boundary here are the residential units of 12 to 17 Mill Close. However, these present a blank façade to the application site.
- 7.18 The building to be converted and the new build element will have window openings to the south at ground, first and second floor. To the east there is a ground floor door opening only. To the west, subsidiary openings will allow views to the rear of plot 15 (at approx. 7m distant) or to the non-residential telephone exchange. These are considered to comprise an acceptable relationship.
- 7.19 With regard to the amenity created for potential new occupiers, this is limited by virtue of the nature of the proposals. Occupiers of units 3 to 8 in the north west building will have very limited private space and light penetration to the north of the buildings. This is where the existing building is located very close to the Buryfield Malting to the north. To the south the units will open out onto the shared central area, but will receive light into the units from this side.
- 7.20 All the other units to be created will have some greater element of private amenity space, albeit limited to most of the units. This arrangement is not unusual however and has been implemented in relation to a number of the other conversions of previous malting buildings in the town.

Housing supply/Affordable housing

- 7.21 Appropriate weight should be given to the shortfall in the Council's 5 year housing land supply. The provision of 23 residential units would provide a contribution to the shortfall in housing supply would must weigh in favour of the proposal.

- 7.22 In accordance with Policy HGS3 the proposal would be required to contribute up to 40% affordable housing. It was understood from pre-application discussions that a contribution would be made. However, a Viability Report has been submitted that concludes that the residual value of the scheme cannot support an affordable housing contribution.
- 7.23 The report has been reviewed by the District Valuation Service on behalf of the Council who agree with this conclusion. They comment that this is due to the high cost of renovation and the conversion of the listed buildings. Clearly this weighs against the proposals. Review of the viability position, and hence any impact in the uplift of value generated by the site, will be ensured by the requirements of the proposed legal agreement.

Highways, access and parking

- 7.22 Internal garaging space is to be provided within four of the two bedroom houses. An additional 29 parking spaces are proposed, with four of those spaces being located in front of the garages. Policy TR7 and Appendix ii of the current Local Plan would require a maximum of 38.25 spaces. The emerging parking standards would require 48.5 spaces, however, its zone 3 location enables consideration to be given to a reduction of up to 50% (down to 24.25 spaces).
- 7.23 The internal garage spaces do not comply precisely with the Council's size standards. However, they only fall short in width terms by 0.2m for half of their length.
- 7.24 The location is central in the town, close to services and facilities and within walking distance of transport facilities. Whilst the shortfall in the headline levels of space provision is noted, the reduction permissible in the emerging standards, which reflects the central location, serves to indicate that only limited negative weight should be assigned in relation to this issue. The constrained nature of parking provision in the area is noted. It is acknowledged that the proposals may lead to some additional pressure being placed on this.
- 7.25 Vehicular access will be via gated accesses from Watton Road and Mill Close. This will prevent through traffic between Watton Road and Mill Close. A further benefit and opportunity of the site's development is to secure a pedestrian connection from Buryfields and the new Asda store to the west and to Baldock Street to the east. Pedestrian access will otherwise be from Watton Road, Mill Close and Baldock Street. The access arrangements are considered to be satisfactory.

Protected species

- 7.26 A preliminary consultant's appraisal was carried out in September 2013 identified that the site was occupied by bats and swifts. It is considered that the mitigation measures identified in Section 5 of the consultant's report are sufficient to deal adequately with bats from a planning perspective. The development will require a European Protected Species licence issued by Natural England.

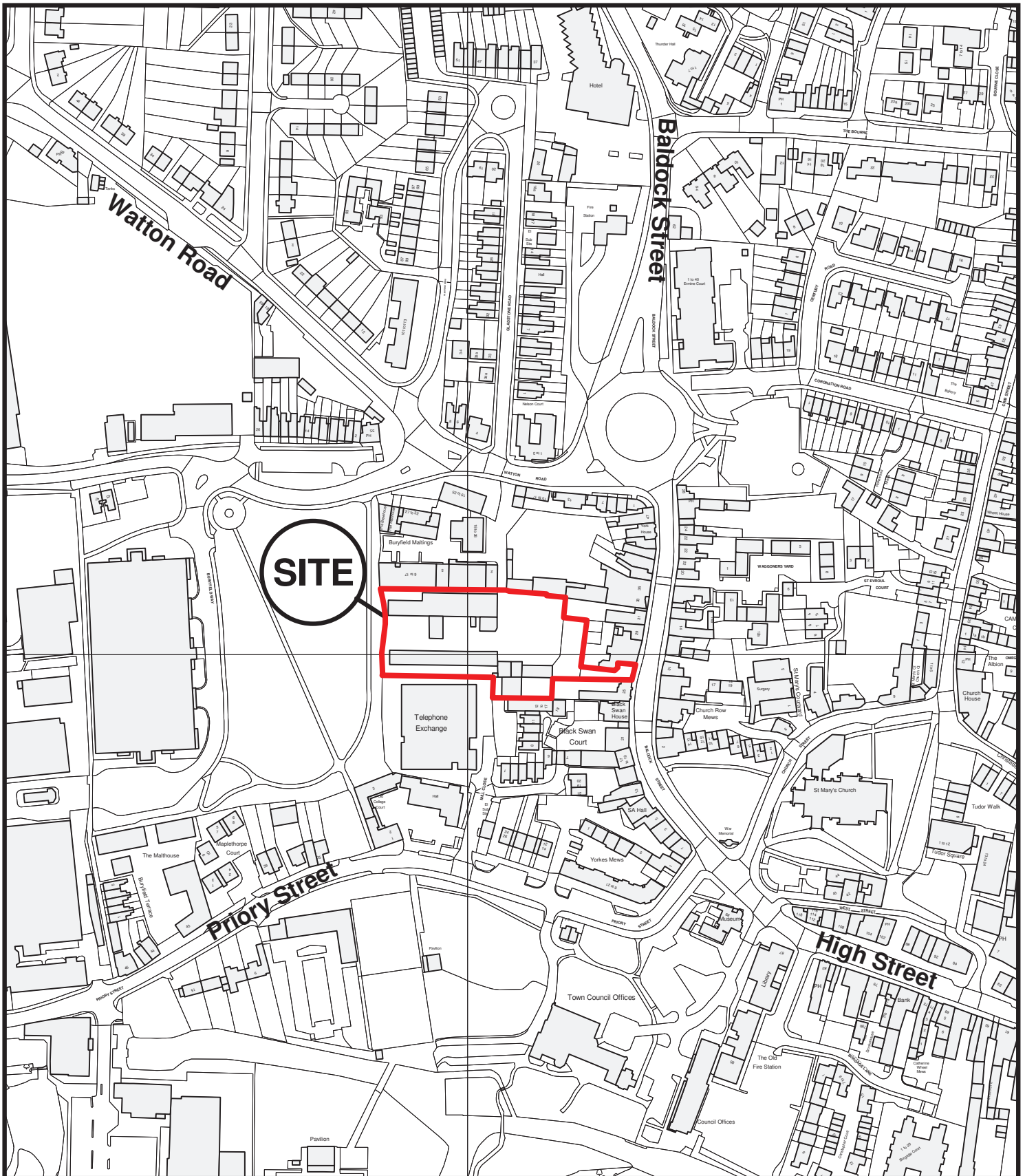
Section 106 Obligation matters

- 7.27 The development will deliver the following financial contributions:
- A contribution of £538 index linked – towards the enhancement of sports facilities at Ware Young Peoples Centre.
  - A contribution of £3,636 index linked – towards the enhancement of the adult area at Ware Library.
- 7.28 It is only considered appropriate to secure these contributions in this case, as a justification for them can be demonstrated and because additional contributions would have a further harmful impact on the viability of the scheme.

**8. Conclusion**

- 8.1 The proposals will regenerate a neglected part of the Conservation Area, bringing back into use and safeguarding the future maintenance of important listed buildings. This is assigned considerable positive weight. They will also deliver a number of units to assist with housing land supply in the district. In the current position, where less than 5 years supply can be demonstrated, this is also afforded some considerable weight. New connecting pedestrian links with the town centre will also be provided for the benefit of residents and the wider public.
- 8.2 With regard to the layout of the development and the provision of parking, these elements of the development are considered to be acceptable. In amenity terms, the proposals will have some impact on neighbouring occupiers, or will result in the provision of limited garden and outdoor spaces, and limited amenity for new occupiers. Whilst some weight is assigned to this, it is not considered to outweigh the benefits of the proposals.





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# Agenda Item 6c

**3/15/0412/VAR – Variation of condition 3 of LPA reference 3/13/0527/FP (approved plans) to allow minor amendments to the approved scheme for residential development at Pearse House, Parsonage Lane, Bishop's Stortford, CM23 5BQ for Marden Homes Ltd**

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**Date of Receipt:** 27.02.2015

**Type:** Full – Major

**Parish:** BISHOP'S STORTFORD

**Ward:** BISHOP'S STORTFORD ALL SAINTS

## **RECOMMENDATION:**

That, subject to the applicant entering into a variation of the existing Section 106 agreement to refer to the amended plans, planning permission be **GRANTED** subject to the following planning conditions:

1. Three year time limit (1T121)
2. Approved plans (2E103)
3. The materials of construction of the development hereby approved shall be carried out in accordance with the details approved under LPA reference X/13/0527/01 as agreed in email communication dated 11 March 2014, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of the appearance of the development, and in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007.

4. Construction hours of operation (6N07)
5. The development hereby permitted shall be carried out in accordance with the recommendations as set out in the Bat Survey and Great Crested Newt Assessment dated 18 October 2012.

**Reason:** To protect the habitats of bats which are a protected species under the Wildlife and Access to the Countryside Act 1981, and in accordance with policy ENV16 of the East Herts Local Plan Second Review April 2007.

6. The development shall be carried out in accordance with the Construction Method Statement as submitted under LPA reference X/13/0527/01 and agreed in email communication dated 11 March 2014, unless otherwise agreed in writing by the Local Planning Authority.

### 3/15/0412/VAR

Reason: To ensure that the construction works and associated activity are acceptable in terms of amenity of the area and highway safety.

7. All existing trees, hedges and hedgerows shall be retained, unless shown on the approved drawings as being removed. All trees, hedges and hedgerows on and immediately adjoining the site shall be protected from damage as a result of works on the site, to the satisfaction of the Local Planning Authority in accordance with relevant British Standards, for the duration of the works on site and until at least five years following contractual practical completion of the approved development. In the event that trees, hedges or hedgerows become damaged or otherwise defective during such period, the Local Planning Authority shall be notified as soon as reasonably practicable and remedial action agreed and implemented. In the event that any tree, hedge or hedgerow dies or is removed without the prior consent of the Local Planning Authority, it shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with trees of such size, species and in such number and positions as may be agreed with the Authority.

Reason: To ensure the continuity of amenity afforded by existing trees, in accordance with policies ENV2 and ENV11 of the East Herts Local Plan Second Review April 2007.

8. All hard and soft landscape works shall be carried out in accordance with the landscape design proposals as detailed in the plans at the bottom of this decision notice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority. Any trees or plants that, within a period of 5 years after planting are removed, die or become damaged or defective shall be replaced with others of the same species, size and number as originally approved unless the local planning authority has given written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved designs, in accordance with policy ENV2 of the East Herts Local Plan Second Review April 2007.

9. Retention of parking spaces (3V204)

#### Directives:

1. Other legislation (01OL1)

## 3/15/0412/VAR

2. Planning Obligation (08PO)
3. Unsuspected contamination (33UC)
4. Street Naming and Numbering (19SN)

### Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan (Minerals Local Plan, Waste Core Strategy and Development Management Policies DPD 2012 and the 'saved' policies of the East Herts Local Plan Second Review April 2007); the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2012 (as amended). The balance of the considerations having regard to those policies and is that permission should be granted.

\_\_\_\_\_ (150412VAR.MP)

### **1.0 Background**

- 1.1 The application site is shown on the attached OS extract. It is located on the northern edge of Bishop's Stortford along Parsonage Lane which is a predominantly residential area except for the educational establishments to the north and south of the site beyond the properties in Friars Road.
- 1.2 To the north east of the site and to the frontage of Parsonage Lane is an extensive landscaped area which includes several large mature trees. Those trees and other trees within the site are protected by an Area Tree Preservation Order.
- 1.3 Planning permission was granted under LPA reference 3/13/0527/FP for the re-development of the site comprising of the conversion of the main building, Pearce House, to create 12no apartments, the demolition of existing outbuildings, stables and coach house, and the erection of 10no dwellinghouses.
- 1.4 That approved development has started to be implemented and the houses are all nearly completed as is the conversion of Pearce House. This application, however, seeks permission for some minor alterations to the approved scheme comprising of the following:

## **3/15/0412/VAR**

- Changes to the arrangement of windows serving Pearse House;
- Changes to roof light arrangements and insertion of roof light windows;
- Change in the ridge height of the rear elevation of plots 13-17;
- Minor changes to the positioning of plot 21;
- Changes to the basement light well of Pearse House;
- Minor changes to the bin store;
- Provision of French doors to the terrace of flat 4, as used elsewhere on the scheme;
- Changes to provide for improved terrace areas;
- Minor alterations to boundary wall;
- Minor changes to parking arrangements.

1.5 The above changes have altered the layout of the development which has resulted in a need to change the landscape scheme for the development. This application also therefore includes an amendment to the previously approved landscape scheme.

## **2.0 Site History**

2.1 The planning history of the site can be summarised as follows:

3/89/0423/FP – Planning permission granted for lecture rooms with associated residential accommodation and garaging.

3/91/1806/FP – Planning permission granted for an extension to the main dwelling

3/95/0795/CL – Lawful development certificate granted for use of the site as a residential training centre and function venue.

3/10/1831/FP – Application submitted for the change of use of two existing detached blocks from hotel to residential units - 5no 2 bed cottages; 3no 2 bed flats and 4no 1 bed flats – no decision was made on that application as it was withdrawn.

3/13/0093/CL – Lawful development certificate granted in relation to formation of a car park to the east of the existing buildings on the site.

2.2 As noted above, planning permission has most recently been granted for the redevelopment of the site under LPA reference 3/13/0527/FP.

**3.0 Consultation Responses**

- 3.1 The Environment Agency have assessed the application and have no comments to make.
- 3.2 Hertfordshire County Highways comment that they do not wish to restrict the grant of permission. The proposed changes do not have any bearing in a highway context.

**4.0 Town Council Representations**

- 4.1 Bishop's Stortford Town Council has no objections to the application.

**5.0 Other Representations**

- 5.1 The application has been advertised by way of press notice, site notice and neighbour notification.
- 5.2 A letter of representation has been received from the Chairman of the Friars Wood Residents Association raising concern with regard to the provision of additional windows, the enlargement of windows and the resulting impact from overlooking and loss of privacy to residents in Friars Wood.

**6.0 Policy**

- 6.1 The relevant 'saved' Local Plan policies in this application include the following:

SD2	The principal of development
HSG3	Affordable Housing
HSG4	Affordable Housing Criteria
HSG6	Lifetime Homes
TR2	Access to New Developments
TR7	Car Parking – Standards
EDE	Loss of Employment Sites
ENV1	Design and Environmental Quality
ENV2	Landscaping
ENV3	Planning Out Crime – New Development
ENV11	Protection of Existing Hedgerows and Trees
ENV16	Protected Species
LRC1	Sport and Recreation Facilities

6.2 The National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) are also material considerations in the determination of the application.

## **7.0 Considerations**

7.1 The principle of the residential development of this site has previously been considered by the Development Management Committee to be acceptable and, as mentioned previously, the residential redevelopment of the site is well underway. As such, the determining issue within this application relates to whether the various amendments to the scheme have an acceptable impact on the character and appearance of the building and its surroundings, and on neighbour amenity,

### **Character and appearance**

7.2 The changes to the appearance of Pearse House (the building converted into residential flats) are modest and involve alterations to the size and design of some windows and the provision of two additional rooflights on the west elevation, together with changes to the basement light well. Such changes are not, in Officers opinion, significant and do not result in a significantly greater level of impact on the character or appearance of the building from that previously granted permission.

7.3 The proposal seeks an amendment to the roof of the new building to the front of the site, serving plots 13-17. This incorporates the provision of a slightly lower roof ridge line to the central part of the overall building. The visual impact of this is considered to be limited and it also adds a break in the roof ridge line which improves the appearance of the building. The reduction in the ridge will only be viewed from the rear elevation (and where there are no public views) and has been designed to assist with flow of rainwater off the roof. No objections are therefore raised with this element of the application.

7.4 The plans also show a slight change to the boundary and layout of plot 21 – such a change incorporates the re-siting of the building in relation to the southern boundary and the provision of a slight ‘dog-leg’ in the boundary to enable light to access some window openings. This amendment, again, is not a significant one and does not result in material harm to the layout and character of the development. No objection is therefore raised to this.

7.5 Various other alterations to the landscape scheme, including the bin stores, are proposed which are acceptable and result in an acceptable



level of amenity space and layout in accordance with policies ENV2 and ENV11 of the Local Plan.

**Neighbour amenity impacts**

- 7.6 Having regard to the nature of the amendments to the scheme, the main planning consideration relates to the changes to the fenestration to Pearse House and the inclusion of additional rooflights on the west elevation. A representation has been received in regard to the provision of additional windows on this elevation of the building and Officers have carefully considered any potential impact here. The high level rooflights on the west elevation will serve a store room, en-suite and a bedroom. There are a significant number of window openings on this elevation of the building in any event, and the plans submitted show that the bottom sill of the new rooflights will be approximately 1.8metres above floor level, such that overlooking of any adjoining premises would be extremely difficult. Having regard to those considerations, Officers do not consider that the additional rooflights will result in any significant harm to neighbour amenity in terms of overlooking or loss of privacy such that would warrant the refusal of planning permission.

**Conditions and legal agreement**

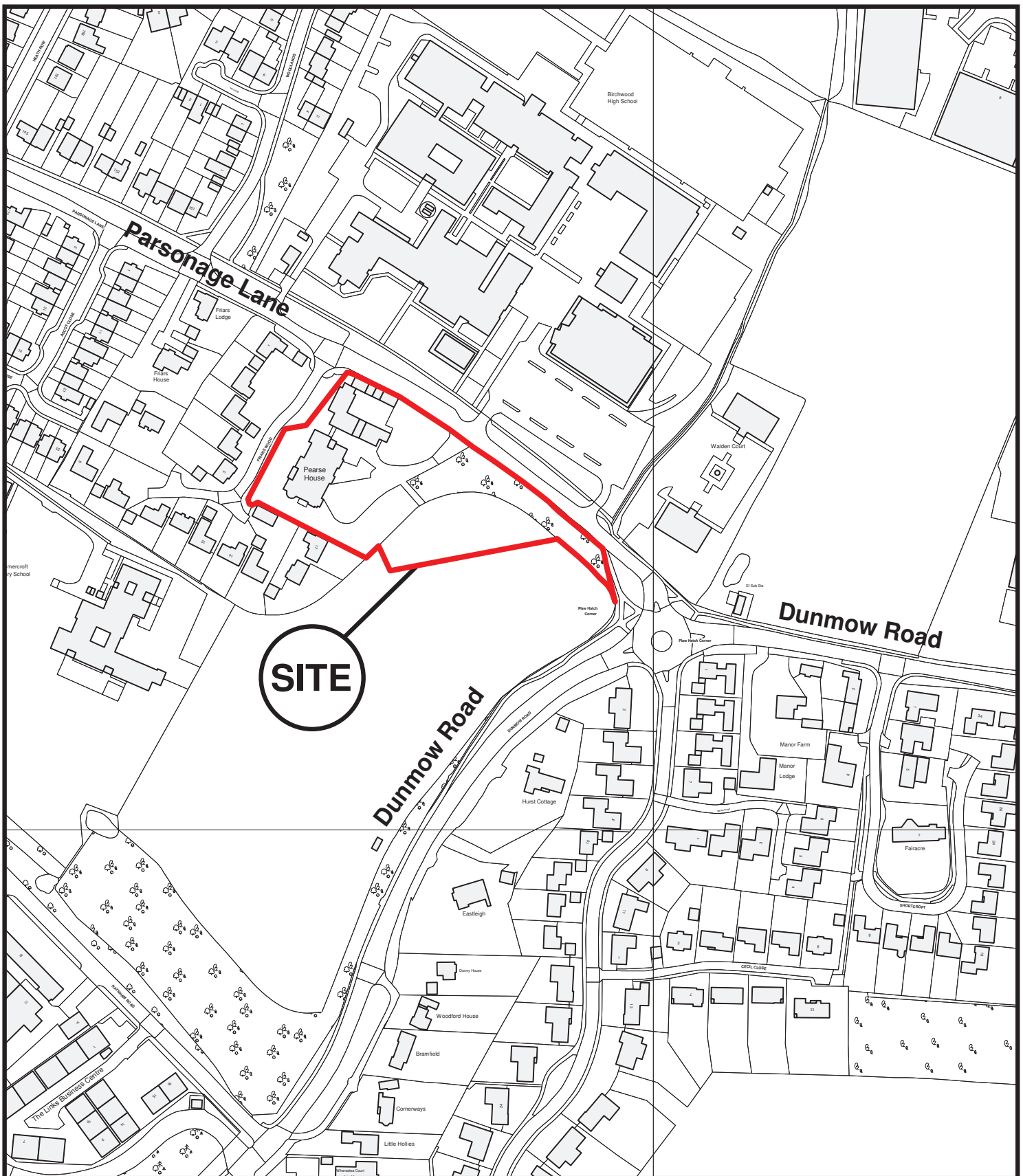
- 7.7 Various planning conditions were imposed on the previous permission for redevelopment of the site. As the variation of the previously approved permission would effectively result in the issue of a fresh planning permission for the development, it is necessary to re-impose many of those conditions as set out at the head of this report. However, some conditions have already been discharged under the previous permission and it is therefore reasonable that the details which have been agreed previously are referred to in the amended conditions.
- 7.8 The earlier legal agreement also requires variation to ensure that it properly relates to the amended plans.

**8.0 Conclusion**

- 8.1 Planning permission has previously been granted for the redevelopment of this site and the proposed changes within this application will see various minor amendments to the scheme that will not, in Officers opinion, materially impact on the character or appearance of the development or its surroundings and will not result in any material harm to neighbour amenity.
- 8.2 Officers therefore recommend that planning permission be granted

**3/15/0412/VAR**

subject to a variation to the legal agreement relating to this permission and, subject to planning conditions as set out at the head of this report.



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**Address: Pearse House, Birchwood Mews, Bishops Stortford, CM23 5BQ**  
**Reference: 3/15/0412/VAR**  
**Scale: 1:2500**  
**O.S Sheet: TL5021**  
**Date of Print: 22 April 2015**

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## 3/15/0252/FUL – Erection of agricultural grainstore and machinery store at Great Hormead Hall, Hall Lane, Great Hormead for Mr J Wyld

Date of Receipt: 09.02.2015

Type: Full – Major

Parish: HORMEAD

Ward: BRAUGHING

### RECOMMENDATION:

That planning permission be **GRANTED** subject to the following conditions:

1. Three Year Time Limit (1T12)
2. Approved plans (2E103)
3. Materials of construction (2E11)
4. Landscape design proposals (4P12)(a, b, c, e, l, j, k, l)
5. Landscape works implementation (4P13)
6. Lighting details (2E27)

### Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan (Minerals Local Plan, Waste Core Strategy and Development Management Policies DPD 2012 and the 'saved' policies of the East Herts Local Plan Second Review April 2007); the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2012 (as amended). The balance of the considerations having regard to those policies is that permission should be granted.

### Directives:

1. The applicant is encouraged to consider the use of a range of sustainable drainage systems (SuDS) for the proposed development such as rain harvesting water butts, retention/detention ponds, swales and other flood risk reduction measures. The Councils engineer can be contacted on 01992 531516 for further information in this respect.
2. Other Legislation (01OL1)

\_\_\_\_\_ (025215FP.MP)

**1.0 Background**

- 1.1 The application site is shown on the attached OS extract. It is located to the north of the village of Great Hormead and is accessed via from the village via Hall Lane. There is also a separate access to the north of the site which is used by farm traffic and links to Andersons Lane; the other part of the farm at Bury Farm, and beyond to the west of the village.
- 1.2 To the immediate south of the application site is a large agricultural building which, at the time of Officers site visit, was being used for the storage of agricultural machinery and other storage associated with the agricultural use. Further to the south west are a number of other agricultural buildings and the residential dwellings of Hormead Hall and the Old Dairy which are occupied by the applicant and family members. There are open agricultural fields to the north of application site.
- 1.3 The applicant sets out that their estate has 350 hectares of agricultural land in the Parish and the crops grown are predominantly wheat and oil seed rape. The farm is currently operated from two locations in the village. The administration, machinery and hay storage elements are based at the application site at Great Hormead Hall, with crop storage being located generally at Bury Farm to the south west of the application site.
- 1.4 There are two grain stores at Bury Farm – one smaller store is located immediately adjacent to the B1038 to the west of the village and is known as Bury Farm Barn. It has a storage capacity of 500 tonnes. The other store is located to the north of a range of historical buildings associated with Bury Farm and is known as The Bampton Barn, it has a capacity to store 1500 tones. These two barns are indicated on the attached OS extract.
- 1.5 The applicant sets out that the Bury Farm Barn is no longer fit for modern day agricultural practices and is in close proximity to a pedestrian footway which raises pedestrian safety issues for them. The Bampton Barn has recently been granted planning permission to be demolished as part of the wider development and change of use of the historical barns to dwellings as granted planning permission and listed building consent under LPA reference 3/14/1112/FP and 3/14/1113/LB.
- 1.6 The proposed barn would replace both of the existing barns and will provide storage for 1900 tonnes of crops, with drying facilities. This will provide flexibility in provision of storage for the farming operation.

by 27.4m in footprint with a large asymmetric gable roof having a maximum height of approximately 11.2 metres. In addition it would incorporate lower lean to structures on the southern and eastern elevations, giving a total floorspace of approximately 1244 sq.m. The building would be west facing, and the proposal includes the provision of a large concrete apron to the western side of the building to provide turning space for farm vehicles.

- 1.8 The proposed building is of typical proportions and design for an agricultural building and would be finished externally in grey roof sheeting and olive green metal cladding.

## **2.0 Site History**

- 2.1 There is no relevant planning history to the site.

## **3.0 Consultation Responses**

- 3.1 The Highways Agency raises no objection.
- 3.2 Hertfordshire County Highways does not wish to restrict the grant of planning permission. The Highways Officer comments that a suitable level of parking is provided and space for vehicle turning. The Officer notes the applicants view that there will be increased vehicular movements, but the Highway Authority does not envisage that this will have a severe impact and does not raise an objection, provided the grain store was only used in relation to the owner's farm land.
- 3.3 The Landscape Officer recommends that planning permission be granted. The proposed agricultural building, located within an agricultural landscape will assimilate well with the nearby agricultural buildings, despite its size.

The Officer comments that the barn will not be visible from long views from the north due to the local topography. Where it may be visible from longer views to the south, it will be seen as an addition to an existing cluster of agricultural buildings.

- 3.4 The Council's Engineers comment that the site is within flood zone 1 and the development will reduce the amount of permeable area. The development does not appear to represent a sustainable form of construction as the disposal of surface water via sustainable drainage systems (SuDS) such as green roofs and rain water harvesting are not proposed. They consider that it could be argued therefore that the proposal is in conflict with policy ENV21 of the Local Plan and the

SFRA (Strategic Flood Risk Assessment).

#### **4.0 Parish Council Representations**

4.1 Hormead Parish Council do not object to the planning application.

#### **5.0 Other Representations**

5.1 The application has been advertised by way of press notice, site notice and neighbour notification.

5.2 No letters of representation have been received.

#### **5.0 Policy**

6.1 The relevant 'saved' Local Plan policies in this application include the following:

GBC2	The Rural Area Beyond the Green Belt
GBC3	Appropriate Development in the Rural Area Beyond the Green Belt
GBC7	Agricultural Development
ENV1	Design and Environmental Quality
ENV2	Landscaping
ENV10	Planting New Trees
ENV25	Noise sensitive Development
TR20	Development Generating Traffic on Rural Roads

6.2 In addition, the NPPF (National Planning Policy Framework) and NPPG (National Planning Policy Guidance) are material considerations in the determination of this application.

#### **7.0 Considerations**

7.1 The main planning considerations in this case relate to the principle of development; impact on the character and appearance of the rural setting; highway safety and access issues, and neighbour amenity impact.

##### **Principle of development**

7.2 The site is located within the Rural Area Beyond the Green Belt wherein policy GBC3a) allows for the erection of development for agriculture. The principle of the proposed development is therefore acceptable.



- 7.3 That is supported by national planning policy and, in addition, paragraph 28 of the NPPF sets out that planning policy should support economic growth to create jobs and prosperity by taking a positive approach to sustainable development through the provision of well-designed new buildings.
- 7.4 In accordance with those policy considerations, there is no objection in principle to the provision of an agricultural building in this location, subject to the building having an acceptable visual impact and having regard to all other relevant planning considerations.

Character and appearance

- 7.5 Policy GBC7 of the Local Plan sets out the criteria to be considered in relation to proposed agricultural development in the District. This sets out that agricultural development should be located within or adjacent to an existing group of buildings. A landscape scheme should be submitted with the application and the building should be of a design which is appropriate for its use and sympathetic to its surroundings in terms of scale, materials, colour and architectural detail.
- 7.6 The building would be located immediately adjacent to an existing group of agricultural buildings and its siting is therefore considered to be appropriate in policy terms. Officers acknowledge that it would be a significant building in terms of its size, scale and height. However, modern farming practises do often require buildings of a significant size and the design of this building reflects the needs of the business and its use of modern farming equipment. Furthermore, the building would be well consolidated with other similarly designed buildings nearby and would not, in Officers view appear visually intrusive within the surrounding area. The plans also indicate a re-grading of the land immediately to the north of the agricultural building and there is therefore an opportunity to implement some soft landscape treatment to that northern boundary.
- 7.7 Having regard to the comments from the Landscape Officer and, given the proportions and siting of existing agricultural buildings on the site, Officers do not consider that the proposed agricultural building will result in significant harm to the open rural character of the site or surroundings in accordance with policy GBC7 of the Local Plan. Conditions are recommended to ensure that suitable soft landscaping is carried out.

Highways matters

- 7.8 Turning to traffic movements associated with the proposed development; the proposed development will replace the existing grain stores and the proposed building is commensurate in volume terms with the existing stores. However, as noted by the Highways Officer, the increased size of the storage capacity will increase traffic movements. However, the applicant has confirmed that such traffic movements will be via the existing farm tracks which lead from the north of the application site and link back to the western edge of the village, via Andersons Lane and the farm track which currently serves the access to the Bury Farm Barn and the Bampton Barn. Given that the development will make use of this existing farm track it is considered that there will be no significant impact on neighbour amenity, in terms of noise and disturbance associated with farm traffic, such that would warrant the refusal of planning permission. Officers do not consider it necessary to condition the use of the building for the farms use only, as this proposed route is acceptable for the additional agricultural traffic that could result from the development and any other use of the building would, of course, be subject to separate planning control in any event.

Neighbour amenity

- 7.9 The proposed agricultural building is located some distance from residential dwellings within Great Hormead which are not associated with the farming operations. Having regard to that consideration and, taking into account the existing agricultural operations and buildings on the site as existing, Officers do not consider that the proposed development will result in material harm to neighbour amenity.

Other matters

- 7.10 Officers note the representations regarding the use of sustainable drainage measures. However, the design of the building does not lend itself to the use of green roofs which, in any event, are usually not cost effective for agricultural development. The use of other measures such as rainwater harvesting are encouraged – and a directive is included to advise the applicant on this, but it is not considered that a refusal of permission on those grounds would be justifiable in this case.

**8.0 Conclusion**

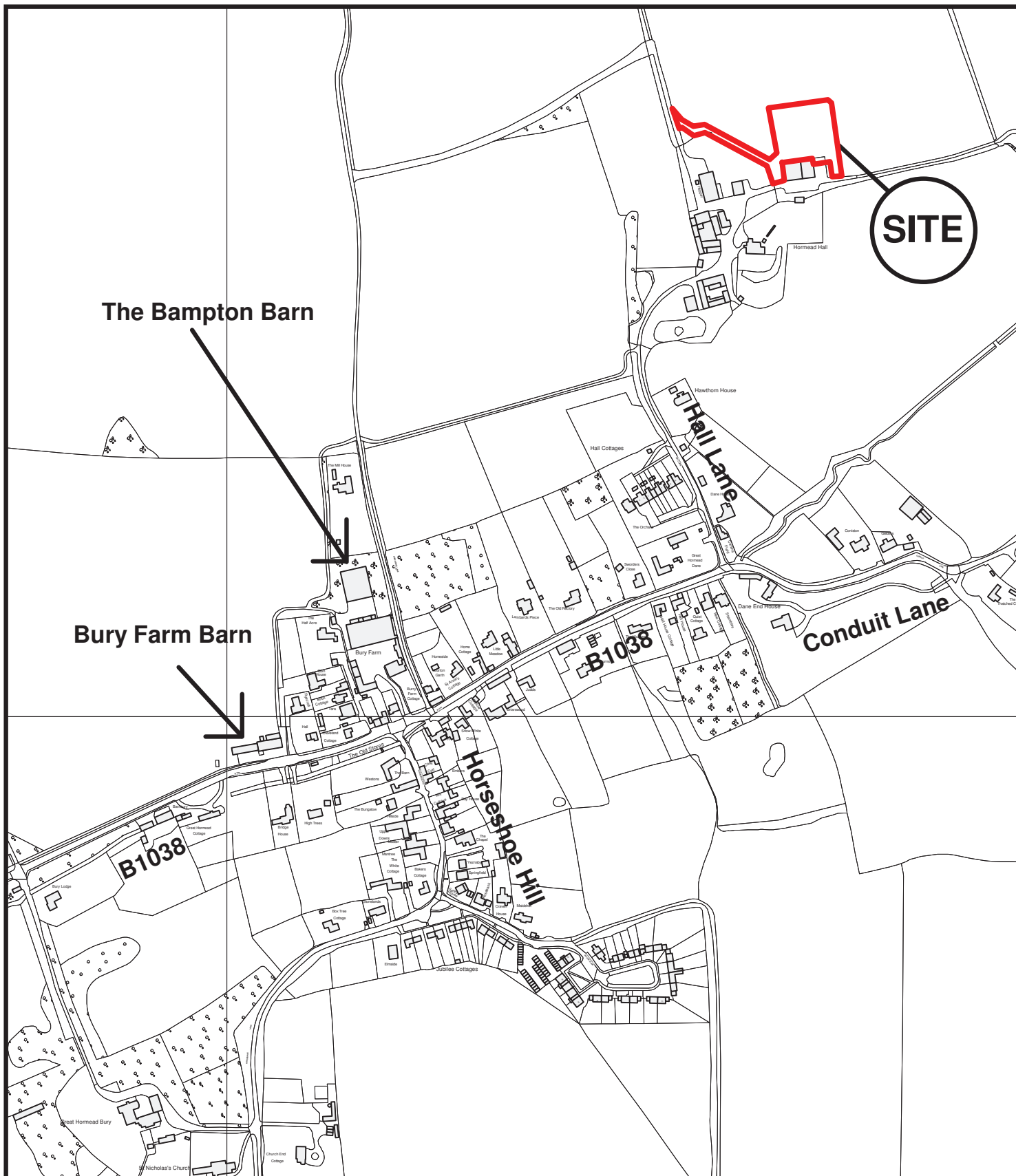
- 8.1 The proposal represents an appropriate form of development in the Rural Area and will provide an economic form of development which is encouraged in the NPPF. Although the size and scale of the

**3/15/0252/FP**

development is significant, Officers are satisfied that it will not result in significant harm to the character and appearance of the surrounding area and its visual impact can be mitigated by appropriate landscaping. Officers are also satisfied that there would be no loss of amenity to neighbouring residential properties from noise, disturbance and dust, and the associated traffic movements will not be detrimental to highway safety or amenity.

- 8.2 Officers therefore recommend that planning permission be granted, subject to conditions.

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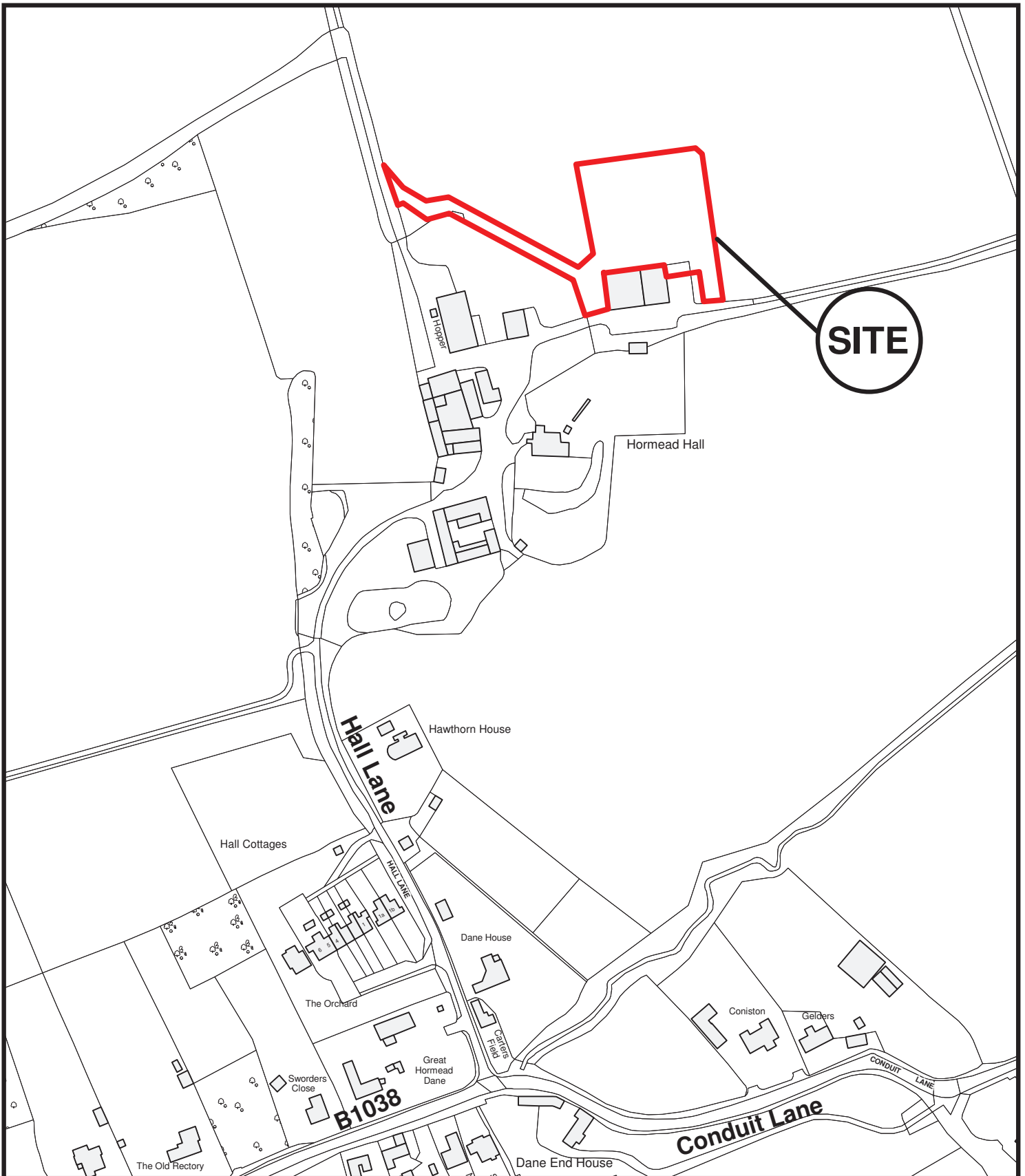
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## Planning Appeals: Inquiry and Informal Hearing Dates

### Public Inquiries:

Application Number	Location	Proposal	Date
3/14/1408/FP	Land at Swains Mill, Crane Mead, Ware	Residential and employment floorspace development	16 – 19 June 2015
3/14/1448/OP	Land at Green End, Braughing	Residential development	11 – 21 August 2015
14/02153/1	Swangleys Farm, Swangleys Lane, Knebworth – North Herts*	Solar Farm	10 – 20 November 2015

**\*Note:** this application site is located in North Herts but adjacent to the East Herts boundary. The Inquiry arrangements will be established by North Herts Council. The Council is able to appear at the Inquiry.

### Informal Hearings:

None.

Enforcement Appeals (where the matter does not relate to an associated planning or similar application which are set out above):

None.

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