

6b 3/12/1417/RP – Residential development of 26 dwellings – approval of details in respect of appearance, scale and layout, following outline approval of LPA ref. 3/10/2040/OP at land off Longmead, Buntingford, SG9 9EF for Matthew Homes

Date of Receipt: 21.08.2012

Type: Reserved Matters – Major

Parish: BUNTINGFORD

Ward: BUNTINGFORD

RECOMMENDATION:

Members confirm what their decision would have been had they been able to determine application 3/12/1417/RP.

1.0 Update on application:

1.1 Members will recall that the above planning application was reported to the 27th of February 2013 committee meeting. The application seeks the approval of the reserved matters relating to layout, scale and appearance which were reserved at the outline planning permission stage under LPA reference 3/10/2040/OP. The Officer report relating to the application is attached as ERP A to this report.

1.2 Members resolved to defer the application at the February meeting to allow Officers to negotiate with the applicant in order to overcome the concerns that were raised by committee members. Those concerns were as follows:

- The size and scale of properties;
- Responsibility for the maintenance of the footpath;
- Provision of amenity space;
- Location of affordable housing;
- The concerns raised by Herts Police.

1.3 The applicant has not formally responded to Officers in respect of submitting a proposal that would overcome the above concerns. The applicant has however submitted to the Council a copy of an appeal to the Planning Inspectorate against non-determination of the application.

1.4 In light of that appeal, the Council will now be unable to make a decision on the application, but nevertheless must make representations in respect of the appeal. The Council must indicate to the Inspectorate as part of the process of the appeal what decision the Council would have made on the application, had it been able to do so.

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- 1.5 Given that this is an application which must be determined by the Development Control Committee, Officers seek the Committee's views on the likely decision of the Committee in this matter. Members are therefore referred to the Officers previous Committee Report and the planning considerations relating to this application. No further correspondence has been received from the applicant in respect of amended plans to overcome the concerns that were raised by committee members. Members should note however that Officers previous considerations and recommendation of approval remain the same.