

EAST HERTS COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE – 4 FEBRUARY 2015

REPORT BY HEAD OF PLANNING AND BUILDING CONTROL

PLANNING APPEAL: HERTFORD REGIONAL COLLEGE

WARD(S) AFFECTED: Ware Chadwell

Purpose/Summary of Report:

- To update Members in relation to the above appeal.

RECOMMENDATION FOR DECISION That:

(A)	Authority be delegated to the Head of Planning and Building Control, in consultation with the Chairman of the Committee and the local ward Member for Ware Chadwell, to alter, update and amend any aspect of the Council's case to be made at the forthcoming appeal inquiry.
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1.0 Background

1.1 Members will recall that development proposals at the above site have been considered and refused twice by the Council. Firstly by the Development Management committee at its meeting of 5 February 2014 (ref 3/13/1762/FP) and secondly at the 10 December 2014 meeting of the committee (ref: 3/14/1766/FP).

1.2 Both decisions are now the subject of an appeal to be dealt with through the public inquiry process commencing on 24 February 2015.

2.0 Report

2.1 One of the three reasons for refusal related to the lack of provision of affordable housing as part of the development proposals. The Council's evidence in relation to this matter has now been submitted to the inquiry, the deadline for submissions being 27 January 2015.

- 2.2 The appellants have indicated that they may be in a position to make an improved offer in relation to the provision of affordable housing, that is, to increase the percentage of properties that would be provided as affordable dwellings. No firm offer has been received however.
- 2.3 Given that the inquiry will be commencing shortly, a revision to the proposals in this respect may now be received by the Council at any time up to the commencement of the inquiry. To enable Officers to respond to any such offer, should it be made, appropriate delegated authority is now sought from the committee. In addition, in order to cover any other matters which may also require formal consideration before and during the inquiry a general delegated authority is sought to cover these matters. This would be in consultation with Members and it is suggested that such consultation should be with the Chairman of the committee and the local ward Member for the Ware Chadwell ward.

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