

**East Herts Council: Development Management Committee****Date: 23<sup>rd</sup> October 2024****Summary of additional representations received after completion of reports submitted to the committee but received by 5pm on the date of the meeting and additional considerations:**

<b>Agenda No</b>	<b>Summary of representations</b>	<b>Officer comments and additional considerations</b>
5a 3/24/0824/HH – 1 Mangrove Drive	<p>1 additional comment from a neighbouring resident has been received raising the following new comments:</p> <p>Discrepancies with the submitted documents. The roof form on the block plan and location reflected an open gable rather than hipped roof. In addition, it was noted that the side elevations were drawn to different widths.</p> <p>Concern was raised with the absence of nearby trees from the Arboricultural Impact Assessment – specifically a sycamore in the garden of 20 Oak Grove and a Paper Birch in the garden of 18 Oak Grove.</p>	<p>Officers acknowledge the inaccuracies within the submitted plans and amended plans have been received to overcome these.</p> <p>With regard to the absence of trees from the Arboricultural Impact Assessment, this is noted. The current Tree Protection Plan suitably mitigates any harm to the Root Protection Area of all neighbouring trees through the implementation of a Construction Exclusion Zone and Temporary scaffolding incorporating planked ground protection.</p> <p>With regard to landscaping, a condition is proposed to secure details of this.</p>

	Concern raised over the planting of hornbeams by the applicant and the failure to submit a landscape plan/ landscape management plan.	
5a 3/24/0824/HH – 1 Mangrove Drive	A comment has been received from Councillor Bob Deering who was formerly the District Ward Councillor relative to the location of the present application. Councillor Deering wanted to express their view that the proposed structure would be overbearing and lacks sufficient screening from the neighbouring property.	These comments have previously been put forward by other objectors and are considered and assessed within the committee report.
5a 3/24/0824/HH – 1 Mangrove Drive	1 Email has been sent to Councillors from a neighbouring resident with some points of clarification prior to the committee meeting.  Concern was raised with paragraph 8.20 of the report which discusses the applicant's intention to secure additional planting. Further concern was raised stating that proposed or new planting should be detailed on submitted plans. In addition, concern was	The comments provided by the neighbouring resident have previously been put forward and are considered within the committee report. Nevertheless, clarification will be provided.  Landscaping conditions have been attached to the committee report which would require the submission of details of landscaping. It is reasonable to condition for details of these and it

	<p>raised with the deciduous nature of the recently planted hornbeams.</p> <p>Concern has been raised with the legitimacy of paragraph 8.22 which states that the officer witnessed evidence of landscape features along the northern boundary of 20 Oak Grove being removed during a site visit. Emphasis was raised that the onus is on the applicant to mitigate the impact of proposals, not the neighbour.</p> <p>Concern was raised with the accuracy of the arboricultural report, as stated in paragraph 8.32 of the report.</p> <p>Concern was had to the required scale of the proposed outbuilding when compared to similar virtual skeet shooting simulators. A link to a clay and game shooting simulator website was provided.</p> <p>Indicative images were shared which demonstrate views from the neighbours to</p>	<p>is not a requirement for such details to be provided prior to a decision being made.</p> <p>Paragraph 8.22 points out that landscaping was being removed at the time of the officer’s site visit, which would alter views between the sites. A landscaping condition has been proposed to secure planting on the application site.</p> <p>The accuracy of the arboricultural report has previously been addressed. Nevertheless, the Council’s arboricultural advisor concluded that the current Tree Protection Plan is considered to suitably mitigate any harm to the Root Protection Area of both the Sycamore and Paper Birch through the implementation of a Construction Exclusion Zone and Temporary scaffolding incorporating planked ground protection.</p>
--	--	--

	<p>the south of the application site and a view from the application site looking south.</p> <p>Points were raised surrounding the hope for further postponement of the decision and concerns that the included conditions were not sufficient. Specifically, updates to the landscaping conditions were suggested which require screening on the boundary with 20 Oak Grove to be a certain height.</p>	<p>With regard to the use and scale of the proposed outbuilding, the planning assessment concerns whether the building is intended for an ancillary purpose, and it would not be reasonable to restrict the use to virtual skeet shooting.</p> <p>Whilst it is noted photographs have been provided with the proposal overlaid, it is noted these photographs are not to scale. The assessment of this application must be based on the plans submitted with the application.</p> <p>It is considered the proposed conditions are sufficient and no further conditions are required. It would not be reasonable to condition for boundary planting to be a certain height.</p>
--	--	--

**Table of errata and updates to reports submitted to Committee.**

<b>Agenda No</b>	<b>Paragraph No.</b>	<b>Updates</b>
------------------	----------------------	----------------

5a 3/24/0824/HH – 1 Mangrove Drive	1.5	<p>This paragraph should be updated to reflect the revisions to the plans received to correct the discrepancies described above.</p> <p>The application is supported by the following plans:</p> <ul style="list-style-type: none"> <li>• <del>2022/1542/2/ Rev 2</del></li> <li>• 2022/1542/2 <b>Rev 3</b></li> <li>• 2022/1542/1/ Rev 2</li> <li>• Arboricultural Impact Assessment 101949.</li> </ul>
5a 3/24/0824/HH – 1 Mangrove Drive	Condition 3	<p>This condition should be updated to include the revised proposed drawing.</p> <p>The exterior of the development hereby approved shall be constructed in the materials specified on drawing number <del>2022/1542/2 Rev 2</del> Received <del>10/10/24</del>. <b>2022/1542/2 Rev 3</b> <b>Received 18/10/2024.</b></p> <p><b>Reason:</b> In the interests of good design in accordance with Policy DES4 of the East Herts District Plan 2018.</p>

<p>5a 3/24/0824/HH – 1 Mangrove Drive</p>	<p>Condition 4</p>	<p>This condition should be updated to include the revised proposed drawing.</p> <p>The proposed side-facing windows and rear-facing windows on the southern, northern, and western elevations of the outbuilding hereby approved and as shown on drawing number <del>2022/1542/2 Rev 2</del> received 10/10/24 <b>2022/1542/2 Rev 3 Received 18/10/2024</b> shall be fitted with obscured glass and shall be fixed shut below 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.</p> <p><b>Reason:</b> In the interests of neighbour amenity in accordance with Policy DES4 of the East Herts District Plan 2018</p>
<p>5a 3/24/0824/HH – 1 Mangrove Drive</p>	<p>Plans for Approval</p>	<p>This section should be updated to reflect the revised proposed drawing.</p> <p><del>2022/1542/2 Rev 2</del> 10th October 2024 <b>2022/1542/2 Rev 3 18th October 2024</b> 2022/1542/1/ Rev 2 10th October 2024</p>

--	--	--