

Addendum and Update to Committee Report - 19 June

Agenda Item - 6 24/02214/FP LAND ON THE NORTH WEST SIDE OF GREEN LANE, ASHWELL, HERTFORDSHIRE, SG7 5LW

At the time of writing (Tuesday 17th 2025), there are the following updates for members since the publication of the Agenda and reports pack for Planning Control Committee.

Representations

Ashwell Parish Council – additional comments

The Parish Councils objections are that the changes in the new application did not address the concerns set out previously in our letter of objection

Highways

The Highway Authority has thoroughly reviewed previous applications. This current application enhances the swept path for a larger car to 5.079 meters, which is deemed acceptable. Additionally, the inclusion of a third pedestrian pass-by bay, as previously mentioned, makes the proposals more pedestrian-friendly. The Highway Authority is satisfied that all aspects of the development have been considered in our comments.

Ultimately, it is up to the Local Planning Authority (LPA) to determine the acceptability of the application.

Remove condition 13 - duplicate to 11

Condition to be removed:

13. The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.