

Lambs Close Leaseholders' Association  
7 Lambs Close, Cuffley, Hertfordshire EN6 4HB

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Our Ref: HB/LambsClose/2016/REV  
Your Ref: 6/2015/2173/FULL  
Date: 18 February 2016

June Pagdin  
Senior Development Management Officer  
Welwyn Hatfield Borough Council  
Council Offices, The Campus  
Welwyn Garden City  
Hertfordshire AL8 6AE

By email: j.pagdin@welhat.gov.uk

Dear Ms Pagdin

**APPLICATION NO:** 6/2015/2173/FULL

**SITE AT:** Land adjacent to flats 37 to 48 Lambs Close, Cuffley, Hertfordshire EN6 4HD

**PROPOSAL:** Erection of 2 no. 2 bedroom flats together with associated parking and retention of existing car parking spaces following demolition of existing garages.

**APPLICANT:** Mr Joe Ricotta

## 1 Introduction

1.1 We write to comment on the amended plans to planning application 6/2015/2173/FULL, specifically drawing numbers 1139-301b rev B and 1139-301 rev B that show "additional secure cycle parking".

1.2 To re-cap as mentioned in our letter dated 7 January 2016 the proposed development of two dwellings would remove the existing 11 garages and reduce the number of garaging and car parking spaces, previously available to residents of Blocks A, B, C and D Lambs Close, from 24 spaces to 21. Paragraph 3.6 of this letter read:

"The loss of garages would permanently remove the possibility of being able to park (store) **cycles or motorcycles**. Many flat occupants have used the garages for this purpose as there is no space within the blocks of flats for cycle parking or storage.

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Removing cycle storage contravenes the Council's cycle parking standards which clearly states "*1 l/t space per unit if no garage or shed provided*". Ref: Council's SPG Car Parking Standards page 21 under column headings "Elsewhere" and "Cycle parking standards".

- 1.3 Mr Ricotta subsequently agreed to investigate an option to provide additional secure cycle parking, for use by the occupants of Blocks A, B, C and D Lambs Close.

## **2 Town and Country Planning Act 1990 - Section 106 (S106) Planning Obligations**

- 2.1 As discussed on Wednesday 17 February 2016 Mr Ricotta has agreed to enter into a Section 106 agreement to the effect that he will lease the 21 remaining off street car parking spaces and the additional secure cycle parking to the lessees of Blocks A, B, C and D Lambs Close by way of a 999 year (or more) renewable lease with peppercorn rent. In addition, if planning permission is granted I understand that the Council could and should include a condition in the planning permission to the effect that the aforementioned 21 parking spaces and secure cycle parking shall be provided and subsequently retained in perpetuity solely for that purpose and solely for use by the occupants of Blocks A, B, C and D Lambs Close at no cost to those occupants.

- 2.2 We would like to see a proposed plan of the secure cycle parking building in due course and for obvious reasons we suggest that a maintenance strip of land is incorporated around this building. As mentioned in our letter dated 7 January 2016 "The cycle parking building should be secure, perhaps accessed by key code, and adequately lit".

## **3 Conclusion**

- 3.1 We support the revised 1139-301b rev B and 1139-301 rev B plans to provide additional secure cycle parking. Whilst writing I would also

like to reiterate the point made at paragraph 6.1 of our letter dated 7 January 2016 that we are willing to support planning application 6/2015/2173/FULL **on condition that** the proposals for the Section 106 agreement and varied condition (described at paragraph 5.1) are met **and** the Section 106 agreement is prepared by the Council in full consultation with the Lambs Close Leaseholders' Association.

I look forward to hearing from you.

Yours sincerely

Hilary Birch  
Chairman  
Lambs Close Leaseholders' Association