



**DEVELOPMENT CONTROL COMMITTEE**

**THURSDAY 8<sup>th</sup> MARCH 2012 AT 7.00 PM**

**ADDENDUM SHEET**

**ITEM 5.1 - REFURBISHMENT AND CHANGE OF USE OF PART OF LEISURE WORLD BUILDING TO REPLACE THE SUI GENERIS (NIGHTCLUB) AND PART OF THE CLASS D2 (LEISURE AND ASSEMBLY USE) WITH A3 (RESTAURANT INCLUDING MEZZANINES), ALTERATIONS TO NEW D2 (LEISURE AND ASSEMBLY USES) ALTERATIONS TO FRONT OF BUILDING AND CAR PARKING PROVISION. LAND AT LEISURE WORLD, JARMAN WAY, HEMEL HEMPSTEAD, HP2 4JW.**

**Report reference to Petition**

The report refers to a petition in objection to the closure of Aqua Splash signed by 5,000 people. The case officer has seen this petition but this has not yet been formally submitted to the planning department.

**Correspondence from Planet Ice**

A letter dated 30<sup>th</sup> January 2012 was provided on behalf of Planet Ice, the operators of the Ice Rink and Aqua Splash facility. The letter included objections and is summarised as follows:

- The management of the pool and ice rink are operated together and this helps the viability of the operations.
- There is agreement that that the building is in need of refurbishment and acknowledges some change of use, including the loss of the nightclub uses and some additional A3 uses may be appropriate and desirable.
- Objects to the loss of the leisure pool as it would remove an important, popular and profitable D2 use, and also prejudice the future viability of the ice rink.

A letter received on 23<sup>rd</sup> February 2012 withdrew the above objections and provided the following explanation, "Having considered the future maintenance and repair costs for the water splash facility Planet Ice has concluded that with an acceptable agreement in place to safeguard the operation of the ice rink, the proposed scheme would be one they could support."

## **Email from Cllr Anthony McKay**

The possibility of redevelopment of Jarman Park with a smarter and more modern offer is to be applauded and encouraged. In general I am therefore in favour of such a development. However I have some concerns regarding the current application and find the situation finely balanced.

To summarise the email raised concern with regard to:

- Over balance in favour of restaurants.
- The loss of Aqua Splash as a physical activity would be a significant loss to Jarman Park.
- The soft-play area and gym may compensate to some degree.
- I would support the principle of replacing the closed night club units with restaurants and the addition of the gym to replace the closed bowling green.
- I think the considerations are finely balanced on this application.

## **Environment Agency Comments**

The report contains the objection from the Environment Agency. Following this objection the applicants provided further information in response. This information has been reviewed by the EA. The agent has advised that the Environment Agency shall provide their response in advance of the committee meeting.

Recommendation: no change from published report

## **ITEM 5.2 - TWENTY-SIX RESIDENTIAL UNITS ON TWO STOREYS INCLUDING 12 X 1-BEDROOM FLATS, 8 X 2-BEDROOM FLATS AND 6 X 3-BEDROOM HOUSES. FARM PLACE, BERKHAMSTED, HP4 3PU.**

Amendments have been made to allow correct referencing to amended plans. Condition 4 has been amended to take account of soft planting information which has been submitted.

Recommendation: That the application be **DELEGATED** to the Group Manager Development Management and Planning with a view to approval subject to the completion of a planning obligation under s.106 of the Town and Country Planning Act 1990.

## **Amendment to Conditions**

**4. Soft landscaping shall be in accordance with the details shown on Drg. Nos. JEC/301/01A and JEC/301/02A and, notwithstanding any details submitted, no development shall take place until full details of hard landscape works shall**

have been submitted to and approved in writing by the local planning authority. These details shall include:

- (a) hard surfacing materials;
- (b) proposed finished levels or contours;
- (c) minor artefacts and structures (e.g. furniture, play equipment, bicycle stores, signs, lighting etc);
- (d) proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc);

The approved landscape works shall be carried out prior to the first occupation of any part of the development hereby permitted. Thereafter, the trees, hedges, shrubs and grass shall be adequately maintained and any tree, hedge, shrub or other plant forming part of the approved landscaping scheme which, within a period of five years from the date of planting, fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed, shall be replaced in the next planting season by a tree, hedge, shrub or plant of a species, size and maturity to be approved in writing by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area in accordance with Policies 11 and 100 of the Dacorum Borough Local Plan 1991-2011.

**5. The trees shown for retention on the approved Drawing No. ALD17951-03a shall be protected during the whole period of site excavation and construction in accordance with the details shown on that drawing and within the approved Arboricultural Implications Assessment and Method Statement. Nothing shall be placed or stored within the area so protected.**

Reason: In order to ensure that damage does not occur to the trees during building operations in accordance with Policies 11 and 99 of the Dacorum Borough Local Plan 1991-2011.

**10. No part of the development hereby permitted shall be occupied until the arrangements for vehicle parking and turning shown on Drg. No. 10051-GA-001-PL Rev C shall have been provided, and such arrangements shall not be used thereafter otherwise than for vehicle parking and turning ancillary to the development hereby permitted.**

Reason: To ensure the provision of satisfactory car parking facilities clear of the highway to meet the needs of residents of the 26 dwellings within the development in accordance with Policy 58 of the Dacorum Borough Local Plan 1991-2011.

**11. The development shall be carried out in accordance with the levels shown on Drg. No. 10051-GA-001-PL Rev C.**

Reason: For the avoidance of doubt and to ensure a satisfactory form of development and relationship to the surroundings in accordance with Policy 11 of the Dacorum Borough Local Plan 1991-2011.

**15. No part of the development hereby permitted shall be occupied until the refuse storage facilities shown on Drg. No. 10051-GA-001-PL Rev C shall have been provided, and such facilities shall thereafter be retained and adequately maintained at all times for this purpose.**

Reason: To ensure satisfactory provision for refuse storage in the interests of residential and visual amenities in accordance with Policy 11 of the Dacorum Borough Local Plan 1991-2011.

**19. The development hereby permitted shall be carried out in accordance with the following approved plans:**

- ALD17951-03A**
- 10051-SI-001-PL**
- 10051-DR-001-PL Rev A**
- JEC/301/01A**
- JEC/301/02A**
- 10051-GA-001-PL Rev C**
- 10051-GA-002-PL Rev C**
- 10051-GA-003-PL Rev C**
- 10051-EL-001-PL Rev C**
- 10051-EL-002-PL Rev C**
- 10051-EL-003-PL Rev C**
- 10051-EL-004-PL Rev C**
- 10051-IM-001-PL Rev B**

Reason: For the avoidance of doubt and in the interests of proper planning.

**ITEM 5.3 - ALTERATIONS TO 10 FRITHSDEN LANE AND THE FORMATION OF 8, 9 AND 10 INTO A SINGLE DWELLING 8, 9 AND 10, FRITHSDEN LANE, BERKHAMSTED, HP1**

No update required

RECOMMENDATION: No Change from published report

**ITEM 5.4 - ALTERATIONS TO 10 FRITHSDEN LANE AND THE FORMATION OF 8, 9 AND 10 INTO A SINGLE DWELLING 8, 9 AND 10, FRITHSDEN LANE, BERKHAMSTED, HP1**

No update required

RECOMMENDATION: No Change from published report

**ITEM 5.5 - EXTENSION TO EXISTING MODERN GARAGE TO CREATE ANCILLARY LIVING SPACE BLACKSMITH COTTAGE, RIVER HILL, FLAMSTEAD, ST. ALBANS, AL3 8BY**

No update required

RECOMMENDATION: No Change from published report

**ITEM 5.6 - EXTENSION TO EXISTING MODERN GARAGE TO CREATE ANCILLARY LIVING SPACE BLACKSMITH COTTAGE, RIVER HILL, FLAMSTEAD, ST. ALBANS, AL3 8BY**

No update required

RECOMMENDATION: No Change from published report

**ITEM 5.7 - AGRICULTURAL BARN FOR THE STORAGE OF HAY, STRAW AND AGRICULTURAL EQUIPMENT LAND AT BROWNS SPRING FARM, PLOUGH LANE, POTTEN END, BERKHAMSTED, HP4 2SQ**

No update required

RECOMMENDATION: No Change from published report

**ITEM 5.8 - POST AND WIRE FENCE LAND BETWEEN WENDOVER ARM OF GRAND UNION CANAL AND, ICKNIELD WAY, TRING**

No update required

RECOMMENDATION: No Change from published report

**ITEM 5.9 - ALTERATIONS AND ADDITIONS TO INCLUDE TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS AND LOFT CONVERSION WITH DORMER WINDOWS TO FRONT AND REAR 7 KINGSDALE ROAD, BERKHAMSTED, HP4 3BS**

No update required

RECOMMENDATION: No Change from published report

**ITEM 5.10 - FASCIA SIGN TO REAR ELEVATION 262 HIGH STREET, BERKHAMSTED, HP4 1AQ**

No update required

RECOMMENDATION: No Change from published report

**ITEM 5.11 - TWO STOREY SIDE EXTENSION 8 RUCKLERS LANE, KINGS LANGLEY, WD4 8AU**

No update required

RECOMMENDATION: No Change from published report