



**DEVELOPMENT CONTROL COMMITTEE
THURSDAY 8th NOVEMBER 2012 AT 7.00 PM**

ADDENDUM SHEET

ITEM 5.1 - 89 SUNNYHILL ROAD, HEMEL HEMPSTEAD, HP1 1TA

CONSTRUCTION OF SEVEN DWELLINGS AND SIX APARTMENTS AND ACCESS ROAD (AMENDED SCHEME)

No update required.

RECOMMENDATION: No Change from published report

ITEM 5.2 – NEW LODGE, BANK MILL LANE, BERKHAMSTED

ALTERATIONS AND EXTENSION OF NEW LODGE TO PROVIDE FOUR FLATS. CONSTRUCTION OF 29 FLATS AND 21 HOUSES. BIN AND CYCLE STORAGE, ELECTRICITY SUB-STATION. NEW ACCESS TO LONDON ROAD AND ASSOCIATED LANDSCAPING (AMENDED SCHEME)

Comments from County Archaeologist

The WSI for historic building recording, strip map and record, and archaeological groundworks watching brief meets the requirements of the CHEU. The on-site archaeological works may commence while the WSI approvals remains valid (six months). Please send a copy of your fieldwork timetable to this office in advance of the commencement of the fieldwork. I, or one of my colleagues, may wish to make a site monitoring visit.

Once the on-site archaeological work is completed (part of which will occur in conjunction with the demolition and remodelling of the extant structures and groundworks for the development) and I have received satisfactory reports, and it is clear that no further investigation is required, I will notify Dacorum Borough Council Planning Department that the condition on the Planning Permission can be fully discharged.

Comments from Environmental Health (Contaminated Land)

Amended Conditions

CONDITION 3: The words 'shall be timber and' are now removed as the materials are covered in Condition 2. The condition now reads as follows:

No development shall take place until further details of all of the windows (with reference to Block / unit numbers) shall have been submitted to and approved in writing by the local planning authority. These details shall include plans at a scale of 1:20 showing all of the different window types and method of opening. All windows

shall be fitted so that they are recessed from the face of the elevation of the building. The windows shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory appearance in accordance with Policy 11 of the Dacorum Borough Local Plan.

CONDITION 16: The condition needs to be updated to reflect the revised section number dealing with air permeability in the latest issue of the Sustainability Statement. The condition now reads as follows:

None of the dwellings hereby permitted shall be occupied until three dwellings selected by the local planning authority have had the air leakage rate tested in order to demonstrate that the Air Infiltration Rate as stated in Appendix A of the approved Energy and Sustainability Statement is achieved. Should a dwelling fail the test, remediation details shall be submitted to and approved in writing by the local planning authority and the failing property and all other properties with similar design details shall be altered to comply with the approved details prior to first occupation or within six months of the details being approved.

Reason: To ensure the sustainable development of the site in accordance with the aims of Policy 1 of the Dacorum Borough Local Plan 1991 - 2011 and adopted Supplementary Planning Guidance.

CONDITION 23: To take into account the County Archaeologist's acceptance of the Written Scheme of Investigation this condition now reads:

The development hereby permitted shall not be occupied until full details of the archaeological fieldwork timetable and reports on the on-site archaeological works have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that reasonable facilities are made available to record archaeological evidence.

CONDITION 29: The condition list had the wrong plan for the Site Layout Plan – this should be 1530/51L. This condition now reads as follows:

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

**1530/01A: Site Location Plan
1530/25G: Block 7 Floor Plans
1530/26H: Block 7 Elevations
1530/29B: New Lodge Floor Plans
1530/30B: New Lodge Elevations
1530/51L: Site Layout Plan - New Scheme
1530/52B: Houses 1-5 Floor Plans
1530/53C: Houses 1-5 Elevations
1530/54D: House 6 Floor Plans and Elevations
1530/55C: House 7 Floor Plans and Elevations
1530/56D: House 8 Floor Plans and Elevations
1530/57B: House 9 Floor Plans and Elevations
1530/58C: House 10 Floor Plans and Elevations
1530/59B: House 11 Floor Plans and Elevations
1530/60D: Houses 12-16 Floor Plans**

1530/61D: Houses 12-16 Elevations
1530/62C: Block 1 Undercroft & Ground Floor Plans
1530/63B: Block 1 First & Second Floor Plans
1530/64C: Block 1 Elevations
1530/65B: Block 2 Undercroft & Ground Floor Plans
1530/66B: Block 2 First & Second Floor Plans
1530/67D: Block 2 Elevations
1530/68A: Cycle & Bin Store Floor Plans and Elevations
1530/69A: Electricity Sub-station Floor Plans and Elevations
1530/70C: Site Layout Plan and Street Elevation to London Road
DS10020701.05 RevC: Arboricultural Implication Plan
LP/NLBMLB/020 B: Landscape Plan
C333-003 Rev.A: Concept Drainage Strategy.

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

RECOMMENDATION: No Change from published report.

ITEM 5.3 – DIXONS WHARF, DIXONS GAP, WILSTONE

CHANGE OF USE FROM B1 (BUSINESS) TO C3 (A) (DWELLING HOUSES) AND CONSTRUCTION OF TWENTY-ONE DWELLINGS COMPRISING THREE 2-BED FLATS, TEN 3-BED HOUSES AND EIGHT 4-BED HOUSES INCORPORATING AFFORDABLE HOUSING, PARKING, PRIVATE AND COMMUNAL GARDENS, LANDSCAPING AND TREE PLANTING.

Consultee Responses

Hertfordshire Biological Records Centre

The housing development will have a slightly greater impact in terms of habitat loss than the industrial Units. However, the rough grassland habitat is of low intrinsic quality so this would not provide a constraint. There is no protected species interest on this site.

There are areas outside of the built environment and the scrub buffer against the canal. Where these are to be retained as permanently open areas, they should be managed to enhance their ecological diversity by re-seeding and an appropriate grassland management plan to create wildflower grasslands.

It is recommended that an orchard is created in one of the open areas. This will provide landscape, biodiversity and amenity value. If planted along the NE edge of the site it would preclude the need to create a screen of new trees to offset the visual impact of the housing and be more in keeping with the legacy of an orchard landscape within the Aylesbury Vale rather than a screen of trees to hide houses, which is exactly what it will look like.

Further details of on site management, an appropriate landscape management plan should cover such ecological and management issues.

Tring Rural Parish Council

TRPC would have liked to send a representative to the meeting but unfortunately, due to prior commitments, this will not be possible. It reiterates TRPC's objections.

Applicant's Update

The Applicant has written to the Chairman of the Development Control Committee. The letter sent highlights points of the development.

Officer Comments

Approach to Sustainable Transport: Provision of People Carrier: Change from 5 to 10 Years

After 10 years it will be important to ensure that the associated Green Travel Plan specifically refers to the review of the continuation of the use of the people carrier or that other alternatives are agreed between the Management Company and the LPA.

Response of HRBC

There are no ecological objections to the proposal.

Design Issues

Further to the published report there will be no requirement for additional design changes.

Conditions

Condition 11 should read 2.4m by 160m.

RECOMMENDATION: No Change from published report.

ITEM 5.4 – 97 ADEYFIELD ROAD, HEMEL HEMPSTEAD, HP2 5EB

CONSTRUCTION OF TWO STOREY DWELLING TO REAR

Hertfordshire Highways Comments

They raise no objection to the proposal and repeat the comments they expressed for planning application 4/01929/11/FUL contained within the published report. They recommend the addition of two conditions (relating to the cleanliness of vehicles leaving the site and on-site provision for construction vehicles and storage). They also request that an informative be added regarding the construction of the vehicles cross-over.

Hertfordshire Fire Service Comments

If it is still more than 45m to all parts of the house from the access via Adeyfield Road we would still object (I cannot scale from the electronic plans). However we might now accept domestic sprinklers, the problem being maintenance. Monthly gauge checks by the owner and an certified inspection are a must.

Corrections / Clarifications to published report

Contamination

The Council's Contaminated Land Officer confirmed for planning application 4/01244/10/FUL that the site would seem to present a low risk from contamination and is therefore suitable for the proposed residential use. However, he advised the developer to keep a watching brief for unexpected contamination during ground works on the site. On this basis, there is

no longer a need for a land contamination condition to be attached to any permission granted for this development.

Response to Neighbour Notification

Subsequent to the writing of the committee report a petition signed by 15 individuals has been received from The Laurel Close Residents Association expressing a preference for the access for the new house to be gained off Adeyfield Road. This petition was signed by 14 separate properties in Laurel Close and 1 in Adeyfield Road. The petition has been forwarded to all committee members.

Other houses that 'turn their backs' on Laurel Close

The applicant refers to other properties (along Great Road) that back onto Laurel Close. It is not considered that these houses are applicable to the application site for the following reasons:

1. Laurel Close was built after Great Road (albeit there were only 2 houses there at the time). These two houses have since made way for 9 houses of which the middle 3 back onto Laurel Close, but this is no different to when the original 2 houses backed onto the newly built Laurel Close.
2. The Great Road houses form a book-end to the cul-de-sac, rather than the proposed new house being placed (or at least it should be) in the middle of the street scene.
3. The Great Road houses have an active relationship with Great Road. The proposed house does not have an active relationship with ANY road.

Height of rear fence

Drawing 903/2C states that the height of the rear fence will be 1.2 metres. The 1.8 metre height referred to in the published report relates to pre-application discussions.

Financial appraisal

The figure of £450,000 on p.108 of the published report should state £400,000.

Unilateral Undertaking

A draft Unilateral Undertaking was received by the Council on 25th October 2012 in accordance with the amounts within the published report.

Other points

The applicant has also expressed concerns regarding other 'inaccuracies' in the committee report (the access road, financial information, parking arrangements, other access roads in Adeyfield Road). However, it is considered that these points are covered correctly in the published report.

RECOMMENDATION: No Change from published report.

ITEM 5.5 - 1 DUKES WAY, BERKHAMSTED, HP4 1JP

DEMOLITION OF EXTENSION AND CONSTRUCTION OF TWO STOREY AND SINGLE STOREY SIDE AND REAR EXTENSIONS AND PORCH (AMENDED SCHEME)

No update required.

RECOMMENDATION: No Change from published report

ITEM 5.6 - LAND AT MANOR FARM, DUNSTABLE ROAD, MARKYATE, AL3 8QL

RESIDENTIAL DEVELOPMENT TO PROVIDE 40 DWELLINGS – VARIATION OF TIME LIMIT TO PLANNING APPLICATION 4/02083/07/MFA

No update required.

RECOMMENDATION: No Change from published report

ITEM 5.7 - 39 RICE CLOSE, HEMEL HEMPSTEAD, HP2 5LU

CREATION OF RAMP ACCESS TO FRONT

No update required.

RECOMMENDATION: No Change from published report

ITEM 5.8 - UNIT 4, MAYLANDS BUSINESS CENTRE, REDBOURN ROAD, HEMEL HEMPSTEAD, HP2 7ES.

MEZZANINE FLOOR

No update required

RECOMMENDATION: No Change from published report

ITEM 5.9 - NASH MILLS RECREATION CENTRE, RED LION LANE, HEMEL HEMPSTEAD

SECURE STORAGE UNIT FOR CANOES, KAYAKS AND RELATED EQUIPMENT FOR HEMEL HEMPSTEAD CANOE CLUB.

Additional Condition

The cladding of the development hereby permitted shall be painted green.

Reason: To ensure a satisfactory appearance to the development.

Response from Estates department

The right of way on foot personal to the Canoe Club is to be included into the Sub Aqua Club's lease renewal currently being dealt with by the legal department

RECOMMENDATION: No Change from published report

ITEM 5.10 - 4 MYRTLE COTTAGES, BULBOURNE ROAD, BULBOURNE, TRING, HP23 5QE

FIRST FLOOR REAR EXTENSION

No update required

RECOMMENDATION: No Change from published report
