



DEVELOPMENT CONTROL COMMITTEE

THURSDAY 14th JUNE 2012 AT 7.00 PM

ADDENDUM SHEET

ITEM 5.1 – TWENTY-SIX RESIDENTIAL UNITS ON TWO STOREYS ETC – FARM PLACE, BERKHAMSTED

Amendment to Condition 4:

Soft landscaping shall be in accordance with the details shown on Drg. Nos. JEC/301/01B and JEC/301/02B 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.

Amendment to Condition 5:

The trees shown for retention on the approved Drawing No. ALD17951-03b 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.

Amendment to Condition 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 D 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.

Amendment to Condition 11:

The development shall be carried out in accordance with the levels shown on Drg. No. 10051-GA-001-PL rev D.

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.

Amendment to Condition 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 D 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.

Amendment to Condition 19:

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

- 10051-SI-001-PL**
- 10051-DR-001-PL Rev B**
- ALD17951-03 Rev B**
- JEC/301/01 B**
- JEC/301/02 B**
- 10051-GA-001-PL Rev D**

10051-GA-002-PL Rev D
10051-GA-003-PL Rev D
10051-EL-001-PL Rev D
10051-EL-002-PL Rev D
10051-EL-003-PL Rev D
10051-EL-004-PL Rev D
10051-IM-001-PL Rev C

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

RECOMMENDATION: No change from the published report

ITEM 5.2 – SWIMMING POOL AND STORES – GREY STOKE, CROSS OAK ROAD, BERKHAMSTED

Additional comments from Garden House, Cross Oak Road

A letter was received raising concerns over the impact of the proposed development on the southern acer. This letter states that the tree is visible from public vantage points, that no efforts have been made by the Agent or Planning Officer to adjust the plans to take into account the status of the tree, and that the Trees & Woodlands Officer has come close to breaching national and local planning policies regarding the retention of important trees. It also states that it would not be possible to replace this tree with one of similar size, nor one in proximity to the existing tree.

RECOMMENDATION: No change from the published report

ITEM 5.3 – VARIATION OF CONDITION 2 (DETAILS OF NUMBER SITING AND EXTERNAL APPEARANCE OF MARKET STALLS) ETC – PEDESTRIANISED AREA, MARLOWES, HEMEL HEMPSTEAD

Additional information from Applicant

We have decided on two layouts, a Winter configuration, and a Summer configuration. In the Winter layout, the stalls are butted up against the planters, in order to access power supply for the stall lighting.

In the Summer layout, the stalls are pulled away from the planters, as power is not needed, allowing even more access to the concrete seating surfaces during the season when they are most in demand.

In the Winter layout, the two stalls adjacent to the bandstand are shaded, only being operational subject to the bandstand being removed, allowing better access across the street.

Some of the market stalls have been slightly re-arranged in the mid section to form standard block sizes e.g. rows of 4 or 5 instead of a row of 6 adjacent a row of 2. In doing this, we have been able to ensure the 3m minimum gaps (remember that O.S base mapping can have up to 0.5m differential).

The planter north of the fountain has reduced in size, to mirror the adjacent planter.

We have ended up with:

Option 1 Winter layout: 63/65 stalls

Option 2 Summer layout: 59 stalls

Additional considerations

It should be noted that since the publication of the report, further amendments have been made to the market stall layouts, reflected in Drg. Nos. STH2560-008B and STH2560-009A. Following input from Cllrs Adshead and McKay, additional amendments also relate to the option of two additional market stalls in the winter layout, but only on condition that the bandstand is being removed, which would allow better pedestrian access across the Marlowes.

Contrary to the report, the reference to an increase in size of one of the planters on Option 2 is now not the case, as the planter sizes have to reflect the winter layout and can't be changed on a seasonal basis. The market stall layouts are nevertheless still considered acceptable in both summer and winter configurations.

As an update to the report, there are now 71/73 market stalls in Option 1 and 67 in Option 2 (not including kiosks). This includes fruit and veg., and the additional space for market food traders. The applicant's figures (above) do not include these, hence the difference.

Amendment to Condition 8:

The layout of stalls shown on Drg. No. STH2560-008B (Street Market Layout Option 01) shall not be used during the summer months (British Summer Time).

Reason: In the interests of maximising the access to formal and informal seating around the planter edges.

Amendment to Condition 9:

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

Location Plan
STH2560-008B (Option 01)
STH2560-009A (Option 02)

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

RECOMMENDATION: No change from the published report

ITEM 5.4 – CONSTRUCTION OF AN AGRICULTURAL BUILDING – LAND AT PIGGERY FARM, HAMBERLINS LANE, NORTHCHURCH

Email received on 9 June from:

3 Rothschild Court, Hamberlins Lane

“We have no objections to this building so long as it is clear that it is restricted for agricultural use and it cannot be used for the heavy commercial vehicle trading business.”

RECOMMENDATION: No change from the published report

ITEM 5.5 – TWO STOREY SIDE EXTENSION – 17 HIGHFIELD ROAD, TRING

No update.

RECOMMENDATION: No change from the published report

ITEM 5.6 – DEMOLITION OF EXISTING HOUSE AND CONSTRUCTION OF ONE 3-BED AND ONE 4-BED SEMI-DETACHED DWELLING WITH DETACHED GARAGES AND ONE 4-BED DETACHED DWELLING AND GARAGE – STABLE COTTAGE, 44 GROVE ROAD, TRING

Amended Plan received (Site Location Plan Rev A)

The original plan showed no access to the house facing Netherby Close within the application site. This land has unknown ownership, but to ensure compliance to the Town and Country Planning (Development Management Procedure) (England) Order 2010 the applicant has served Certificate D. The amended plan shows the extension of the red outline to include the land adjacent Netherby Close that forms the northern access into the site. The plan attached to the Section 106 Unilateral will exclude the land for whom ownership is unknown, however all the houses proposed remain within the land secured by the unilateral undertaking.

Comments from Hertfordshire Highways

No objection

Additional Condition:

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

**Site Location Plan Rev A
DP/12/2-1,
DP/12/2-SURV.1,
DP/12/2-2
DP/12/2-EX.1**

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

Additional Informatives

Highways:

The highway authority require the construction of the vehicle cross-over to be undertaken by approved contractors so that the works are carried out to their specification and by a contractor who is authorised to work in the public highway. The applicant will need to apply to the South West Hertfordshire Highways Area Office (Telephone 01923 257000) for further instruction.

Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in a condition such as not emit dust or deposit mud, slurry or other debris on the highway.

RECOMMENDATION: That planning permission is **DELEGATED WITH VIEW TO APPROVAL** subject to:

1. Satisfactory completion of required consultation in relation to Certificate D ownership certificate procedure.
2. Completion of a planning obligation under S1.6 of the Town and Country Planning Act 1990. Which secures the following:

Head of Term	Amount
Outdoor pitches - Tring	£1,890
Cycles - Tring	£44
Primary schools	£7,442
Child play space	£3,456
Natural Green Space	£54
Travel Smart	£50
Libraries	£482
TOTAL	£13,418
Monitoring and Administration Contribution	£805.08

ITEM 5.7 – DEMOLITION OF EXISTING EXTENSION AND CONSTRUCTION OF REPLACEMENT SINGLE STOREY SIDE EXTENSION – THE OLD BREW HOUSE, CHESHAM ROAD, WIGGINTON

No update.

RECOMMENDATION: No change from the published report

ITEM 5.8 – SINGLE STOREY FRONT EXTENSION TO GARAGE WITH ADDITION OF PITCHED ROOF AND FIRST FLOOR SIDE EXTENSION – 7 BARNCROFT ROAD, BERKHAMSTED

No update.

RECOMMENDATION: No change from the published report

