



DEVELOPMENT CONTROL COMMITTEE

THURSDAY 26 JUNE 2014 AT 7.00 PM

ADDENDUM SHEET

5.1

**4/00262/14/MFA - NEW DEVELOPMENT TO PROVIDE 92 DWELLINGS TOGETHER WITH ACCESS FROM SHOOTERSWAY, ASSOCIATED HIGHWAY WORKS, FORMAL SPORTS PITCH PROVISION, SCHOOL DROP OFF AREA, CAR PARK, AMENITY SPACE AND LANDSCAPING.
LAND AT JUNCTION OF DURRANTS LANE &, SHOOTERSWAY, BERKHAMSTED**

Procedural

A member briefing session was held on Monday 23 June 2014. At this meeting the proposals were presented to the Development Control Committee Members, and the opportunity of a question and answer session was given. The purpose of the meeting was to allow full understanding of the detailed proposals of the planning application. The meeting was attended by Cllr Reay, Cllr Chapman, Cllr Collins, Cllr Hollinghurst and Cllr Rance. Cllr Fantham of Northchurch Parish Council also attended the briefing.

Officers of the Legal Services and Planning departments were present to ensure members did not prejudice their ability to sit on the decision making committee. Members did not express a view on the application, remained impartial and attend the Development Control Committee meeting with an open mind.

Updated Comments from Consultees

Conservation and Design

I have had a number of design meetings with the architects for this scheme and the design quality has improved significantly with place-making qualities, e.g. character areas, key buildings, gateways.

The layout is largely acceptable although I still have reservations regarding the large number of gable ended units in the central core of the scheme. I am happy with the house types and consider that the mix of both classical designs and more Arts and Crafts designs will complement the area and provide interesting townscape. On balance I am happy with the scheme and consider from a design perspective that this scheme meets policy requirements and central government guidance.

If you are minded to approve this scheme please will you condition:

- All materials, including sample panels of brick work and flint work for approval
- Details of windows and doors to scale (I am particularly concerned to achieve traditional sliding sash windows for the classical buildings; flush casements with rendered units; all windows to have hidden trickle vents)
- Detailed drawings for porches, window hoods, chimneys
- Hard and soft landscaping, including plot by plot boundary treatments plan, highway materials. If possible it would be prudent to condition replacement landscaping for 5 years following completion of the development.
- Details of lighting, including street lighting
- Stone work detailing on bays of classical house types.

Trees and Woodlands

Given the size of the site the nature conservation interest is fairly low, in part because of the mono culture cereal crops, lack of water bodies, lack of meadow, lack of old trees.

The three ponds and associated meadows will help to bring some bio diversity to the site. The tree planting in among the houses will tend to be small, ornamental material so won't do a lot for bio-diversity.

The main opportunity to increase bio diversity is in the effective ongoing management of the 4 wooded belts.

The landscape statement talks about conservation, restoration of The Plantation, habitats, species and so we need to see some plans.

Summary

- Need detail of 'portion of' loses to W1, 2,& 3
- Tree constraints plan needs to show how trees and RPA relate to proposed development
- Landscape details (green dots and zones only thus far)
- Management Plan that demonstrates and measures the increased bio diversity as a result of this development
- A more up front approach to the horse chestnut, junction Durrents/Shootersway and Ash between Jnr pitches
- Details of removal of trees at Group 33.

Updates to report

Comments Received from Neighbours

It is confirmed that objections were also received from local residents at Nos. 5 and 10 Coppins Close, No. 17 Boxwell Road and No. 66 Greenway. All comments have been considered and addressed in the main report.

Layout and Design

Comments have been received from the Conservation Department; they reference the meetings that have taken place with the architects and confirms the design and layout of the scheme is satisfactory.

Access – Impact on surrounding Highway Network

Further discussion with the Highways Authority has noted the need for clarification on comments made regarding the impact to the surrounding highway network.

The report makes reference to highway improvements being completed by Hertfordshire County Council within 2014; this was a misunderstanding and was in fact referring to the widening of the bottom of Durrants Lane linked to improving access to Westfield School. There is not a scheme within the County Council programme to begin installation of traffic lights at the Kings Rd/ Kingshill Way/ Shootersway junction this year and it is not in the future programme; however, there is commitment from the County Council to implementing it as per Scheme Pro Forma 04 in the recently adopted Tring, Northchurch and Berkhamsted Urban Transport Plan.

With regard to the impact on capacity of this junction, further potential impact caused by the mitigation measures, the Hertfordshire Highways Design Team have previously investigated the traffic scenario at this junction allowing for the proposed development and formulated recommendations for measures to improve the Kingshill Way/Kings Road junction. This includes highway widening and traffic signals, with a pedestrian phase every other cycle. The proposed traffic lights would not only improve the crossing for pedestrians, but assist in regulating and maintaining traffic flows through the junction in a controlled manner, improving safety. It should be noted that traffic light junctions “hold” traffic in a controlled manner, rather than cause queuing. In order for this improvement to work efficiently, the latest Microprocessor Optimised Vehicle Actuation (MOVA) technology will be utilised, in delay minimising mode, where the system switches to a capacity maximising procedure as necessary depending on vehicle flows.

Parking for Residential Area

The published report notes some issues with the parking provision, but that these were reported to the applicants. In response to this the applicants have amended the layout in a number of minor ways which has ensured all parking spaces are of the required dimensions. The parking provision across the site is now acceptable. The policy requirement of 234 spaces as a maximum is now exceeded, with a total parking provision of 254 spaces. While this exceeds the maximum there is consideration given to the fact that this applies predominately to the 5-bed dwellings which in most cases have 4 parking spaces, wherein the policy maximum would be 3 spaces per dwellings.

There is only one instance where a unit has a parking provision of one space below the policy maximum and this relate to plot 3 which shall have 2 parking spaces. The parking provision across the site is considered acceptable following the amendments to the layout.

Affordable Housing

The Berkhamsted Town Council objection contains a request for the affordable housing to be allocated to Berkhamsted residents in the first instance. In response the report references the Housing Act 1996 with regards to the allocation of affordable housing; however, specifically within Dacorum the Housing Department has produced a report titled, Housing Allocations Policy, Housing Service, March 2013. This report details how the affordable housing shall be allocated, and sets out the Eligibility, Registration, Bidding, and Assessment process for applying for affordable housing allocations.

Drainage, Open Space and Woodland Management

For clarification, the pumping station to be located at the north west corner of the residential site is to be adopted by either Thames Water or a management company. Similarly the SUDS features and the open space areas are to be maintained by a management company.

The comments from the Trees and Woodlands Officer reported above have included the request for a management agreement for the woodland areas. Details of this shall be included as a condition.

Planning Obligations

Conditions 8 and 9 were requested from Hertfordshire Highways and relate to requirements for the implementation and monitoring the Travel Plan. It is considered appropriate for this to be included within the Section 106 agreement instead of by condition. As such, these conditions shall be removed.

The Section 106 agreement shall state that two months prior to the first occupation of the development, the revised and updated Travel Plan shall be implemented and a Travel Plan Coordinator shall be nominated with the object of reducing the number of residents travelling to the development by private car, which shall be first submitted to and approved in writing by the Local Planning Authority.

Every year following first occupation until the fifth year, results of the annual Travel Plan monitoring survey and a report on any necessary corrective actions will be reported to the Local Planning Authority.

Conditions

Condition 3 which refers to submission of landscaping details has been amended to state that details shall include a landscape phasing plan for implementation to be submitted and approved in writing by the Local Planning Authority. The approved landscape works shall be carried out in accordance with the approved phasing plan.

As previously mentioned Conditions 8 and 9 relating to the implementation and monitoring of a Travel Plan and have been deleted as they shall be incorporated into the Section 106 agreement.

Condition 11 deleted as it is a duplicate of Condition 7.

All following conditions have been renumbered.

All conditions which refer to other conditions have also been amended to accord with the revised numbering. In particular, the fourth contaminated land condition (now Condition 21) and the second archaeological condition (now Condition 15).

The amended plans condition (condition 27) now lists the most recently submitted plans associated with the development for consideration.

Recommendation – **DELEGATED WITH VIEW TO APPROVAL** subject to completion of a Section 106 agreement as per published report and conditions as follows:

- 1 **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 **No development shall take place until details or samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the local planning authority. These details shall include the following items:**

- All materials, including sample panels of brick work and flint work.
- Details of windows and doors to scale (traditional sliding sash windows for the classical buildings; flush casements for rendered units; all windows to have hidden trickle vents).
- Detailed drawings for porches, window hoods, chimneys
- Stone work detailing on bays of classical house types.

Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development in accordance with Policy CS12 of the Core Strategy (September 2013).

- 3 **No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority. These details shall include:**

- hard surfacing materials;
- means of enclosure;
- soft landscape works which shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where

- appropriate;
- trees to be retained and measures for their protection during construction works;
- proposed finished levels or contours;
- car parking layouts and other vehicle and pedestrian access and circulation areas;
- minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc);
- retained historic landscape features and proposals for restoration, where relevant.

The landscaping scheme shall include:

- planting of supplementary native species-rich hedgerow species to strengthen the existing boundary vegetation;
- plants of known wildlife value and specifically include fruit trees, mahonia Mahonia spp., honeysuckle Lonicera sp., snowdrops and other nectar-rich plants; and
- areas of wildflower grassland ideally to be linked to retained habitats.

These details shall include a landscape phasing plan for implementation to be submitted and approved in writing by the Local Planning Authority. The approved landscape works shall be carried out in accordance with the approved landscape phasing plan.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area in accordance with Policies CS12 and CS25 of the Dacorum Core Strategy (September 2013) and saved Policies 99, 100 and 101 of the Dacorum Borough Local Plan 1991-2011 and to provide ecological enhancement of the site in accordance with Policies CS26 and CS30 of the Dacorum Core Strategy (September 2013).

4 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of [1 year] from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998: 1989 Recommendations for Tree Work.

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of 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 CS12 and CS25 of the Dacorum Core Strategy (September 2013) and saved Policies 99, 100 and 101 of the Dacorum Borough Local Plan 1991-2011.

- 5 There shall be no occupation of the playing field hereby approved until details of any necessary ancillary playing field facilities (including possibly changing, refreshment and sports / maintenance equipment storage) and an implementation programme has been submitted to and approved in writing by the local planning authority.**

Reason: To ensure adequate provision of facilities in accordance with Policy CS23 of the Dacorum Core Strategy (September 2013).

- 6 No development of the playing field hereby approved shall commence until a detailed playing field specification (including a playing pitch implementation programme), prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority. The approved specification shall be complied with in full prior to the completion of the development unless otherwise agreed with the Local Planning Authority.**

Reason: To ensure provision of an adequate quality playing field in accordance with Policy CS23 of the Dacorum Core Strategy (September 2013).

- 7 No development shall commence until details of the disposal of surface water from the new access and parking areas have been submitted to and approved in writing by the local planning authority. The access shall not be brought into use until the works for the disposal of surface water have been constructed in accordance with the approved details.**

Reason: To minimise danger, obstruction and inconvenience to highway users in accordance with CS8 and CS12 of the Adopted Core Strategy (September 2013).

- 8 **Occupation of the residential development or the parking and turning area hereby permitted shall not commence until the corresponding site access has been constructed and completed to the specification of the Highways Authority in accordance with any required S278 works agreement.**

Reason: In the interests of highway safety and free and safe flow of traffic in accordance with CS8 and CS12 of the Adopted Core Strategy (September 2013).

- 9 **On-site parking shall be provided for the use of all contractors, sub-contractors, visitors and delivery vehicles engaged on or having business on site in accordance with details to be agreed in writing with the local planning authority, in consultation with the highway authority, before the commencement of works.**

Reason: In the interest of highway safety and efficiency in accordance with CS8 and CS12 of the Adopted Core Strategy (September 2013).

- 10 **Prior to commencement of the development hereby permitted, details of all materials to be used for hard surfaced areas within the site, including roads, driveways and car parking area, shall be submitted to and approved in writing by the local planning authority.**

Reason: To ensure that the internal roads and other layouts are built to required / adoptable standards in accordance with CS8 and CS12 of the Adopted Core Strategy (September 2013).

- 11 **No discharge of foul or surface water from the site shall be accepted into the public system until the agreed off-site drainage works and agreed appropriate on-site flow controls and pumping station referred to in the strategy have been completed in full.**

Reason: Ensure that sufficient capacity is made available within the drainage infrastructure to cope with the new development; and in order to avoid adverse environmental impact upon the community in accordance with CS35 of the Adopted Core Strategy.

- 12 **The development hereby permitted shall not be commenced until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (Stomor, Ref: ST-2271/FRA-1302 Rev 1, dated 4 February 2014) has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.**

Reason: To prevent the increased risk of flooding, to improve and protect water quality and improve habitat and amenity in line with Policies CS29 and CS31, the National Planning Policy Framework and the Thames River Basin Management Plan.

13 **The development hereby permitted shall be carried out in accordance with measures recommended in the approved Ecological Appraisal by CSa Environmental Planning dated September 2013 reference CSa/1074/008, which include:**

- **planting in accordance with details provided under Condition 3;**
- **landscape details approved under Condition 3 shall be managed;**
- **provide twenty (20) new bat roosting opportunities at the site;**
- **erect twenty (20) bird boxes;**
- **ways to encourage certain small mammals (S41 priority species list) including the use of garden fencing which allows access into interconnecting gardens to be used on at least 50% of plots; and**
- **attach a range of insect nesting boxes to retained trees and hedgerows.**

Reason: To meet national targets for this S41 priority habitat, to maximise the value to wildlife and to provide ecological enhancements and safeguard long-term ecology on the site in accordance with the National Planning Policy Framework and Policies CS26 and CS30 of the Dacorum Core Strategy (September 2013).

14 **No demolition / development shall take place or commence until a Written Scheme of Investigation has been submitted to and approved in writing by the local planning authority. The scheme shall include an assessment of significance and research questions, and:**

- **the programme and methodology of site investigation and recording;**
- **the programme for post-investigation assessment;**
- **provision to be made for analysis of the site investigation and recording;**
- **provision to be made for publication and dissemination of the analysis and records of the site investigation;**
- **provision to be made for archive deposition of the analysis and records of the site investigation; and**
- **nomination of a competent person or persons / organisation to undertake the works set out within the Written Scheme of Investigation.**

Reason: To ensure that reasonable facilities are made available to record archaeological evidence in accordance with the National Planning Policy Framework, Policy CS27 of the Dacorum Core Strategy (September 2013) and saved Policy 118 of the Dacorum Borough Local Plan 1991-2011.

15 **Demolition / development shall be carried out in accordance with the Written Scheme of Investigation approved under Condition 14.**

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved

under Condition 14 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure that reasonable facilities are made available to record archaeological evidence in accordance with the National Planning Policy Framework, Policy CS27 of the Dacorum Core Strategy (September 2013) and saved Policy 118 of the Dacorum Borough Local Plan 1991-2011

- 16 **Prior to the occupation of any dwelling unit hereby approved, the parking, turning and drop off area (including the access onto Durrants Lane) shall be constructed in accordance with the details hereby approved; and be provided in a state fit for use by the Egerton Rothesay School, and thereafter retained for their use, unless otherwise agreed in writing by the local planning authority.**

Reason: To ensure delivery of development in accordance with the principles of Strategic Site 1 of the Dacorum Core Strategy (September 2013).

- 17 **Prior to the occupation of over 50% of the dwelling units hereby approved, the application site land to the west of Durrants Lane shall be made available for the use as playing pitches unless otherwise agreed in writing with the local planning authority.**

Reason: To ensure delivery of development in accordance with the principles of Strategic Site 1 of the Dacorum Core Strategy (September 2013).

- 18 **An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:**

- (i) a survey of the extent, scale and nature of contamination;**
- (ii) an assessment of the potential risks to:**
 - human health,**
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,**
 - adjoining land,**
 - groundwaters and surface waters,**
 - ecological systems,**
 - archeological sites and ancient monuments;**
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).**

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework.

- 19 **A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.**

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework.

- 20 **The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.**

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework.

- 21 **In the event that contamination is found at any time when carrying out**

the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition 18 above, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 19, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Condition 20.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework.

- 22 The development hereby permitted shall be carried out in accordance with the approved Energy Statement by Energist UK Version 1 dated February 2014 and the approved Policy CS29 sustainability checklist.**

Within three (3) months of occupation of any of the residential units, evidence shall be submitted in the form of a Post Construction Certificate (prepared by a Code for Sustainable Homes qualified assessor) to demonstrate full compliance with the approved Energy Statement.

Reason: To ensure the sustainable development of the site in accordance with Policies CS28, CS29 and CS31 of the Dacorum Core Strategy (September 2013).

- 23 Prior to the commencement of the development hereby permitted, details shall be submitted to and approved in writing by the local planning authority of the measures to be taken in the design, construction, operation and decommissioning of the development to: minimise the amount of waste generated; to re-use or recycle suitable waste materials generated; to minimise the pollution potential of unavoidable waste, including appropriate remediation measures for any contaminated land; to treat and dispose of the remaining waste in an environmentally acceptable manner; and to utilise secondary aggregates and construction and other materials with a recycled content. The measures shall be implemented in accordance with the approved details.**

Reason: To ensure the sustainable development of the site in accordance with Policy CS29 of the Dacorum Core Strategy (September 2013).

- 24 **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending or re-enacting that Order with or without modification) no development to Plots 1, 4, 29, 30, 31, 32, 37, 38, 46, 60, 63 and 83 falling within the following classes of the Order shall be carried out without the prior written approval of the local planning authority:**

Schedule 2 Part 1 Class A.

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the residential amenity of neighbouring properties and the residential amenity of dwellings within the site in accordance with Policy CS12 of the Dacorum Core Strategy (September 2013).

- 25 **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), the garage and driveway areas hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwelling and shall not be converted or adapted to form living accommodation without the prior written approval of the local planning authority.**

Reason: To secure sufficient on-site parking provision for future residents and in the interests of highway safety in accordance with Policy CS12 of the Dacorum Core Strategy (September 2013) and saved Policy 58 of the Dacorum Core Strategy (September 2013).

- 26 **A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas (including the woodland area), other than small, privately owned, domestic gardens, shall be submitted to and approved by the local planning authority prior to the commencement of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.**

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area in accordance with CS25 of the Adopted Core Strategy.

- 27 **The development hereby permitted shall be carried out in accordance with the following approved plans:**
DR-A-1001 Revision A (site location plan and topographical survey) received 14 February 2014;
M2-A-1000 Revision A (site layout) issued 17 June 2014;
CSa/1074/147 (overall site layout) received 14 February 2014;
DR-A-001 Revision V1 (plan of house types) issued 19 June 2014;
DR-A-002 (Type A frontage) received 9 May 2014;
DR-A-003 (Type A plans and elevations) received 9 May 2014;

DR-A-004 (Type B frontage) received 9 May 2014;
DR-A-005 (Type B plans and elevations) received 9 May 2014;
DR-A-006 (Type B render frontage) received 9 May 2014;
DR-A-007 (Type B render plans and elevations) received 9 May 2014;
DR-A-008 (Type C frontage) received 9 May 2014;
DR-A-009 (Type C plans and elevations) received 9 May 2014;
DR-A-010 (Type D frontage) received 9 May 2014;
DR-A-011 (Type D plans and elevations) received 9 May 2014;
DR-A-012 (Type E frontage) received 9 May 2014;
DR-A-013 (Type E plans and elevations) received 9 May 2014;
DR-A-014 (Type E1 frontage) received 9 May 2014;
DR-A-015 (Type E1 plans and elevations) received 9 May 2014;
DR-A-016 (Type F frontage) received 9 May 2014;
DR-A-017 (Type F plans and elevations) received 9 May 2014;
DR-A-018 (Type G frontage) received 9 May 2014;
DR-A-019 (Type G plans and elevations) received 9 May 2014;
DR-A-020 (Type G1 frontage) received 9 May 2014;
DR-A-021 (Type G1 plans and elevations) received 9 May 2014;
DR-A-022 (Type H frontage) received 9 May 2014;
DR-A-023 (Type H plans and elevations) received 9 May 2014;
DR-A-024 (Type J frontage) received 9 May 2014;
DR-A-025 (Type J plans and elevations) received 9 May 2014;
DR-A-026 (Type J1 frontage) received 9 May 2014;
DR-A-027 (Type J1 plans and elevations) received 9 May 2014;
DR-A-028 (Type K frontage) received 9 May 2014;
DR-A-029 (Type K plans and elevations) received 9 May 2014;
DR-A-030 (Type K1 frontage) received 9 May 2014;
DR-A-031 (Type K1 plans and elevations) received 9 May 2014;
DR-A-032 (Type L frontage) received 9 May 2014;
DR-A-033 (Type L plans and elevation) received 9 May 2014;
DR-A-034 (Type L1 frontage) received 9 May 2014;
DR-A-035 (Type L1 plans and elevations) received 9 May 2014;
DR-A-036 (Type M frontage) received 9 May 2014;
DR-A-037 (Type M plans and elevations) received 9 May 2014;
DR-A-038 (Type N frontage) received 9 May 2014;
DR-A-039 (Type N plans and elevations) received 9 May 2014;
DR-A-040 (Type R frontage) received 9 May 2014;
DR-A-041 (Type R plans and elevations) received 9 May 2014;
DR-A-3018 (Standard Shared Garage plans and elevations) issued 7 February 2014;
DR-A-3019 (Standard Single Garage plans and elevations) issued 7 February 2014;
DR-A-3020 (Standard Double Garage plans and elevations) issued 7 February 2014;
DR-A-3021 (Triple Shared Garage plans and elevations) issued 7 February 2014;
DR-A-3022 (Standard Shared Gable End Garage) issued 10 February 2014;
DR-A-3029 (23m Distance Study) issued 6 June 2014;
DR-A-3027 Revision V9 (proposed parking plan) received 18 June 2014;
Energy Statement by Energist UK Version 1 dated February 2014;

Policy CS29 checklist received 14 February 2014; and Ecological Appraisal by CSa Environmental Planning dated September 2013 reference CSa/1074/008.

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

Article 31 Statement

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the pre-application stage and throughout the course of the application which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

Informatives are listed as per published report.

5.2

4/01738/13/OUT - DEMOLITION OF 18 GARAGES. CONSTRUCTION OF UP TO 9 RESIDENTIAL FLATS IN ONE THREE STOREY BLOCK GARAGE SITE AT, TURNERS HILL, HEMEL HEMPSTEAD, HP2

No update required

Recommendation – GRANT as per published report

5.3 & 5.4

4/00109/14/FUL - CHANGE OF USE FROM CLASS A4 TO CLASS C3 RESIDENTIAL OF THE EXISTING PUBLIC HOUSE INCLUDING PARTIAL DEMOLITION AND MINOR INTERNAL ALTERATIONS AND THE CONSTRUCTION OF THREE DWELLINGS WITH ASSOCIATED CARPORT, PARKING AND DRIVEWAY. THE SUN INN, 101 HIGH STREET, MARKYATE, ST. ALBANS, AL3 8JG

4/00110/14/LBC - PARTIAL DEMOLITION AND MINOR INTERNAL ALTERATIONS TO FACILITATE CHANGE OF USE TO RESIDENTIAL DWELLING THE SUN INN, 101 HIGH STREET, MARKYATE, ST. ALBANS, AL3 8JG

No update required

Recommendation – GRANT as per published report for both

5.5

4/00179/14/FHA - TWO STOREY SIDE EXTENSION, FIRST FLOOR EXTENSION TO FORM ADDITIONAL STOREY. EXTENSION AND ALTERATIONS TO DRIVEWAY

8 MANOR ROAD, TRING, HP235DA

No update required

Recommendation – GRANT as per published report

5.6

4/00237/14/FUL - CONSTRUCTION OF TWO 2-BED AND TWO 3-BED DWELLINGS AND ASSOCIATED WORKS LAND ADJ. TO AND R/O, 20 HIGH STREET, TRING, HP23 5AP

Following the receipt of comments from the Conservation Department the applicant has undertaken an exercise to update the proposed elevations to include design elements at the request of the officer.

The amendments to the elevations are summarised as follows:

- 2-storey projecting bays have been added to the 2 central units, these bays extend above the eaves line reflecting a detail that occurs in the former Hotel buildings at the Rose and Crown, they also include a render and timbered detail to reflect the feel of the adjacent scheme
- Single storey ground floor bays have been added to the outer 2 units
- The front gablets have been removed from the 2 central units and are now located on the 2 end units these have also been made slightly smaller to more accurately reflect their status as gablets
- Tiled eaves corbels have been added to the end units to create more detail at the deeper soffits that have been included
- The fenestration details have changed from the mullion/transom principle to include astragal bars to reflect those used on the former Hotel scheme
- Timber and render detailing has been added to the gable ends
- Tiled, pitched, hipped and gallows bracketed canopies have been added to the front elevation in place of the more modern lightweight steel and glass canopies that were originally proposed, these can more accurately reflect the typical Rothschild themes in the area
- The chimneys have been made more ornate with greater brickwork corbelling and detail being included

Following these amendments the scheme has been significantly improved and now provides both a suitable development with regards to the neighbouring development site and the wider Conservation Area and also an improvement over the original approved development on the site.

Following these amendments, the approved plans condition should be amended as follows:

Condition 6:

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

- HS/P/100A
- HST/PD/001A
- HST/PD/002C
- HST/PD/003B
- HST/PD/004C
- HST/PD/005A
- 1129 GA - 100 Rev D
- HST/PD/004B
- 1129 - GP - 001
- 1129 - PP - 300
- A200 rev D
- 1006 A 301 rev B

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

Recommendation – GRANT as per published report subject to the amendment of condition 6.

5.7

**4/00385/14/FUL - INSTALLATION OF FENCING
TEN ACRES FIELD ADJ, UPPER BOURNE END LANE, HEMEL HEMPSTEAD,
HP1 2RR**

No update required

Recommendation – GRANT as per published report

5.8

**4/00616/14/FHA - DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION
OF SINGLE STOREY SIDE AND REAR EXTENSION, HIP TO GABLE ROOF
EXTENSION, REAR DORMER AND FRONT ROOFLIGHTS TO FACILITATE LOFT
CONVERSION
120 BRIDGEWATER ROAD, BERKHAMSTED, HP4 1ED**

No update required

Recommendation – GRANT as per published report

5.9

**4/00746/14/FHA - EXTENSION AND MODIFICATION OF EXISTING DWELLING
SAND BANKS, WATER END ROAD, POTTEN END, BERKHAMSTED, HP4 2SG**

No update required

Recommendation – GRANT as per published report

5.10

**4/00879/14/FHA - LOFT CONVERSION REAR DORMER, GABLE END WINDOW,
SINGLE STOREY REAR EXTENSION.
9 CROSS OAK ROAD, BERKHAMSTED, HP4 3EH**

No update required

Recommendation – GRANT as per published report
