



DEVELOPMENT CONTROL COMMITTEE

THURSDAY 26th JULY 2012 AT 7.00 PM

ADDENDUM SHEET

PLEASE NOTE:

ITEM 5.1 – 7 WICK ROAD – IS TO BE DISCUSSED AS THE FINAL ITEM ON THE AGENDA

ITEM 5.1 - 7 WICK ROAD, WIGGINTON, TRING, HP23 6EL - VARIATION OF SECTION 106 AGREEMENT FROM SHARED OWNERSHIP TO LOW COST HOME FOR ONE OF THE FLATS (PLANNING PERMISSION 4/00531/09/FUL – TWO FLATS)

Wigginton Parish Council

Request that if the variation is approved it is registered with National Land Registry.

DBC Legal Team response: It is not necessary for the variation to be registered as LLC and s106 runs with land.

Two letters of objection from local residents at Rosemary Cottage and owner of block of flats at 1 Fieldway

- Questioning why the local planning authority is allowing the freehold to be solely assigned to the 3 bed flat rather than jointly with the 2 bed flat which would have a negative impact on the lower 2 bed flat.
- Requests details of the sale particulars as to which flat, when, to whom and the price.
- Asking what date the Housing Association pulled out of the agreement.
- Asking what date the construction commenced.
- Questioning why DBC is not 'demanding' a better deal from the developers as a positive DCC decision would provide an additional profit would of over £100,000 and therefore why DBC should not limit the developers gain to £110,000, as in the original deal?

- Questioning how the whole matter has been addressed by the applicants and the previous owner and associated circumstances involving the Housing Association's decision.
- Asking what the procedure is for submitting a formal complaint if the recommendation is approved by the DCC.
- As it has been established that there are no RSL's interested in small scale developments of this type, now questioning how the LPA will view similar future applications that fall within the criteria of Policy 6.

RECOMMENDATION: No Change from published report

ITEM 5.2 - 34 PASTON ROAD, HEMEL HEMPSTEAD, HP2 5BA - SINGLE STOREY REAR EXTENSION

RECOMMENDATION: No Change from published report

ITEM 5.3 - 27 BOX LANE, HEMEL HEMPSTEAD, HP3 0DH - DEMOLITION OF 27 BOX LANE AND CONSTRUCTION OF 2NO TWO STOREY BUILDINGS BOTH WITH ROOF ACCOMMODATION EACH CONTAINING 5 X 2 BED APARTMENTS WITH UNDERGROUND PARKING & ACCESS RAMP. CONSTRUCTION OF A DETACHED TWO STOREY DWELLING WITH ROOF ACCOMMODATION AND DETACHED TIMBER FRAMED DOUBLE GARAGE. FORMATION OF VEHICULAR ACCESS TO BEECHWOOD PARK. (AMENDED SCHEME)

Additional Consultation Responses on Amended Plans

Contaminated Land Officer – The site is located within the vicinity of potentially contaminated land uses. Recommends standard contamination condition.

SPAR (Strategic Planning) – Refers to previous comments to the earlier refused scheme. A reduction in scale and footprint of the development is welcomed. However, it remains fundamental to assess the revised scheme in the light of the local character of the area.

Conservation – Following recent design amendments, is happier with this proposal. Whilst the proposed flat units are large and boxy, on balance considers that the proposal has been sufficiently improved. Therefore raises no design objections subject to conditions:

- All materials to be submitted;
- Scaled drawings at 1:10 showing details of all windows and doors, including section and profile and method of opening. Windows and doors shall be timber unless otherwise agreed in writing.
- Details of balconies;
- Details of UPV's;

- Flues, vents and extracts;
- Hard and soft landscaping, boundary treatment
- Lighting

HCC Planning obligations Officer - Based on the information to date for a development of 11 dwellings would seek financial contributions towards primary education, secondary education, youth and library services as set out in Table 2 of HCC's Planning Obligations Toolkit (copied below for reference). In addition, fire hydrant provision is also sought as set out within HCC's Toolkit to ensure adequate water supplies will be available for fire fighting in the event of an incident at this site.

The proposed floor plans show additional habitable rooms within each apartment which need to be taken into account (the Toolkit identifies the fact Table 2 uses an assumed relationship between habitable rooms and bedrooms). Accordingly, I have set out the contributions based on the floorplans below. This calculation takes the existing dwelling (assumed 4 bedrooms in the absence of floor plans) into account.

Please note, if the size, number or tenure of any of the dwellings changes, this calculation will need to be reviewed.

Financial Contributions

Primary Education £14,891

Secondary Education £18,009

Youth £433

Libraries £1,664

All calculations are based on PUBSEC index 175 and will be subject to indexation.

Provision

Fire hydrant provision is also sought and should be secured by the standard form of words in a planning obligation.

Additional Neighbour Representations on Amended Plans

7 Haywood Drive

2b, 4, 10 Beechwood Park

23a Box Lane

2 The Hawthorns

3 Roughdown Villas Road – Object for the following reasons (in summary)

- Covenants prevent building of more than 1 dwelling on the land and to maintain and not cut down the hedges
- No environmental assessment regarding radon gas
- Confirmation of ownership of grass verge should be obtained
- Grass verge should not be extinguished

- Precedent for development of No. 29 Box Lane, exasperating traffic congestion and safety
- No community consultation carried out
- Issue of developer profit at expense of area should be a consideration
- Town centre project not suitable for semi-rural area
- This is garden land, not 'brownfield site'
- Previously refused so should be refused again
- Erection of flats remain - the amendments are merely cosmetic
- Little change from earlier submissions
- Overdevelopment
- Over-dominant
- Too dense
- Similar height and same density as previously rejected
- Lack of visitor parking encouraging on street parking
- Contrary to Policy 11 and HCA4
- Unclear if there is any genuine reduction in height
- Insufficient parking for high end flats – should accommodate at least 20 spaces plus 6 visitor spaces
- Loss of trees
- Basement will impact on trees
- Out of character
- No social need for this type of intense development - many hundreds of properties are for sale in the area e.g. Manor Estate
- Insufficient water supply
- Insufficient garden space for wildlife and vegetables
- Recent request to develop flats nearby has been refused
- Difficulties with refuse collection

Additional late letters from local residents

Please note that two letters from local residents received late on Wednesday have been circulated separately to members.

Deleted Condition:

17. No development shall take place until details of a survey of the site for the presence of badgers/slow worms or their foraging area has been carried out and the results of the survey, together with any recommendations for protection of their habitat or mitigation of the impact of the development shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the details as approved.

Reason: To ensure the protection of badgers/slow worms and their habitats in accordance with Policy 102 of the Dacorum Borough Local Plan.

Amendment to Condition:

5. All external joinery shall be in timber and no development shall take place until the following shall have been submitted to and approved in writing by the local planning authority:

- **1:20 details of all windows and doors (including vertical cross section through the opening, finished colour and method of opening)**
- **1:20 details of balconies**
- **Details of photovoltaic panels**
- **Details of any flues, vents and extracts**

The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development in accordance with Policy 11 of the Dacorum Borough Local Plan 1991-2011.

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

16050

11 0208-101F

11 0208-102C

11 0208-103D

11 0208-104F

11 0208-105E

11 0208-106B

11 0208-107B

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

RECOMMENDATION: That the application be **DELEGATED** to the Group Manager Planning and Regeneration with a view to approval subject to:

1. The expiry of the neighbour notification period if in the view of the Group Manager no new material considerations are raised that could impact upon the assessment made by the Committee

2. The completion of a planning obligation under s106 of the Town and Country Planning Act 1990. Final agreed document to accord with the draft heads of terms to secure funding as set out below:

- (a) Financial contribution of £480 towards allotments.
- (b) Financial contribution of £3,490 towards outdoor pitches.
- (c) Financial contribution of £520 towards cycle networks.
- (d) Financial contribution of £14,891 towards primary education.
- (e) Financial contribution of £18,009 towards secondary education.
- (f) Financial contribution of £12,160 towards child play space.
- (g) Financial contribution of £190 towards natural green space.
- (h) Financial contribution of £250 towards travel smart.
- (i) Financial contribution of £1,664 towards libraries.
- (j) Financial contributions of £1,950 towards nursery education.
- (k) Financial contributions of £570 towards childcare.

- (l) Financial contributions of £433 towards youth services.
- (m) Financial contribution towards sustainable transport of £7500.
- (n) Provision of fire hydrants.
- (o) S106 monitoring contribution based on 6% of total contributions.

ITEMS 5.4(a) - (f) - 1, 3, 4, 5, 6 and 7 THE PADDOCKS OFF, MISWELL LANE, TRING, HP23 4BY - INSTALLATION OF VARIOUS SOLAR PANELS AND ROOFLIGHTS IN REAR UPPER ROOF

History

4/02070/11/FHA	INSTALLATION OF SOLAR PANELS AND INSERTION OF TWO ROOFLIGHTS IN REAR UPPER ROOF AND ONE ROOFLIGHT IN REAR LOWER ROOF AT PLOT 2 THE PADDOCKS, MISWELL LANE TRING. Granted 11/01/2012
4/01439/11/VAR	VARIATION OF SECTION 106 UNILATERAL UNDERTAKING Granted 02/05/2012
4/01145/11/DRC	DETAILS OF MATERIALS, VEHICLE PARKING, WHEEL WASHING, ON SITE FACILITIES, SOIL CONTAMINATION, HARD AND SOFT LANDSCAPING, TREE PROTECTION, SLAB FINISH FLOOR RIDGE AND SITE LEVELS, SURFACE AND FOUL WATER DRAINAGE, RENEWABLE ENERGY AND CONSERVATION MEASURES AND REFUSE STORAGE AS REQUIRED BY CONDITIONS 2, 3, 5, 6, 7, 9, 11, 13, 14, 15 AND 16 OF PLANNING PERMISSION 4/01085/06/FUL (DEMOLITION OF EXISTING WORKSHOPS AND BUILDERS YARD AND CONSTRUCTION OF SEVEN DWELLINGS WITH TEN PARKING SPACES) Granted 30/09/2011
4/01588/10/FUL	DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF SEVEN DWELLINGS WITH THIRTEEN PARKING SPACES Refused
4/01085/06/FUL	DEMOLITION OF EXISTING WORKSHOPS AND BUILDERS YARD AND CONSTRUCTION OF SEVEN DWELLINGS WITH TEN PARKING SPACES Granted 08/10/2008 05/08/2004
4/00901/04/FUL	DEMOLITION OF EXISTING WORKSHOPS AND CONSTRUCTION OF FIVE MAISONNETTES WITH ACCESS FROM MISWELL LANE Refused 09/06/2004
4/00260/04/FUL	DEMOLITION OF EXISTING WORKSHOPS AND CONSTRUCTION OF SIX DWELLINGS Refused

RECOMMENDATION: No Change from published reports

ITEM 5.5 - 4 MYRTLE COTTAGES, BULBOURNE ROAD, BULBOURNE, TRING, HP23 5QE - TWO STOREY REAR EXTENSION AND SINGLE STOREY REAR EXTENSION

RECOMMENDATION: No Change from published report

ITEM 5.6(a) and (b) - BOVINGDON LODGE, CHIPPERFIELD ROAD, BOVINGDON, HEMEL HEMPSTEAD, HP3 0JR - DEMOLITION OF EXISTING LOGGIA AND CONSTRUCTION OF A SINGLE STOREY SIDE EXTENSION

RECOMMENDATION: No Change from published reports

ITEM 5.7 - EXTREME CONNEXIONS (XC), JARMAN WAY, HEMEL HEMPSTEAD, HP2 4JS - REMOVAL OF WIRE MESH CLADDING TO FRONT ELEVATION ABOVE 3M LEVEL TO BE REPLACED BY CLEAR SINGLE SKIN POLYCARBONATE PRE FILLED SHEETS. BELOW 3M LEVEL ADD BLOCKWORK CLOAK THE REAR OF TIMBER SKATE BOARD STRUCTURES AND FIT ROLLER SHUTTERS. STRUCTURAL STRENGTHENING OF THE STEEL FRAME AND ADDITION OF MECHANICAL VENTILATION TO OPEN SPACES

RECOMMENDATION: No Change from published report