
DACORUM BOROUGH COUNCIL

DEVELOPMENT CONTROL COMMITTEE

26 SEPTEMBER 2013

Present

MEMBERS:

Councillor G Sutton (Chairman); Councillors Mrs G Chapman, Clark, Conway, Guest, Harris, R Hollinghurst, Killen, Macdonald, Reay, R Sutton, Whitman and C Wyatt-Lowe.

Councillor Adeleke and Organ also attended

OFFICERS:

A Chrusciak, P Doyle, Y Edwards, I Keen, P Stanley, C Smith, L Wood, C Watson, P Tedd, P Bowles.

[The meeting began at 7.00 pm](#)

74. INTRODUCTIONS

Councillor G Sutton (Chairman) introduced himself and went through the fire safety procedure. Councillor G Sutton asked Members to remember to declare any Disclosable Pecuniary or other Interests at the beginning of the relevant planning application. He also reminded the members and public about the rules regarding public participation.

An addendum to the agenda was circulated before the meeting. A copy of the addendum can be found on the DBC website on the following link:

<http://web.dacorum.gov.uk/home/council-democracy/committee-meetings/regulatory-committees/development-control-committee>

75. MINUTES

The minutes of the meeting held on 5 September 2013 were confirmed by the Members present and were then signed by the Chairman.

76. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Councillor McKay and Councillor Rance.

Councillor R Sutton substituted for Councillor McKay and Councillor Harris substituted for Councillor Rance.

77. PLANNING APPLICATIONS

The Committee considered applications for planning permission as set out below and reached the decisions therein.

**78. PLAN NO. 4/01343/13/FUL - CHANGE OF USE OF LAND TO USE AS A RESIDENTIAL CARAVAN SITE FOR 8 GYPSY FAMILIES, EACH WITH TWO CARAVANS AND A UTILITY BUILDING, INCLUDING THE LAYING OF HARDSTANDING LAND WEST OF THE BOBSLEIGH HOTEL, HEMPSTEAD ROAD, BOVINGDON, HEMEL HEMPSTEAD, HP3
APPLICANT: MR M CASH**

Councillor C Wyatt-Lowe declared a personal interest. She is a County Councillor with responsibility for Hertfordshire County Council gypsy and traveller sites. Councillor C Wyatt-Lowe had not visited the site of this application and reserved her right to speak and vote on the application.

Bovingdon Parish Councillor Glen Povey, made a statement of objection to the application on behalf of Bovingdon Parish Council.

Planning Agent Michael Robson, made a statement of objection to the application on behalf of Bovingdon Parish Council.

Planning Consultant James Holmes, made a statement of objection to the application on behalf of Bovingdon Action Group.

Councillor Organ, in his capacity Ward Councillor for Bovingdon made a statement of objection to the application.

Councillor Adeleke, in his capacity Ward Councillor for Bovingdon made a statement of objection to the application.

Summary

The application is recommended for refusal.

Resolved:

It was proposed by Councillor Whitman and seconded by Councillor Macdonald to support the Officer recommendation to refuse the application.

Voting:

12 for and 1 abstention;

whereupon it was:

Resolved:

That the application be delegated to the Group Manager - Development Management & Planning with a view to refusal subject to:

- a) the receipt of the correct Certificate B
- b) the expiry of the required notification period under Certificate B

The reason for refusal shall be the following (as set out in the published report except for updated reference to the newly adopted Core Strategy):

The application site is located in the Metropolitan Green Belt as identified in the Dacorum Core Strategy (September 2013). Within the Green Belt, planning permission will only be granted for appropriate development, in accordance with national advice contained in the NPPF, Planning policy for traveller sites (PPTS) and Core Strategy Policy CS5. The proposal would constitute inappropriate development in a Green Belt area. The very special circumstances which have been advanced to show why planning permission should be granted are not considered to outweigh the harm of the inappropriate development. The proposal is therefore contrary to Core Strategy Policies CS5 and CS22 and national planning policy as set out in the NPPF and the PPTS.

The reason for refusal shall not be amended without the application being referred back to the Development Control Committee.

**79 4/01312/13/MFA - DEMOLITION OF DWELLING AND CONTRUCTION OF 41
BED HOSTEL WITH PART BASEMENT, VEHICULAR ACCESS, CAR
PARKING, FENCING AND LANDSCAPING
THE ELMS, REDBOURN ROAD, HEMEL HEMPSTEAD, HP2 7AZ
APPLICANT: DBC HOUSING & REGENERATION - MR J BJ BURNHAM**

Councillor Guest declared a personal interest. She is a member of the Management Committee of Druglink with which DBC will work with to place clients. Councillor Guest reserved her right to speak and vote on the application.

Jack Burnham, Housing Development Manager, Dacorum Borough Council, made a statement in support of the application.

Andrew Liversage, Operations Director for DENS, made a statement in support of the application.

Summary

The application is recommended for approval.

The proposed development would provide a much needed facility for the local community in Dacorum without harming the character of the area or the amenities of neighbours. The site is located in an area of residential opportunity as stated in the Dacorum Borough Core Strategy and as such there is no objection in principle to the proposed development, despite of the site's present designation within a General Employment Area.

It is appreciated that the building is both tall and has a large footprint, however the characteristics of the site and the immediate surroundings would ensure that the development does not dominate the locality to a detrimental extent or appear cramped within its site. The use of coloured vertical cladding, randomly placed projections and a green roof to the single storey element of the building all add interest to the proposals in an area of otherwise bland warehouse style buildings. Finally, a management system would be operated by the Council to ensure no breaches of rules relating to noise and disturbance and the 'no residents' cars' policy.

Consequently it is considered that this application complies with Policies CS11 and CS12 of the Dacorum Pre-Submission Core Strategy (October 2011) as amended by Main Modifications (Inspector's Report July 2013) and Minor Modifications (January 2013), Policy 11 of the Dacorum Borough Local Plan 1991-2011, and national guidance contained within the National Planning Policy Framework.

It was proposed by Councillor Conway and seconded by Councillor Whitman to grant the

application for the reasons set out above and subject to the following conditions:

Voting:

11 for and 2 abstentions;

whereupon it was:

Resolved:

That planning permission be granted for the reasons referred to above and subject to the following conditions (additional informative to condition 3)

- 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 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. 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 Dacorum Pre-Submission Core Strategy (October 2011) as amended by Main Modifications (Inspector's Report July 2013) and Minor Modifications (January 2013) and Policy 11 of the Dacorum Borough Local Plan 1991-2011.

- 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.**

The approved landscape works shall be carried out prior to the first occupation of the development hereby permitted.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area in accordance with Policy CS12 of the Dacorum Pre-Submission Core Strategy (October 2011) as amended by Main Modifications (Inspector's Report July 2013) and Minor Modifications (January 2013) and Policy 11 of the Dacorum Borough Local Plan 1991-2011.

INFORMATIVE

The Committee asked for mature tree planting in the landscaping area between the front of the building and Redbourne Road

- 4 **Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from 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 or shrub of a species, size and maturity to be approved 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 Policy CS12 of the Dacorum Pre-Submission Core Strategy (October 2011) as amended by Main Modifications (Inspector's Report July 2013) and Minor Modifications (January 2013) and Policy 11 of the Dacorum Borough Local Plan 1991-2011.

- 5 **No development shall commence, other than the demolition of the existing buildings on the site, until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall contain the programme of works on site, area of construction vehicle parking, delivery and storage of materials within the site and construction vehicles wheel washing facilities. The construction of the development hereby permitted shall then be carried out in accordance with the approved Construction Management Plan.**

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway in accordance with Policy CS12 of the Dacorum Pre-Submission Core Strategy (October 2011) as amended by Main Modifications (Inspector's Report July 2013) and Minor Modifications (January 2013) and Policies 11 and 51 of the Dacorum Borough Local Plan 1991-2011.

- 6 **The development hereby permitted shall be constructed to achieve the "very good" level of BREEAM. The hostel shall not be brought into use until a Certificate has been issued for it certifying that "very good" level.**

Reason: To ensure the sustainable development of the site in accordance with the aims of Policy CS29 of the Dacorum Pre-Submission Core Strategy (October 2011) as amended by Main Modifications (Inspector's Report July 2013) and Minor Modifications (January 2013) and Policy 1 of the Dacorum Borough Local Plan 1991 - 2011 and adopted Supplementary Planning Guidance.

- 7 **Prior to the commencement of the development hereby permitted details of a surface and foul water drainage system shall be submitted to and approved in writing by the local planning authority. The surface water drainage system shall be a sustainable drainage system and shall provide for the appropriate interception of surface water runoff so that it does not discharge into the highway or foul water system. The development shall be carried out and thereafter retained fully in accordance with the approved details.**

Reason: To ensure that the site is subject to an acceptable drainage system serving the development in accordance with Policy CS29 of the Dacorum Pre-Submission Core Strategy (October 2011) as amended by Main Modifications (Inspector's Report July 2013) and Minor Modifications (January 2013) and Policy 124 of the Dacorum Borough Local Plan 1991-2011.

- 8 **The development hereby permitted shall not be occupied until full details of the secure bicycle storage have been submitted to and approved in writing by the Local Planning Authority. The approved secure bicycle storage shall then be installed within one month of the approval of the details and thereafter maintained for that purpose alone.**

Reason: To ensure the sustainable development of the site in accordance with Policy CS8 of the Dacorum Pre-Submission Core Strategy (October 2011) as amended by Main Modifications (Inspector's Report July 2013) and Minor Modifications (January 2013) and Policy 1 of the Dacorum Borough Local Plan 1991 - 2011.

- 9 **The development hereby permitted shall not be occupied until full details of the proposed bird boxes have been submitted to and approved in writing by the Local Planning Authority. The approved bird boxes shall then be installed within one month of the approval of the details and thereafter maintained for that purpose alone.**

Reason: To ensure the provision of green infrastructure of the site in accordance with Policy CS26 of the Dacorum Pre-Submission Core Strategy (October 2011) as amended by Main Modifications (Inspector's Report July 2013) and Minor Modifications (January 2013).

- 10 **The development hereby permitted shall not be occupied until a Parking Management Strategy has been submitted to and approved in writing by the Local Planning Authority. The Parking Management Strategy shall include details of how the proposed parking spaces will be used and managed, as well as measures to prevent residents parking in the grass verge in front of the site and along Redbourn Road. The approved Parking Management Strategy shall then be implemented in full upon first occupation of the hostel hereby permitted.**

Reason: To ensure that use of the facility does not result in overspill parking along Redbourn Road to the detriment of highway safety in accordance with Policy CS12 of the Dacorum Pre-Submission Core Strategy (October 2011) as amended by Main Modifications (Inspector's Report July 2013) and Minor Modifications (January 2013) and Policy 58 of the Dacorum Borough Local Plan 1991 - 2011.

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

**OSI
W-001
W-002B
W-003C
W-004B
W-005B
W-006B
W-008C
W-010C
W-011C
W-012D**

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

ARTICLE 31 STATEMENT

Planning permission consent has been granted for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage which lead to improvements to the scheme. The Council has therefore acted pro-actively 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

Contaminated Land

I recommend that the developer be advised to keep a watching brief during ground works on the site for any potentially contaminated material. Should any such material be encountered, then the Council must be informed without delay, advised of the situation and an appropriate course of action agreed.

Environmental Health - Noise

To protect local amenity site preparation and construction works should be limited to the following hours: Monday – Saturday 0730 – 1830 hours. Sunday's and Bank Holidays no noisy works are permitted at any time.

Hertfordshire Highways

The applicant is advised that in order to comply with the condition of this permission in relation to access/egress it will be necessary for the developer of the site to enter in to a S278 agreement of the highway act to complete the highway works. the applicant is advised to contact the highway authority prior to commencement of works.

Fire

1. ACCESS AND FACILITIES

- Access for fire fighting vehicles should be in accordance with The Building Regulations 2000 Approved Document B (ADB), section B5, sub-section 16.
- Access routes for Hertfordshire Fire and Rescue Service vehicles should achieve a minimum carrying capacity of 15 tonnes.
- Turning facilities should be provided in any dead-end route that is more than 20m long. This can be achieved by a hammer head or a turning circle designed on the basis of Table 20 in section B5.

2. WATER SUPPLIES

- Water supplies should be provided in accordance with BS 9999.
- This authority would consider the following hydrant provision adequate:
- Not more than 60m from an entry to any building on the site.
- Not more than 120m apart for residential developments or 90m apart for

commercial developments.

- Preferably immediately adjacent to roadways or hard-standing facilities provided for fire service appliances.
- Not less than 6m from the building or risk so that they remain usable during a fire.
- Hydrants should be provided in accordance with BS 750 and be capable of providing an appropriate flow in accordance with National Guidance documents.
- Where no piped water is available, or there is insufficient pressure and flow in the water main, or an alternative arrangement is proposed, the alternative source of supply should be provided in accordance with ADB Vol 2, Section B5, Sub section 15.8.

Thames Water

Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

- 80. PLAN NO. 4/01514/13/FHA - GARAGE CONVERSION TO CREATE RESIDENTIAL ANNEXE AND EXTENSION OF MEANS OF ENCLOSURE PEVENSEY, 45A, DUNSTON HILL, TRING, HP234AT APPLICANT: MR & MRS MANN**

Gregory Mann, the applicant, made a statement in support of the application.

Summary

The application is recommended for approval. The falls within the urban Area of Tring wherein the use of land and buildings for residential purposes is acceptable in principle. There would be no adverse effects on the appearance of the building or the appearance of the street scene. The amenity of adjoining neighbours would not be significantly adversely affected. Car parking within the site is considered adequate. The proposals therefore accord with Policy 11 and 58 of the Borough Plan and CS 8 and 12 of the Pre-Submission Core Strategy.

It was proposed by Councillor Whitman and seconded by Councillor Conway to grant the application for the reasons set out above and subject to the following conditions:

Voting:

8 for, 4 against and 1 abstention;

whereupon it was:

Resolved:

That determination of the application be delegated to the Group Manager, Development Management with a view to approval subject to the conclusion of the neighbour consultation process if no new material considerations are forthcoming during the conclusion of the consultation which in the view of the Group Manager, Development Management and Planning, have not been previously addressed in the committee's consideration of the application and subject to the following conditions:

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

Site Location Plan
MCGM/A1P 0713 Rev/01

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

- 3 The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 45A Dunston Hill, Tring and shall only be occupied by a family member.**

Reason: To ensure that the dwelling remains ancillary to the dwelling as proposed and to prevent independent use of the building for residential use which would potentially create a poor relationship with 45A Dunson Hill and impact upon the character of the area contrary to Policy 11 of the Adopted DBLP and Policy CS 12 of the Adopted Core Strategy. In addition the creation of a separate independent dwelling will result in a development lacking in amenity space and parking contrary to the aims of the above policies which seek a high standard in all development proposals.

- 4 **The means of enclosure indicated on drawing no. MCGM/A1P 0713 Rev/01 shall be constructed/planted prior to the first occupation of the approved development. The means of enclosure approved shall thereafter be permanently retained unless otherwise agreed 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 DBLP policy 11 and Core Strategy Policy CS12.

Article 31 Statement

Planning permission has been granted for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage which lead to improvements to the scheme. The Council has therefore acted pro-actively 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.

81. **PLAN NO. 4/01253/13/FHA - EXTENSION TO GARDEN FENCE
3 LANCASTER DRIVE, BOVINGDON, HEMEL HEMPSTEAD, HP3 0RX
APPLICANT: MR DAVIES**

Summary

The application is recommended for approval. The works to extend a fence is considered appropriate in line with Core Strategy policy CS 12 and DBLP policy 11. The objections are raised on an interpretation that the land to be enclosed has some formal public right of way over it. This has not been proven and satisfactory evidence has been submitted that the applicant has an exclusive freehold interest in the land, with no other rights of way for a public footpath. The enclosure of this small piece of land will not be harmful to the character or appearance of the area.

It was proposed by Councillor Harris and seconded by Councillor Reay to grant the application for the reasons set out above and subject to the following conditions:

Voting:

12 for and 1 abstention;

whereupon it was:

Resolved:

That planning permission be granted for the reasons referred to above and subject to the following conditions:

- 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 **The materials to be used in the construction of the fence hereby permitted**

shall match in size, colour and texture those used on the existing fencing.

Reason: To ensure a satisfactory appearance to the development in accordance with DBLP policy 11 and Core Strategy policy CS 12.

Article 31 Statement

Planning permission consent has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively 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.

**82. PLAN NO. 4/01175/13/FHA - FIRST FLOOR REAR EXTENSION
127 WESTERN ROAD, TRING, HP234BN
APPLICANT: MRS L BRUGES**

Councillor G Sutton declared a prejudicial interest. He has known one of the objectors for over 20 years and has visited his home at 125 Western Road. Councillor G Sutton has not spoken to the objector about this application, but he vacated the chair and left the meeting at 8.52pm. The Vice Chairman, Councillor Reay took the chair for this item.

Councillor R Sutton declared a prejudicial interest. She has known one of the objectors for over 20 years and has visited his home at 125 Western Road. Councillor R Sutton has not spoken to the objector about this application, but she left the meeting at 8.52pm.

Raymond Williams, a local resident, made a statement of objection to the application.

Summary

The application is recommended for approval. It is considered that the works would not visually compromise the appearance of the property or character of the area. The application will help to improve an existing rear extension to be of a more traditional appearance thereby respecting the integrity of an undesignated heritage asset and positively conserve the conservation area. As such the application complies with Core Strategy policies CS 12 and CS 27 as well as DBLP policies 11 & 120 and the NPPF.

It was proposed by Councillor Guest and seconded by Councillor Macdonald to grant the application for the reasons set out above and subject to the following conditions:

Voting:

7 for, 3 against and 1 abstention;

whereupon it was:

Resolved:

That planning permission be granted for the reasons referred to above and subject to the following conditions:

- 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 **The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in size, colour and texture those used on the existing building.**

Reason: To ensure a satisfactory appearance to the development to accord with DBLP policy 11 and 120 & Core Strategy policies CS12 and CS27.

- 3 **The facing brickwork shall match the existing original work in colour, texture, face bond and pointing except where otherwise shown on the drawings hereby approved.**

Reason: To safeguard the character and appearance of the Conservation Area in accordance with DBLP policy 120 and Core Strategy policy CS27.

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

1303-P-01B
1303-P-02A
1303-P-03A

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 pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively 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.

Councillor G Sutton and R Sutton returned to the meeting at 9.12pm and Councillor G Sutton took the Chair.

83. **PLAN NO. 4/01444/13/FHA - SINGLE STOREY REAR EXTENSION (AMENDED SCHEME)
11 NEWGROUND ROAD, ALDBURY, TRING, HP235RQ
APPLICANT: MS J JOYNSON**

Councillor R Hollinghurst declared a personal interest. She is an acquaintance of the resident at 13 Newground Road, Aldbury. Councillor R Hollinghurst has not discussed the application with the resident and therefore reserved her right to speak and vote on the application

Summary

The application is recommended for approval.

The proposed single storey side and rear extension and alterations to openings would not have a harmful impact and would preserve the character and appearance of the original building, the terrace row of which it forms a part, and the wider Conservation Area and Rural Area. The

proposal would not detract from the character of the village or the Chilterns Area of Outstanding Natural Beauty. The development would not have an adverse impact on the amenity of neighbouring properties. The car parking arrangements are sufficient. The proposal would therefore accord with the National Planning Policy Framework, Policies 7, 8, 11, 97 and 120 of the Dacorum Borough Local Plan 1991-2011; and Policies CS7, CS12, CS24 and CS27 of Dacorum's Pre-submission Core Strategy with Modifications January 2013.

It was proposed by Councillor Whitman and seconded by Councillor C Wyatt-Lowe to grant the application for the reasons set out above and subject to the following amended conditions:

Voting:

10 for, 2 against and 1 abstention;

whereupon it was:

Resolved:

That planning permission be granted for the reasons referred to above and subject to the following conditions (Condition 3 amended):

- 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 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in size, colour and texture those used on the existing building.**

Reason: To ensure a satisfactory appearance to the development in accordance with Policy 11 and 120 of the Dacorum Borough Local Plan 1991-2011 and Policies CS12 and CS27 of Dacorum's Pre-submission Core Strategy with Modifications January 2013.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 2056-S1A (site location plan), 6091-02 (existing ground floor plan), 6091-01 (existing first floor plan and elevations), and 6091-06 Revision A (proposed ground floor plan) received 2 August 2013; and 6091-03 (proposed first floor plan), and 6091-05 Revision A (proposed block plan and elevations) received 13 September 2013.**

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

NOTE 1:

Article 31 Statement

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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 (General Management Procedure) (England) (Amendment No. 2) Order 2012.

**84 PLAN NO. 4/01330/13/FUL - CONSTRUCTION OF SEVEN PARKING BAYS
AMENITY GREEN, CANDLEFIELD WALK, HEMEL HEMPSTEAD, HP3
APPLICANT: DACORUM BOROUGH COUNCIL GILL BARBER -**

Summary

The application is recommended for approval.

This application is the subject of a two year process ('The Verge Hardening Project') that has highlighted and prioritised the areas of extreme parking stress in the Borough, checked the feasibility and cost effectiveness of parking schemes in those areas, and undergone a pre-application process to determine the most appropriate areas and methods to deliver the needed additional parking.

The application site is considered a priority in this Project. There is a clear need for additional off-street parking in the area. This application provides 7 additional parking bays and this would be achieved in a way that maintains the most important green amenity strips in the locality. It is considered that an appropriate balance has been struck between meeting the parking requirements of the area and protecting the visual amenity of the neighbourhood. The application therefore complies with Policies CS11 and CS12 of the Core Strategy and Policy 11 of the Dacorum Borough Local Plan.

It was proposed by Councillor C Wyatt-Lowe and seconded by Councillor Guest to grant the application for the reasons set out above and subject to the following amended conditions:

Voting:

12 for and 1 abstention;

whereupon it was:

Resolved:

That planning permission be granted for the reasons referred to above and subject to the following conditions (Additional Condition (3), with the approved plans renumbered to condition 4:

- 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 The development shall be carried out in accordance with the Schedule of Materials in section 9 of the application form submitted with this application signed and dated 12/07/13.**

Reason: To ensure a satisfactory appearance to the development in accordance

with Policy CS12 of the Dacorum Borough Core Strategy Dacorum Pre-Submission Core Strategy (October 2011) as amended by Main Modifications (Inspector's Report July 2013) and Minor Modifications (January 2013) and Policy 11 of the Dacorum Borough Local Plan 1991 - 2011.

3. **Prior to the first use of the parking bays hereby permitted a double height kerb shall be erected along the western edge of the development.**

Reason: To ensure a satisfactory appearance to the development in accordance with Policy CS12 of the Dacorum Borough Core Strategy Dacorum Pre-Submission Core Strategy (October 2011) as amended by Main Modifications (Inspector's Report July 2013) and Minor Modifications (January 2013) and Policy 11 of the Dacorum Borough Local Plan 1991 - 2011

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

**Site Location Plan 1:1250
DBC/024 Rev.B**

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 pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively 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.

85. APPEALS

Noted the following reports:

1. Appeals Lodged;
2. Forthcoming Inquiry;

86. EXCLUSION OF THE PUBLIC

Resolved:

That, under s.100A of the Local Government Act 1972 Schedule 12A Part 1, Paragraph 12 as amended by the Local Government (Access to Information) (Variation) Order 2006 the public be excluded during the item in Part II of the Agenda for this meeting, because it was likely, in view of the nature of the business to be transacted, that if members of the public were present during this item there would be disclosure to them of exempt information relating to proposed action by the Council in connection with the investigation and prosecution of a crime (Minute 87).

87. POTENTIAL ENFORCEMENT ACTION

Resolved

Full details are in the Part 2 minutes

The meeting ended at 9.52 pm