

**4/01411/11/FUL - CONSTRUCTION OF A GRAIN STORE.
LAND AND ACCESS AT BLACK ROBINS LANE, HOGPITS BOTTOM, FLAUNDEN, HEMEL
HEMPSTEAD, HP3.**

APPLICANT: FELDEN PARK FARMS LTD - MR W PECK.

[Case Officer - Richard Butler]

[Grid Ref - TL 02048 01061]

Summary

The application is recommended for approval.

The proposed development represents appropriate development within the Green Belt as defined in Policy 4 of the Adopted Local Plan, Policy CS5 of the Emerging Core Strategy and also National policy as provided within PPG2 and the Draft NPPF.

The development has been assessed with regard to visual impact and highway safety; the positioning of the building within the site and mitigating measures of screening provide a satisfactory location for the grain store and no objection has been received from the Highways Authority. The proposed development is therefore considered to accord with Policy 11 of the Adopted Local Plan.

Site Description

The application site relates to an area of land to the south of Black Robin Lane and bounded by Black Ditch Lane to the west and Flaunden Hill to the east, comprising part of the 179 hectare agricultural holding of Sharlowes Farm.

The land has a gradual slope up to the north. The boundaries are of dense hedgerow with the southern boundary abutting a drainage ditch along the side of Black Robin Lane.

Proposal

The application seeks permission for the construction of a grain store with associated access, earth works and landscaping.

The proposed grain store has the following dimensions:

Width 30.4m x length 25.8m (with side projection of 5.5m x 5.5m)

Eaves Height 5.35m

Ridge Height 8.95m

Yard area and associated chemical and diesel storage tanks.

The grain store and yard are located to the northern extent of the site, approximately 19m from the highway.

Referral to Committee

The application is referred to the Development Control Committee due to the contrary views of Flaunden Parish Council.

Planning History

4/00702/11/AGD Construction of grain store, new agricultural access from unclassified road and concrete yard

Prior approval not required

19/05/2011

The above application sought a grain store under the agricultural permitted development legislation of the following dimensions:

Width 21.4m x length 21.5m.

Eaves height of 6.3m

Ridge height of 9.5m.

The development also included the construction of a hard standing yard and private access road, leading to a new access onto Black Robins Lane through gated opening in the existing hedgerow.

The development met the criteria for an agricultural building and a lawful development certificate was issued accordingly.

Policies

National Policy Guidance

PPS1, PPG2

Circular 11/95

Draft National Planning Policy Framework

Dacorum Borough Local Plan

Policies 1, 4, 11, 13,

Supplementary Planning Guidance

Environmental Guidelines

Landscape Character Assessment

Emerging Core Strategy

CS5: Green Belt

CS25: Landscape Character

Representations

Flaunden Parish Council

Comments in objection

1. The PC does not have expertise in this matter. It is imperative that Dacorum seek expert advice in deciding on this application
2. The proposed grain store has a total area of 814sq.m, this is a 77% increase to previous application 4/00702/11.
3. The yard area shows a 28% increase on the original (4/00702/11).
4. The yard area now includes access to a chemical store and diesel tank; which will be clearly visible from the lanes.
5. The proposed grain store's height at 9.7m also shows a small increase to the original building at 9m (4/00702/11).
6. The above large increases have not been justified by the applicant's calculation of storage requirement. The Applicant used identical figures to justify the proposed grain store (i.e. 77% bigger) that they used to justify the original building (4/00702/11)
7. The present grain store, at Sharlowes Farm yard, is circa half the size of the original grain store (4/00702/11) and the proposed grain store is 77% bigger than the original.
8. The Applicant must be intending to bring grain from other farms out with of Flaunden Parish to utilise this extra capacity
9. The proposed grain store and auxiliary facilities will be an intrusion into the countryside adjacent to the Flaunden conservation area, near to the AONB, on the Chiltern Way footpath and visible from all surrounding lanes.
10. Herts Highways must be made aware of the detrimental effect on our unclassified lanes that large agricultural grain vehicles used at harvest to store, and the 44 gross tonne HGV's used to tranship grain to the mills, will have on the narrow

local lanes that access the grain store.

11. The very large vehicles defined in '10' above will also cause damage to old Flaunden's 'grade listed' buildings; many built without any form of foundations
12. This year on the blind sharp bend adjacent to this site, a modern large tractor was involved in an accident and turned over causing injury.
13. There will be a big increase in noise from traffic when the grain store is being filled. This will be worse when the drying facilities are needed.
14. Responding to the practicalities of real life will result, the PC believes quite necessarily, in the stated working hours (7.30 to 17.00 Monday to Friday) being totally ignored. If harvest time is wet the dryers will be going 24/7 and the combine harvesters will also be working 24/7 to get the required return on investment.
15. There is no environmental impact study and full information is required about noise and dust from the dryer and cooling fan.
16. In the PC's opinion, the grain store is ugly. Worse still it believes little thought appears to have been given to the design. e.g. Green cladding covering all of the building, including the concrete panels, would be slightly more attractive than the proposed grey, half cladding. The silver doors should also be finished in a similar green.
17. The grain store's yard should be cellular grass paving and not rough clinker. Attached are photos of the recently built Belsize grain store just a few hundred meters along Flaunden Lane as the Planning Officers seem to have no knowledge of this unsightly yard.
18. Be assured the PC realises the importance of farming. The PC understands that farming needs facilities and structures to function. However, the PC has not been persuaded by the documentation that this location is the best choice available.
19. This is not a NIMBY response. It is a shame that Dacorum gave so little attention to the last application. Let us hope they will give proper attention to this one.

Comments on Amended Scheme

Flaunden PC has so many fundamental concerns with this Application that the minor alternations illustrated in the amended plans does not begin to resolve even one of the issues.

All the issues detailed in the PC response to the first application still stand and its recommendation remains refuse

Rural Estates Manager, Estate & Asset Management, Herts County Council

I have calculated my own theoretical volumetric output from this holding based on

Sharlowes Farm arable acreage of 409 acres and assuming (as the applicant's agent does) a three course crop rotation and all the crop being stored after harvest.

My own figures suggest a total theoretical storage requirement of 1,664 tonnes. This is actually slightly above the applicant's calculation of 1,601 cubic metres (56,556 cubic feet x 0.0283 conversion = 1,601 cu m). I would emphasise this is purely an arithmetical calculation and takes no regard of boundary hedgerows, low or high yielding fields or indeed the type of corn drying and cleaning equipment in the proposed store.

Arable farmers nationally are going through a phase of up-grading grain stores to meet stringent crop assurance requirements and generally provide better facilities for grain handling and through put. This is typically with the objective of increasing the value and quality of the on-farm harvested crop. These appear to be similar strategic objectives for Felden Park Farms and having modern grain storage on a single site is not unreasonable. Presumably it may potentially free up the village site for alternative development.

I therefore have no issue with the theoretical proposed overall storage requirement. I do note that an adjoining landowner suggests Felden Park Farms actually have access to an existing grainstore in Felden and therefore do not need the full capacity proposed. I do not know any details of this or whether there is scope for some of the crop, beans or rapeseed for instance, to be stored in the existing store. Because of their smaller space requirements pulse crops can often be stored separate from the main cereal crop.

With regard to the design of the store, it is suitable for its intended use. It is, however, a very substantial structure on a new green field site. Many of the objections relate to the scale and bulk of the structure. With some careful re-design, it may be possible to break up the apparent bulk of this building by various design changes e.g. creating the impression of two adjacent but linked portal framed buildings, slightly staggering or setting back one bay, eaves and verge shadow lines, different roof pitches, two tone roof/side cladding colouring etc. With good practice design there may be scope to reduce the level of visual intrusion and still provide the perceived storage capacity required.

Historic Environment Advisor, Herts County Council

In this instance, there is little recorded on the Historic Environment Record for this area. This suggests that an impact on significant heritage assets of archaeological or historic interest is unlikely; therefore, I do not feel that this development warrants a formal archaeological condition. However, the large footprint of proposed development and the site's position at the head of a dry valley indicates that the site has some archaeological potential, particularly in terms of Neolithic, Bronze-Age and Iron-Age activity. I would therefore request that an informative is attached to the Planning

Permission (if you are minded to grant consent) requesting the applicant, or their successors in title, contact this office prior to commencement of the development, so that I, or a representative, can visit and view the groundworks.

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

Objections from residential properties:

Lavender Cottage, 101-102 Flaunden
Flaunden House
Wynchcroft, Flaunden Lane
110 Flaunden
Whelpley Hill,
Mobcroft Cottage, 124 Flaunden
Newhouse Farm,
High Hedges, Venus Hill
Birch Lane House,
Inglenook Cottage, 99 Flaunden
Copse Cottage

The objections received have been summarised as follows:

Visual Impact

Many comments related to the size of the proposed storage shed and suggested the size, bulk and overall appearance of the building would be detrimental to the appearance of the sensitive rural location.

The size of the storage building was questioned and suggestions that the store would serve a much wider area than Flaunden were raised.

Highways

The impact on highway safety was a frequent objection in the correspondence received. The size of vehicles used to serve the grain store building and number of trips of these vehicles was noted as likely to cause a detriment to highway safety for pedestrians, road users, walkers and cyclists. Also the impact of these vehicles on the wildlife and animals was referenced, with regard to a recent incident which resulted in the loss of a horse.

The impact of large vehicles on the verges of the narrow lanes, causing widening of lanes and detriment to the appearance of the area.

Noise and Pollution

Concern was raised with regard to noise emitted from the drying machinery installed within the grain store.

Objections with regards to dust and other debris caused both from the activity within the yard / store area and also from vehicles accessing the site.

Drainage

Concern was raised with regard to the flooding of the lane due to the location at the valley bottom.

Other Matters

Concern was raised with regard to the impact to the structure of historic buildings caused by large vehicles accessing the application site.

Objections Received from Bricklayers Arms - Restaurant Business

Comments from this establishment raised the following points:

- Black Robins Lane, is the only access point for these future heavy and long loaders which is not suited to our narrow and normally traffic free lane.
- The front door of the dining pub opens with less than 2 1/2 feet of pavement running alongside the pub, parallel with Black Robins Lane. Heavy vehicles shall cause danger to patrons of the restaurant.
- customers park their cars on the other side of the lane (opposite the front door of the Bricklayers Arms) in addition to the car park on Black Robbins Lane. This leaves only room for a single car or vehicle to get through the narrow gap.
- Vehicles shall cause continuous vibration and noise levels within the dining areas.
- The Height and size of this grain store is totally out of proportion for this area.
- It may also dissuade walkers, bird watchers and day trippers from visiting the area and may decrease the many horse riders from coming down Black Robbins Lane which has always been an attraction for our customers in our quaint village.
- There are several residents living above the Bricklayers Arms who will no doubt have their sleep disturbed by the increased number of heavy loaders. These loaders will be travelling within 3 to 4 feet of their bedroom windows.

Considerations

Policy and Principle

The application site is located within the metropolitan green belt. Policy 4 of the adopted Local Plan is relevant:

Policy 4 - The Green Belt

Within the Green Belt, there is a presumption against inappropriate development. New buildings will therefore only be acceptable where they are for the following purposes:

- (a) agriculture;
- (b) forestry;
- (c) essential facilities for outdoor sport and outdoor recreation, for cemeteries and for other uses which preserve the openness of the Green Belt and which do not conflict with its purposes;
- (d) the limited extension of existing houses in accordance with Policy 22;
- (e) the replacement of existing houses in accordance with Policy 23;

(f) limited infilling in selected small villages in accordance with Policy 6; and

(g) limited infilling or redevelopment of major existing developed sites in accordance with Policy 5.

The proposed development falls within section (a) above and is therefore considered to be appropriate in principle.

Policy 4 states, *"any development that would injure the visual amenities of the Green Belt will not be permitted. All development should seek to make a contribution to fulfilling the Green Belt objectives set out in paragraph 1.6 of PPG2."*

The Emerging Core Strategy policy CS5 provides the Councils updated planning policy relevant to the Green Belt; the policy states, 'strict application of national Green Belt Policy which permits appropriate development will be used to protect openness, local distinctiveness and the physical separation of settlements.'

Small scale development will be permitted; (a) for the uses defined as appropriate in national policy; provided that i) there is no significant impact on the character and appearance of the countryside; and ii) if relevant, the development will support the rural economy and maintenance of the wider countryside.

Both the current policy and saved policy refer back to national policy with regard to appropriate development and safeguarding the countryside. Paragraph 1.6 of national policy PPG2 elaborates on this:

1.6 Once Green Belts have been defined, the use of land in them has a positive role to play in fulfilling the following objectives:

- *to provide opportunities for access to the open countryside for the urban population;*
- *to provide opportunities for outdoor sport and outdoor recreation near urban areas;*
- *to retain attractive landscapes, and enhance landscapes, near to where people live;*
- *to improve damaged and derelict land around towns;*
- *to secure nature conservation interest; and*
- *to retain land in agricultural, forestry and related uses.*

Of most relevance is the final bullet point where land uses within the Green Belt are acceptable when providing a positive role in retaining land in agriculture, forestry uses.

The draft National Planning Policy framework has sought to overhaul and simplify the vast national planning policy documents. Paragraph 144 of the draft NPPF retains agriculture and forestry as an acceptable reasoning for new buildings within the Green

Belt.

The proposed development accords with current national and local planning policy in principle and also accords with emerging policy nationally and locally.

Fallback Position

The previous application 702/11/ADG established the size and location of a grain store under the relevant permitted development criteria for agricultural development. The development in application 702/11 sought the largest possible area of agricultural unit under permitted development criteria; the dimensions were 21.4m by 21.5m. Indecently the eaves height was 6.3m and the ridge height was 9.5m. The hard standing yard measured 25m by 25m.

The current application seeks a facility larger than that permissible under the agricultural permitted development, therefore planning permission is required; the development is to be assessed under the relevant planning policy with the fall back position forming a material planning consideration.

Justification for size of building and yard

Many of the objections received from local residents and Councillors relate to the size of the barn being considered excessive with regards to the size of Flaunden village and in the context of the site itself. Comments have also referred to other farms within the same ownership of the applicant and question whether the proposed store is of such a size as to accommodate storage requirements for farming areas outside of the Sharlowes Farm area.

In light of these comments the case officer has sought advice from the County Land Agent with regard to the agricultural capacity of the farm and the justification for the development. Questions have also been put to the agent to seek clarification of these issues.

The applicants, Felden Park Farms Limited, operate two farms within the area, Sharlowes Farm (application farm) and Tower Farm (located near Felden).

Sharlowes Farm has an area of 490 Acres, and according to the agent was purchased following the loss of land due to the construction of the A41 bypass. This has split the farming area into two spate units, albeit they are still farmed by one operation.

Tower Farm is located in Felden with the yard on Featherbed Lane close to the centre of Felden. The farm has a productive area of 590 acres and the yard has two grain stores with a theoretical capacity of 89,775 cubic feet (assuming filling height of 7'6"). According to the agent, last year the yields were such that the surplus grain had to be stored in the combine shed.

Whilst the two sites are farmed as a single unit, this requires grain to be transported between the two sites; the farms are a good distance apart and the lanes between Felden and Flaunden are narrow, and operations in this manner are stated by the agent as being costly, cause pollution, and cause traffic hold, and in general is not an efficient use operation of the two sites.

To clarify this view, the case officer sought the advice of the Rural Estates Manager; the full comments received are detailed above. In general the size of the grain store proposed was considered reasonable for a farm area of 409 acres, although reference is also made to spare capacity at Tower Farm. The comments would suggest that Tower Farm has greater capacity which could reduce the need for such a building.

Tower Farm is 590 acres, with a storage capacity of 89,775 cubic feet. (Equivalent to 152.16 cubic feet/acre).

Sharlowes Farm is 409 acres and seeks a storage capacity of 56,556 cubic feet. . (Equivalent to 138.23 cubic feet/acre).

The above shows that proposed grain store is smaller in capacity per acre than the existing Tower Farm facility. While the Rural Estates Manger indicates that the types of crop at Tower Farm require a lower storage rate.

Noting the discussion with the agent regarding the geographical constraints of the two separate farm holdings the case officer considers there is sufficient justification for a grain store of this size.

The visual appearance and impact on the green belt shall now be discussed.

Impact on Green Belt / Surrounding area

Siting / Setting within Landscape

The proposed grain store is of considerable scale and would certainly introduce a prominent feature within the landscape. With the basis that the structure is acceptable in principle, the impact of the development is to be assessed under the criteria of Policy 11.

Policy 11 seeks for development to be appropriate in terms of layout, site coverage, design, scale, bulk, height, materials, landscaping on the site itself, in relation to adjoining property and in the context of longer views.

The proposed location is, in the applicants opinion, the second choice location for the grain store, the initial location further to the north (Birch Lane) proposed a location far more prominent and within close proximity to the public footpath network and Council

officers discouraged this location.

The proposed location uses the natural topography of the land to position the storage barn and associated development within the valley of the lane, whilst this may be more prominent within the immediate vicinity of Black Robins Lane, the development is positioned in a less intrusive location in the wider landscape.

The proposed complex is located within a corner section of the field, within the perimeter hedgerow, without compromising this established boundary treatment, save for the required access.

The natural slope of the land is to be used to screen the development from views south of the site and modest earth scaping shall further enclose and screen the development from wider views and restrict the activity to the yard area.

Planting is proposed within the embanked area surrounding the building and yard to further screen the development.

A balance is proposed whereby the development which in principle is considered to be acceptable to the area has been positioned to seek a minimal impact on the wider landscape with additional mitigating measures used to soften the impact of the development.

With regard to section (k) of policy 11, the proposal is considered to be located within a suitable landscaped setting.

Appearance of Building

As noted above the building is of considerable scale and simple built form with single gable end. As noted in the County Land Agent comments, and also with dialogue with the case officer requests for modification to the design have been made.

In response to these requests, the following design amendments were made to the scheme:

- Barge boards – The amended drawings show use of a heavier shadow-line bargeboard and a larger eaves overhang. This is intended to add definition and character to the building.
- Roof cladding - It is also proposed to lessen the impact of the roof by toning down the natural grey corrugated cement fibre cladding.
- Side cladding – This is to be in Colorfarm slate grey by Corus. This colour is fairly neutral and will help to minimise the impact of the building.
- Concrete panels – the concrete grain walling panels will be painted to make them less bright.

In addition a planting scheme has been indicated and further details shall be

requested by condition.

The changes to the design are not dramatic, and the building shall still be of considerable bulk, the justifications offered for this are as follows:

- It is not practicable to construct small buildings and it is not cost efficient to build and operate odd shapes.
- Equipment and vehicles are large and it is necessary for buildings to accommodate this.
- Central valley gutters (which always eventually leak) need to be avoided at all costs where grain is stored.

The case officer appreciates that agricultural buildings are required to facilitate a heavy work load which uses substantial machinery, and with regard to the Rural Estates Manager, these processes are becoming more intensive and the proposed alterations are in line with national changes to farming practices.

Whilst the building is of significant bulk, an agricultural building is not considered to be inappropriate in the rural location.

The development is considered to accord to Policy 11, section (a), (b) and (c).

Impact on Neighbours

In accordance with section (d) of Policy 11, development should avoid harm to the surrounding neighbourhood and adjoining properties through, for example, visual intrusion, loss of privacy, general noise and disturbance.

The existing facility which serves the farm is located with the village core of Flaunden and has done so for many years. Drawing from both evidence provided by the submitted material and consultee responses, modern farming techniques require larger facilities to work land in a more efficient way to achieve economic returns. The utilities available at the centre of the village are dated and in need of replacement, and in turn, vehicles serving the farm require greater space for manoeuvre, use and storage. The relocation of these activities are suggested to be more efficient and in addition the farming activity is moved away from the village and thus away from a greater number of residential properties, potentially reducing the frequency of disturbance to residents of the village. Disturbance in terms of noise, smell, dust and general activity is moved to less populated areas of the village, seeking an overall improvement to the relationship with neighbours. The new facility with fan grain dryer is quieter than the existing facility within the village.

Comments regarding the impact of heavy vehicles passing close to residential properties is noted. This has relevance to the application in that the development may give rise to the need for trips by heavy vehicles to the area.

The above points provide a cogent case for relocation of grain store activities away from the village and the proposed location is not considered to give rise to any substantial disturbance to residential amenity and the development is considered to accord to section (d) of Policy 11.

Access and Highways .

The access to the site was assessed under the previous application 702/11, wherein the access was considered by the Highways Authority as acceptable.

The access remains unchanged however the storage capacity of the yard is proposed to increase. The agent has provided the following commentary with regard to the access requirements.

“The traffic volumes will not be excessive and limited to certain times of the year. The collection of grain is dictated by the marketing policy however in general grain will be removed from the store over the first six months of the year, most going out in April, May and June. The 1500 tonne capacity store will be emptied by lorries each taking 29 tonnes which equates to 52 vehicle movements – ie an average of four movements per week if all of the grain is collected between April and June. The proposed larger grain store would increase the HGV movement by 14 i.e. by around one collection per week between April and June.”

Highways have said ... further comments awaited...

The Highways Authority have not raised objection to the proposed development. Although further comments are to be provided to confirm this view.

Conclusions

The development represents a significant development within the Green Belt, albeit a development for uses considered appropriate within the Green Belt, in accordance with national and local planning policy both current and emerging. Indeed the development is considered to support agricultural uses in the provision of necessary infrastructure.

The scale of the development has been justified as necessary.

The visual impact of the development is not minor, but seen as necessary to support the appropriate uses. The selected location for the development while not without impact benefits from natural screening due to the topography of the land with

additional screening provided through earth banks and planting which provide some mitigation to the impact of the development.

Concern has been raised by members of the public with regard to the impact on highway safety, caused by the use of heavy transporter vehicles along the surrounding road network. The Highways department has not raised objection to the development. With regard to the fall back position of application 4/00702/11/AGD the development would result in one additional HGV trip per week during grain distribution periods.

RECOMMENDATION - 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 development hereby permitted shall be constructed in accordance with the materials specified on the approved drawings or such other materials as may be agreed in writing by the local planning authority.**

Reason: To ensure a satisfactory appearance to the development.

Reason: To safeguard the character and appearance of the Listed Building.

Reason: In the interests of the visual amenities of the Conservation Area.

- 3 Visibility splays of not less than 2.4 m x 215 m shall be provided before any part of the development hereby permitted is first brought into use, and they shall thereafter be maintained, in both directions from the crossover, within which there shall be no obstruction to visibility between a height of 0.6 m and 2.0 m above the carriageway.**

Reason: In the interests of highway safety.

- 4 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 earth movement / embankments; planting areas, written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of trees, 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;**
- **hard surfacing layouts and other vehicle and pedestrian access and circulation areas;**
- **minor artefacts and structures (e.g. diesel store, chemical store etc); and**
- **proposed and existing functional services above and below ground (e.g. drainage, power, pipelines etc, indicating lines, manholes, supports etc).**

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.

- 5 **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.

- 6 **No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been approved in writing by the local planning authority, and all tree planting shall be carried out in accordance with those details and at those times.**

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

NOTE 1:

This decision to grant planning permission has been taken for the following reason and having regard to the policies and proposals in the development plan set out below and to all other material planning considerations, including relevant supplementary planning guidance.

The site is located in the Green Belt where development is not acceptable unless for specific appropriate uses. The proposed development is strongly related to agriculture and supports the rural economy and is therefore in accordance with Policy 4 of the Borough Plan. There would be no substantial detriment to the appearance of the surrounding area. The amenity of adjoining neighbours would not be adversely affected. The proposals therefore accord with Policy 11 of the Borough Plan.

NOTE 2:

The following policies of the development plan are relevant to this decision:

Dacorum Borough Local Plan 1991 - 2011

Policies 4 and 11