



DEVELOPMENT CONTROL COMMITTEE
THURSDAY 26th APRIL 2012 AT 7.00 PM

ADDENDUM SHEET

ITEM 5.1 - RESIDENTIAL DEVELOPMENT OF 357 DWELLINGS – LAND AT NE HEMEL, THREE CHERRY TREES LANE, HEMEL HEMPSTEAD

Additions to Heads of Terms

The HCA agrees the proposed Heads of Terms in the DCC Report and subsequent correspondence referred to below in the provision of:

- Off site highway works,
- Education, and
- CCTV.

Housing Mix: Heads of Terms

In the s106 Agreement the Heads of Terms for the Affordable Housing will be 90% Affordable Rent 10% Shared Ownership.

Additional Conditions

- 16** The emergency/ fire access shown by Drawing No.31864-L05b.dwg smitv shall be provided following the completion of Phase 2 and before the commencement of any development on Phase 3. This access shall thereafter be retained at all times and shall be constructed with a width of 15 tonnes capacity and 3.7m in width.

Reason: In the interests of public safety ensuring that the site is served with a safe emergency.

- 17** The development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment (prepared by Entec UK Limited, dated August 2008) and the following mitigation measures:

- **The limitation of the surface water run-off generated by the 100 year return period event critical storm with 30% addition for climate change as identified in Section 5.2.**
- **The off -site surface water discharge shall be restricted to 12.5 litres per second as identified in Table 4.3.**
- **Adequate storage to achieve greenfield run-off rates, as identified in section 5.2.**
- **The carrying out of a sustainable surface water drainage system in line with Table 4.1**

These mitigation measures shall be carried out fully in accordance with the approved details implemented prior to occupation of any of the dwellings subject to each phase within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding by ensuring the satisfactory storage and disposal of surface water from the site

- 18 There shall be no infiltration of surface water drainage into the ground unless details are otherwise agreed in writing by local planning authority, for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.**

Reason: To protect groundwater.

Additional Comments:

CCTV and Town Centre Manager

The costs for the installation and running of CCTV connected to Dacorum Borough Councils CCTV system have been examined.

In order to give a quote for the installation of CCTV a survey would normally be carried out to determine the best location for the cameras and how they would be mounted.

To provide a cost in this case there is a need for certain assumptions. These are:

- How the cameras are mounted,
- How many cameras would be required, and
- What works may be needed to supply power to the cameras.

It is estimated that two or three cameras would be necessary to cover the proposed site. This is based on the number of cameras at DBC's existing neighbourhood centres where they range from two and three depending on the size of the centre.

It is envisaged that the cameras would be individually installed on poles. These give better views and can cover larger areas. This reduces the number of necessary cameras.

The transmission system to send the images to the Council's CCTV control room is wireless IP. Therefore there are no installation costs from a third party fibre optic provider.

The other costs associated with the running of the cameras would be for monitoring and maintenance.

As a guide each camera mounted on its own pole would cost £10,000 fully installed.

To monitor and maintain each camera per annum £1,500

To install and run two cameras over 10 years the cost would be in the region of £35,000.

Hertfordshire County Council: Highways

Off Site Transport Works

The site access will be provided by the developer as S278 works. Therefore the cost of the works is not include in this table.

Redbourn Road – Financial contribution towards works included in drawing 2239-L26 Rev D Entec £234,708.94

The figures exclude:

- Temporary accommodation for the works (normally 15% of the works value) at £28,075.23,
- Any statutory undertakers diversionary/protection works required,
- Any road closures costs associated with the works, and
- Safety Audit Checking

Swallowdale Road junction with Three Cherry Trees Lane - Financial contribution towards works included in drawing 22329-I03 Rev E Entec £273,311.54

The prices exclude:

- Temporary accommodation for the works (normally 15% of the works value) at £32,720,
- Any statutory undertakers diversionary/protection works required,
- Any road closures costs associated with the works, and
- Safety Audit checking.

Sustainable Transport

The contributions are required to be Index linked by SPONS from July 2006 (the point in time at which the above figures were calculated).

The contribution will be used for the design and construction of highway improvement works, traffic management schemes, traffic studies, improvements to public transport and/or measures. This will encourage users/occupants of the development to travel to and from the Development by means of transport other than the private car. Many of the measures are identified in the Maylands Sustainable Transport Plan.

Location	second strand charge per dwelling (£)			
	number of bedrooms			
	1	2	3	4+
Town centre zones 1&2	£375	£500	£750	£1000
Elsewhere zones 3&4	£625	£750	£1125	£1500

Costings Assessment

Revised costings for the following Junctions associated with the development along Three Cherry Trees Lane corridor.

The original base prices were carried out in 2008 under the Hertfordshire Highways Schedule of Rates, these have been factored up to current prices at 2011/2012.

	2008	2012
Original estimate undertaken by Development Control	£159,278.99	£167,668.21
Street lighting comprising 11 new columns and 4 new signs		£19,500
Works Value		£187,168.21
Restricted working	£22,087.03	£26,203.55
Sub-total	£181,366.02	£213,371.76
Total including Contingencies at 10%	£199,502.62	£234,708.94

Note.(1) .The estimate indicates that this will fall outside of the threshold for a standard Schedule of Rates (SoR) contract. Therefore the works would fall under a Target Price contract. The Target Price contract value would be higher than a standard SoR scheme. The exact percentage increase cannot be quantified and will vary for each contract.

Note (2).There was no street lighting element included within the original bill. As the drawings indicated that the carriageway would be altered for the inclusion of the central islands either side of the roundabout a provisional sum was included to upgrade the existing lighting at these locations. Also included were the upgrading of the columns around the roundabout as the drawings appear to indicate an alteration to the circulatory width of the roundabout and reduction in island size. Unfortunately the drawings were not sufficient/available to make any further checks.

Likewise the signalised junction at Swallowdale Lane/Three Cherry Trees Lane was checked from the previous bill available.

Swallowdale Lane/Three Cherry Trees Signalised Junction (drawing Fig 6.2 (Rev E):22329-I03 Rev E Entec

	2008	2012
Original estimate undertaken by Development Control circa 2008	£134,264	£141,336
Street lighting comprising 8 new columns and 4 new signs		£13,000
Increase in TM		£3000
Additional site clearance		£1000
Additional carriageway surfacing		£5000
Anti skid surfacing on Swallowdale Lane approaches		£4800
Increase in traffic signal costs		£50,000
Works Value		£218,136
Restricted working	£18,637.99	£30,329
Sub-total	£152,902.32	£248,465
Total including Contingencies at 10%	£168,192.55	£273,311.54

The supplied drawing does not allow for any pedestrian phases within the signalised layout. If these were added and recommendations would be their inclusion this would add an additional £10,000 per arm. In this instance £20,000 would be applicable.

There is no provision within the layout for cycle lanes or advance cycle stop lines at the signal arrangement in line with county policy of sustainable modes of transport. Any inclusion would mean a redesign of the layout.

Note: The estimate indicates that this will fall outside of the threshold for a standard Schedule of Rates (SoR) contract. Therefore the works would fall under a Target Price contract. The Target Price contract value would be higher than a standard SoR scheme. The exact percentage increase cannot be quantified and will vary for each contract.

Notes/amendments to the original bill have been made to take account of a number of unknown factors:

- The contract duration was amended to 6 weeks as the original weeks, was too low given the scope of the works to be undertaken.
- The scope of the street lighting was amended. However the figures quoted were subjective given the lack of information available. The figures given were an allowance after discussion with a street lighting representative.
- Increase in site clearance costs given the number of trees to be removed.
- Increase in carriageway surface to be relaid. This is based upon a greater area of over lay to allow for tie-ins and level differences. No drawings/setting out was available and an estimate was made on the area required.
- A provision was made for anti skid surfacing on the approaches.
- The original bill made provision for traffic signals. This was too low after discussions with a traffic signal engineer, reference to junctions of a similar nature, in addition to comments made about increase of this cost should he junctions require pedestrian phases.

Hertfordshire County Council: Education

Background

The response relates to the planning obligations sought towards education, library and fire and rescue services. This is to minimise the impact of development on Hertfordshire County Council Services for the local community.

Basis of the Advice

This is in the context of:

- Comments from HCC's respective Services.
- HCC's needs changing since its response in November 2009.

- Financial contributions towards nursery education, primary education, secondary education, childcare, youth and library services as set out within HCC's Planning Obligations Toolkit (Jan 2008). This is together with the provision of fire hydrants.

As this application is for outline permission the total contribution for each service cannot be provided at this time.

Instead Table 2 of HCC's Planning Obligations Toolkit (see Annex 1) is applicable. This establishes the values of financial contributions, by dwelling size and tenure and can be included within a s106 Agreement. All financial contributions are currently based on PUBSEC index 175 and will be subject to indexation.

Small building for community use. HCC Childhood Support Services Team is interested in being able to have use of this building for Childcare services. (A facility for 2 year old provision would require 60m2 and access to three toilets).

Justification

The obligations are sought based on the amounts and approach set out within HCC's approved Planning Obligations Guidance - Toolkit for Hertfordshire www.hertsdirect.org/planningobligationstoolkit

The latest school forecasts. This site falls close to the boundary of primary planning areas 19.2 and 19.3. The primary school forecast shows both of these areas are expected to have children without places (shown as unsatisfied demand) for the extent of the forecast. The secondary school forecast anticipates children without places from 2018/19 onwards.

In respect of Regulation 122 of the Community Infrastructure Levy Regulations 2010 the planning obligations sought from this proposal are:

1 Necessary to make the development acceptable in planning terms.

Recognition that contributions should be made to mitigate the impact of development are set out in planning related policy documents. The NPPF states "Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition." (paragraph 203, page 47).

Conditions cannot be used cover the payment of financial contributions to mitigate the impact of a development (Circular 11/95: Use of conditions in planning permission, paragraph 83).

The development plan background supports provision of planning contributions.

DBLP Policy 13 addresses the requirement for financial contributions to be made by developers towards the provision or improvement of related facilities, services or infrastructure. Also the Dacorum Planning Obligations SPD 2011 covers the planning obligations sought from new development within this area and the application of the HCC Planning Obligation Toolkit (paragraphs 1.26-1.28, 3.5-3.9, 6.10-6.12)

The cumulative impact of development on local service provision is also an important consideration. As set out in the Toolkit's paragraph 10.2 the use of formulae and standard charges is a means of addressing the likely cumulative impact of development in a fair and equitable way. Accordingly, financial contributions may be pooled to address cumulative impact, as set out in paragraphs 7.5 and 16.4 of the Toolkit.

2. Directly related to the development

The occupiers of new residential developments will have an additional impact upon local services. The planning obligations sought towards education, youth, childcare and library services from this development relate to the specific residential dwelling mix following identification of local service requirements. They will only be spent on those services and facilities serving the locality of the proposed development (as set out within the Toolkit) and therefore, for the benefit of its occupants.

Only those fire hydrants required to provide the necessary water supplies for fire fighting purposes to serve the buildings comprising this proposed at this site are sought to be provided by the developer. The location and number of fire hydrants sought will be directly linked to the water scheme designed for this proposal.

3.) Fairly and reasonable related in scale and kind to the development.

The financial contributions are linked to the size, type and tenure of each individual dwelling comprising the proposed development. Only those fire hydrants needed to serve the proposed development are sought to be provided by the developer (as set out within HCC's Toolkit)

Note: The financial contributions and provisions requested are based on current service information for the local area however these may change over time. For example, as a result of school forecast information being updated. Accordingly, future applications on this site will be reassessed at the time of submission and the requirements may differ from those identified,

Table 2: Hertfordshire County Council services planning obligations contributions table

Bedrooms*	HOUSES					FLATS		
	1	2	3	4	5+	1	2	3
	HOUSES					Market & other		
Primary education	£231	£1,036	£2,469	£3,721	£4,692	£93	£816	£1,392
Secondary education	£263	£802	£2,561	£4,423	£5,662	£47	£444	£1,677
nursery education	£35	£175	£340	£459	£545	£32	£195	£270
Childcare	£14	£64	£138	£199	£244	£8	£57	£89
Youth facilities	£6	£16	£50	£82	£105	£3	£13	£41
Library facilities	£98	£147	£198	£241	£265	£77	£129	£164
Total	£647	£2,240	£5,756	£9,125	£11,513	£260	£1,654	£3,633
	HOUSES					Social Rent		
Primary education	£247	£2,391	£3,860	£5,048	£5,673	£44	£1,167	£2,524
Secondary education	£62	£450	£1,676	£2,669	£2,405	£14	£261	£1,084
nursery education	£39	£453	£475	£503	£955	£9	£216	£313
Childcare	£12	£121	£188	£226	£277	£4	£65	£113
Youth facilities	£2	£8	£31	£51	£55	£1	£6	£21
Library facilities	£48	£91	£130	£156	£155	£38	£82	£107
Total	£410	£3,514	£6,360	£8,653	£9,520	£110	£1,797	£4,162

*uses an assumed relationship between bedrooms and habitable rooms

All figures are subject to indexation and will be indexed using the PUBSEC Index from the base of 175.

Source: Planning Obligations Guidance - Toolkit for Hertfordshire (Hertfordshire County Council's requirements) January 2008, available at: www.hertsdirect.org/planningobligationstoolkit

Environment Agency

General

The proposed development will only meet the requirements of the NPPF if the measures detailed in the Flood Risk Assessment (FRA) and Preliminary Risk

Assessment submitted with this application are implemented and secured through the imposition of a range of conditions.

Recommended Subjects for Conditions

These address:

1.Flooding/ Flood Risk

The development shall only be carried out in accordance with the approved Flood Risk Assessment prepared by Entec UK Limited, dated August 2008.

This is necessary to reduce the risk of flooding by ensuring the satisfactory storage and disposal of surface water from the site. This is with reference to DBLP Policy 124 (Water conservation and sustainable drainage systems).Implementing the measures detailed within the FRA will help to reduce the impact of flooding on the proposed development and future occupants. This also accords with paragraph 103 of the NPPF which states that LPA should ensure flood risk is not increased elsewhere.

2.Contamination/ Remediation

This is necessary as the site is located in a Source Protection Zone 3 which means that groundwater here ultimately forms part of the public drinking water supply. If pollution reaches the groundwater then this may result in the loss of that abstraction point.

NPPF paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution. Paragraphs 120 and 121 of the NPPF provide requirements for land contamination which should be taken account of through the planning process.

3.Surface Water

No infiltration of surface water drainage into the ground is permitted other than with the LPA's express written consent. This may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

This is necessary to protect groundwater.

Advice to applicant

Dacorum is in an area of 'serious' water stress. This occurs when the demand for water exceeds the available amount. For residential development the EA

recommend that dwellings should achieve the water credits required to meet Code Level 3 of the Code for Sustainable Homes.

This can include simple measures such as fitting water butts and not including an outside tap as part of the design. Further advice can be obtained from our website at Environment Agency - Save Water, and the Code for Sustainable Homes.

Hertfordshire Fire & Rescue Service

Specific technical advice is provided which will be applicable at the reserved matters stage. This is with regard to access and water supply. With regard to the access routes these are required to achieve a minimum carrying capacity of 15 tonnes.

Neighbours

63 Hunters Oak

'I was most surprised to get your letter dated 30 March 2012.

All has been very quiet since the Buncefield explosion and I thought that because of the risk of another explosion that the development had been cancelled. In fact local Conservative councillors assured us that if Conservatives won the election there would be no development.

DBC and our local MP tried to stop the oil refinery from reopening but they failed so there must still have been concerns.

I still have not heard anything about a risk assessment by the HSE on the development and one is concerned that maybe one had not been done. I was under the impression that the 190 m exclusion zone was to be extended by the HSE.

I will be sending a copy of this letter to the HSE and the Minister of Planning because I think people's lives could be in danger by this development. It was more by luck no one was killed by the Buncefield explosion if this development had been built 20 years ago I wonder how many deaths there would have been'.

51 Hunters Oak

'When the Consultation Statement was published in December 2006 a number of residents raised objections to the proposed development because of the lack of safe crossings in Redbourn Road.

At the time the objections were dismissed by the statement 'the timing of provision of off site road improvements will be a matter for the highways authority to advise'.

Over 5 years later, with increasing amounts of traffic, there has been provision of an extra refuge and a 'Slow Down' design. Neither of these changes have reduced the speed of motorists or helped pedestrians to cross tie road safely. New/ improved pedestrian footways and new crossing points/refuges proposed will also not have much effect.

The development should not proceed without controlled crossings to enable residents of Spencers Park and Hunters Oak to access shops and schools safety'.

ITEM 5.2 - USE OF LAND FOR RECREATIONAL PAINTBALL GAMES, INCLUDING CONSTRUCTION OF ANCILLARY BUILDINGS AND STRUCTURES. LAND AT BADGERDELL WOOD, BARNES LANE, KINGS LANGLEY

To address the consultation comments of the Contaminated Land Officer

Additional Condition & Informative:

9. Unless otherwise agreed in writing by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until Conditions (a) to (d) below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until Condition (d) has been complied with in relation to that contamination.

(a) Site Characterisation

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:

- (a) 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,
 - archaeological 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*'.

(b) Submission of Remediation Scheme

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.

(c) Implementation of Approved Remediation Scheme

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 (referred to in PPS23 as a validation 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.

(d) Reporting of Unexpected Contamination

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 (a) above, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition (b), 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 (c).

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 Policy 11 of the adopted Dacorum Borough Local Plan 1991 - 2011.

INFORMATIVE:

The applicant is advised that photomapping strongly suggests that a medieval settlement is located in the fields immediately west of the woodland. It is the Council's opinion that there is a high probability that evidence of a medieval occupation exists within the application site. Any earth works or ground disturbance within the site may disturb or damage any artefacts and any earth works are likely to require planning permission. Prior to commencing any earth works or ground disturbance on site please contact the planning department.

Comment omitted from report:

Highways

The highway authority raise no objection to the proposed development. The recommendation is similar to the recommendation made for the 2010 application.

The five year rolling accident injury stats showed only two slight accidents in the vicinity. The accident data does not attribute the accidents to the activities of the paint ball business.

The likely trip rates for this type of activity suggests that this is very much a case of high am/ pm peak movement, to and from the site and as the event lasts most of the day it would not lead to a continuous increase in vehicle movements throughout the whole day. The Police Traffic Management Officer was not aware of any specific speed or accident related concerns with this section of highway.

As stated on the application form there will be approximately 30 car parking spaces. Emergency access arrangements will need to be established. Looking at the applicant's supporting information, 30 spaces should be more than enough space for this type of operation.

Amendments to the Report :

Page 69: Intensity of use

Having assessed the consultation response from Hertfordshire

Highways and the parking standards set out in the local plan it is considered that a condition restricting the number of people using the site and the number of events per year would not meet the tests of circular 11/95 and would therefore be unreasonable and unnecessary.

Page 68 & 69:

Herts Archaeology still maintains that the report submitted with the application is inadequate and fails to highlight the possible existence of a medieval settlement within the woodland and in adjacent fields. However, it is noted that no earth works or ground disturbance are proposed as part of this development therefore, the originally suggested conditions are not required.

For the avoidance of doubt an informative is required to ensure that no ground works or ground disturbance takes place without written consent from the Council.

Page 70: The final paragraph should read:

Barnes Lane has no weight or speed restrictions. The Delta Force website does, however, state that coaches cannot easily access the Badegerdell Wood site and that parties travelling via coach should use the Coleshill Wood site in Bourne End.

RECOMMENDATION: No change from published report

ITEM 5.3 - DETAILS OF LANDSCAPING – LAND OFF, STAG LANE, BERKHAMSTED

No update required.

RECOMMENDATION: No Change from published report

**ITEM 5.4 - INSTALLATION OF SINGLE PERSON LIFT TO FRONT ELEVATION
– BETTY PATERSON HOUSE, ASTLEY ROAD, HEMEL HEMPSTEAD**

No update required.

RECOMMENDATION: No Change from published report

**ITEM 5.5 - TWO STOREY SIDE AND REAR EXTENSIONS AND SINGLE
STOREY FRONT AND REAR EXTENSIONS (AMENDED SCHEME) – 7
POLLYWICK ROAD, WIGGINTON**

No update required.

RECOMMENDATION: No Change from published report

**ITEM 5.6 - LOFT CONVERSION WITH REAR DORMER, FRONT VELUX AND
SIDE SASH WINDOW – 32 LOCKERS PARK LANE, HEMEL HEMPSTEAD**

Amendments to the Report

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The dormer window is to have a hipped **plain clay tiled** roof and white timber sash windows.

RECOMMENDATION: No Change from published report

ITEM 5.7 - DEMOLITION OF EXISTING BUNGALOW AND CONSTRUCTION OF TWO 3-BEDROOM SEMI-DETACHED DWELLINGS WITH ASSOCIATED ACCESS - 8 CHESTNUT DRIVE, BERKHAMSTED

Comment omitted from the report:

10 Chestnut Drive

Objects for the following reasons:

- the proposals will result in a loss of sunlight to windows in the eastern flank elevation and southern rear elevation of our property,
- proposals for a single parking space per dwelling are insufficient and will lead to on-street parking to the detriment of highways safety

Additional comments from Ardeen, Chestnut Drive

The report is flawed and contradictory in regards to on-street parking, restricting parking on the highway during construction and then allowing vehicles to park on the road post completion of development.

Parking on the public highway is contrary to the following highway laws.

242 – You must not leave your vehicle or trailer in a dangerous position where it causes any unnecessary obstruction of the road (Law RTA 1988, section 22 and CUR reg 103)

244 – You must not park partially or wholly on the pavement in London and should not do so elsewhere unless signs permit it (Law GL(GP) A Sect 15).

248 – You must not park on a road at night facing against the direction of the traffic flow unless in a recognised parking space (Laws CUR reg 101 & RVLR reg 24)

Removal of Condition 9

There is no space to the front of the proposed dwelling to provide parking and storage in accordance with this condition. There are no restrictions preventing parking on the highway in this locality. Obstructions to the highway are enforceable under the Highways Act by the County Council.

RECOMMENDATION: No change from the published report

ITEM 5.8 - BOUNDARY FENCE – THE GRANGE, FRITHSDEN COPSE, POTTEN END

Comment omitted from report:

Nettleden with Potten End Parish Council

This is a very sensitive location within the AONB, immediately adjacent to a much used and valued historic footpath. Permission was refused for the installation of a wattle fence in 2008 because it was considered to introduce a suburbanising feature harmful to the visual amenities on the AONB. There is concern that whilst the applicant claims that the existing brambles/undergrowth will cover the new fence, surely this will need to be cleared away for the construction of the fence. In addition, the use of a geotextile membrane as shown on the photos will introduce a harsh, urban material which will take some time to be covered by any new planting.

RECOMMENDATION: No change from published report

**ITEM 5.9 - TWO STOREY REAR EXTENSION – OLD BEECHWOOD,
CHEVERELLS GREEN**

No update required.

RECOMMENDATION: No Change from published report

**ITEM 5.10 - SINGLE STOREY SIDE AND REAR EXTENSION – 11 JUBILEE
WALK, KINGS LANGLEY**

No update required.

RECOMMENDATION: No Change from published report

ITEM 5.11 - POULTRY FARM CONSISTING OF A SHED FOR HOUSING POULTRY, SURROUNDED BY 30M X 30M X 2M OF WIRE FENCING – LOT B3A REAR OF LAND ADJ TO, UPPER BOURNE END LANE

A Waste Disposal Strategy has been received from the application, which describes the measures to be employed to deal with chicken waste. This principally involves the use of two sealed composting bins and the resultant compost being used on the rest of the land, with excess compost (if any) being given to friends for their garden or allotment use.

Environmental Health comments:

Having read the Waste Disposal Strategy I believe that their methodology will be sufficient to overcome any concerns relating to odour from the storage of chicken waste.

Amendment to Condition 3:

All chicken waste arising from the development hereby permitted shall be treated in accordance with the Waste Disposal Strategy (dated 21/04/12). The two compost bins required as part of this Strategy shall be placed immediately adjacent to the poultry shed and shall have a combined capacity no greater than 60 cubic feet.

Reason: To ensure a satisfactory operation of this development in compliance with Policy 11 and CS24 of the emerging Core Strategy (Pre-Submission).

RECOMMENDATION: No Change from published report