
DACORUM BOROUGH COUNCIL

DEVELOPMENT CONTROL COMMITTEE

17 DECEMBER 2015

Present

MEMBERS:

Councillors D Collins (Chairman), Mrs Bassadone, Bateman, Birnie, Clark, Conway, Fisher, Guest (Vice-Chairman), Matthews, Riddick, Ritchie, Tindall, Whitman

Councillor G Adshead, Ashbourn, Marshall, G Sutton and W Wyatt-Lowe were also in attendance

OFFICERS:

J Doe, S Whelan, F Bogle, P Stanley, N Gibbs, E Palmer, A Parrish, R Marber, B Lisgarten, K Mogan

The meeting began at 7.00pm

154. INTRODUCTIONS

Councillor D Collins (Chairman) introduced himself and the officers present and went through the fire safety procedure. Councillor D Collins 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.

Councillor D Collins announced that he would change the order of the applications being considered. The applications are minuted in the order they were considered.

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:

<https://democracy.dacorum.gov.uk/ieListDocuments.aspx?CId=159&MId=209>

155. MINUTES

The minutes of the meeting held on 26 November 2015 were confirmed by the Members present and were then signed by the Chairman.

156. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Councillor Maddern, C Wyatt-Lowe and R Sutton.

Councillor Bateman substituted on behalf of Councillor Maddern and Councillor Mrs Bassadone substituted on behalf of Councillor C Wyatt-Lowe.

Chairman

157. PLANNING APPLICATIONS

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

158. 4/01132/15/MOA – OUTLINE APPLICATION FOR THE CONSTRUCTION OF RETAIL FLOORSPACE (USE CLASS A1) MEASURING 12,503SQ. M, OFFICE FLOORSPACE (USE CLASS B1) MEASURING 3,004SQ M, RESTAURANTS MEASURING 650SQ M AND ASSOCIATED CAR PARKING, ACCESS AND LANDSCAPING WORKS

LUCAS AEROSPACE LTD, MAYLANDS AVENUE, HEMEL HEMPSTEAD, HP2 7DF

J Doe, Assistant Director for Planning and Regeneration, made a statement before the presentation of the item due to the important nature of the application. J Doe made the following points:

- This is a major planning application and probably the most complex proposal the Borough has had to deal with in the last 15 years.
- Planning decisions are rarely black and white and they turn on the balance of evidence.
- This application was received on 19th March 2015 and it has taken almost 9 months to come to the Committee for a decision – the impact on the Town Centre and how this part of Maylands will deliver jobs had to be carefully assessed.
- Officers have obtained specialist consultancy advice on both retail and employment impact.
- This application has been placed under great scrutiny before it has come to the Committee in order for the best quality information to be presented.
- The scheme will generate high levels of traffic but the Highway Authority is satisfied that the impact is acceptable if a filter lane for east bound traffic on the A414 St Albans Road connecting to the Maylands Avenue roundabout is implemented.
- The site currently has planning permission for an office development which will generate more traffic than a retail scheme.
- The impact of traffic will be spread across the day and week whereas an office development will have traffic concentrated at peak hours during weekdays.
- The site is designated in the Maylands Masterplan and associated Gateway development brief for commercial or B class uses and on the face of it there is a conflict with the mainly retail led composition of the application proposals, though it is worth noting that of the 16,000 sq m proposed here, 3,000 sq m is for office development.
- There is a target for 10,000 jobs to be delivered over 2006-2031. This target will not be compromised by allowing this application which will deliver around 550 jobs.
- Could be argued that the site should be reserved for suitable commercial or office proposals but this site has been vacant for over a decade with no suitable proposals being submitted.
- The Council estimates that currently, 95% of Maylands is occupied or committed by approved proposals.
- Government advice in the NPPF is that alternative proposals should be treated on their merits where there is no reasonable prospect of allocated employment uses coming forward.
- The report by Chase and Partners shows very strong retail interest in Hemel Hempstead from retailers, with enough capacity to occupy both this and the Jarman site.
- Retail forecasts show a need for a new retail space that cannot be met in the Town

Centre.

- There is a case for refusal but this could be mitigated by the imposition of conditions.
- The applicant has agreed to the conditions and has volunteered to enter into a s106 agreement to enforce them. This is not a fashion-led retail park so the conditions provide a safe guard for the Town Centre.

F Bogle then presented the item to the Committee. The item has been referred to the Committee on the basis of the impact of the proposed development on wider public interests.

Councillor Tindall raised his concerns about the increase in traffic, especially when most congestion is between the Breakspear and Maylands roundabout. Also, a lot of drivers cut through the back of the Maylands estate so a traffic study in the area would be a useful tool to assess the impact this development would have.

J Doe said that it was clear that the advice from Highway Authority states that the slip road is sufficient to ease traffic. There should be further improvements in relation to the Local Enterprise Zone and the long term plan is that business rates will pay into the LEP for transport improvements.

Councillor Matthews arrived at 7.38pm and therefore took no part in the voting of this item

Mr John Hope spoke in objection to this application representing the Maylands Partnership and as a local business owner. Mr Hope said that he felt a retail park would not provide quality employment and it would rip the heart out of the centre of Maylands where there are small independent sandwich shops.

Mr Tim Price spoke in support of the application on behalf of the applicants. Mr Price said that this land had been vacant for 15 years and had been allocated for employment land for 12 years with no takers. There was a clear need for an alternative scheme to improve the shopping provision in Hemel Hempstead. £125m is spent in Watford and it is key to attract money into Hemel Hempstead. This scheme would provide 560 full time jobs and the scheme received 75% support in the public consultation.

Councillor G Adshead in his role as Ward Councillor spoke in support of this application. He believes that the Maylands area should be a beacon for the town but the empty site currently paints a poor picture. Residents often leave Hemel Hempstead to buy goods that are unavailable. Also, it will be important for the workers in Maylands to have an area to buy their lunch from that is in walking distance.

Councillor W Wyatt-Lowe in his role as Ward Councillor spoke in support of this application. The Councillor said he has attended the Maylands Partnership meetings and has consulted residents. The population of Hemel Hempstead between 2001-2011 has increased by 20% and is still growing which will fund and support the Town Centre.

Councillor Birnie said whatever development is placed onto the site, it will have an impact on traffic in the area.

Councillor Guest said that this application will send the message that Hemel Hempstead is a vibrant and thriving town open for business.

Councillor Ritchie said he felt the Committee should be consistent with earlier decisions for out of town developments. He felt that the Hemel Hempstead Town Centre was in great danger.

J Doe said that every case is different and should be judged as so. There is more evidence

Chairman

for the need for controls. Also, the scope of this development is different; it is not just a retail park.

It was proposed by Councillor Guest and seconded by Councillor Mrs Bassadone to grant the application in line with the officer's recommendation.

Vote

For: 8 Against: 3 Abstained: 1

Resolved:

That in accordance with paragraph 5. (1) of the Town and Country Planning (Consultation) (England) Direction 2009 the application be **REFERRED** to the Secretary of State (DCLG).

1. In the event that the Secretary of State does not call in the application that the application is **DELEGATED** to the Group Manager - Development Management & Planning with a view to approval subject to the completion of a planning obligation under s.106 of the Town and Country Planning Act 1990 and the draft list of conditions below.
2. That the following Heads of Terms for the planning obligation be agreed:
 - The implementation of the junction improvement scheme as shown on drawing no. CIV-14164-SA-00038-A03 to address the immediate impacts of the proposed development on the local highway, or the provision of a financial contribution, equal to the cost of these works (to be agreed with HCC)
 - Provision of a Travel Plan
 - Provision of Fire Hydrants
 - Financial contribution towards Maylands Public Realm - £166,984.60
 - To secure compliance with the retail conditions that preclude the sale of the following goods:
 1. Clothing and Footwear
 2. Jewellery and fashion accessories,other than as permitted by Draft Conditions 9, 10 and 11.
3. That the following conditions be imposed:

- 1 **Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.**

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

- 2 **Application for approval of the reserved matters shall be made to the local**

planning authority before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

- 3 **The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved.**

Reason: To prevent the accumulation of planning permission; to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

- 4 **The Class A1 retail floorspace hereby permitted shall have a maximum gross floor area of 12,503sqm. The net sales area of the Class A1 retail floorspace shall not exceed 9,262sqm comprising a maximum of;**

**1,414sqm (convenience food goods)
7,848sqm (comparison non-food goods)**

Reason: To limit the impact of the development on the vitality and viability of Hemel Hempstead Town Centre in accordance with Core Strategy Policy CS16.

- 5 **The Class A1 retail units hereby permitted shall have a minimum gross internal area of 650sqm.**

Reason: To limit the impact of the development on the vitality and viability of Hemel Hempstead Town Centre in accordance with Core Strategy Policy CS16.

- 6 **The Class A1 retail development hereby permitted shall be limited to a maximum of six retail units.**

Reason: To limit the impact of the development on the vitality and viability of Hemel Hempstead Town Centre in accordance with Core Strategy Policy CS16.

- 7 **The convenience retail floorspace hereby permitted shall be restricted to a single unit, the net sales area of which shall not exceed 1,767sqm.**

Reason: To limit the impact of the development on the vitality and viability of Hemel Hempstead Town Centre in accordance with Core Strategy Policy CS16.

- 8 **No retail unit shall contain a dedicated in-store post office, pharmacy, photo shop or financial services.**

Reason: To limit the impact of the development on the vitality and viability of Hemel Hempstead Town Centre and Heart of Maylands Local Centre in accordance with Core Strategy Policy CS16.

- 9 **In units used primarily for the sale of comparison goods, the sale and display of: food and drink; clothing and footwear, jewellery and fashion accessories, and pharmaceuticals, toiletries and cosmetics shall be limited to no more than 3% of the net sales area of any of the retail units hereby permitted.**

Reason: To limit the impact of the development on the vitality and viability of Hemel Hempstead Town Centre in accordance with Core Strategy Policy CS16 and to allow the local planning authority to retain control over the type of goods sold.

- 10 **Notwithstanding the restriction set out in Condition 9, clothing and footwear, jewellery and fashion accessories and toiletries and cosmetics will only be permitted to be sold from a maximum of 1,550sqm (net sales) within a single unit where the sale and display of other comparison goods and services exceeds 50% of the net sales area of the unit.**

Reason: To limit the impact of the development on the vitality and viability of Hemel Hempstead Town Centre in accordance with Core Strategy Policy CS16.

- 11 **Notwithstanding the restriction set out in condition 9 sports and outdoor clothing will only be permitted to a maximum of 825sqm net sales to be allowed within a single unit where the sale and display of other goods and services relating to sports and outdoor pursuits exceeds 50% of the net sales area of the unit.**

Reason: To limit the impact of the development on the vitality and viability of Hemel Hempstead Town Centre in accordance with Core Strategy Policy CS16.

- 12 **The Class A3 use hereby permitted shall be limited to a maximum gross internal floorspace area of 650sqm.**

Reason: To limit the impact of the development on the vitality and viability of Hemel Hempstead Town Centre in accordance with Core Strategy Policy CS16.

- 13 **The Class A1 retail units shall only be used for Class A1 uses in accordance with other conditions of this planning permission and the Class A3 unit shall only be used for Class A3 uses and for no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification and for no other purpose permitted under Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 unless otherwise agreed in writing with the local planning authority.**

Reason: In the interests of safeguarding the vitality and viability of Hemel Hempstead Town Centre in accordance with Core Strategy Policy CS16.

- 14 **No development shall take place until samples of the materials to be used for the external surfaces of the development shall have been submitted to and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.**

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

- 15 **Details to be submitted in accordance with Condition 1 above shall include full details of both hard and soft landscape works. These details shall include:**

- **hard surfacing materials;**

- means of enclosure;
- soft landscape works which shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- trees to be retained and measures for their protection during construction works;
- proposed finished levels or contours;
- car parking layouts and other vehicle and pedestrian access and circulation areas;
- minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc);
- retained historic landscape features and proposals for restoration, where relevant.

The approved landscape works shall be carried out prior to the development being brought into use.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area in accordance with Core Strategy policy CS12.

- 16 **No development shall take place until a landscape management plan for a period of 10 years from the date of the implementation of the landscaping scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include long term design objectives, management responsibilities and maintenance schedules for the landscaped areas. The landscaping shall be managed in accordance with the approved plan.**

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area in accordance with Core Strategy Policy CS12.

- 17 **No development shall take place until a scheme for the protection of existing trees within and adjoining the site (as agreed to be retained on any Reserved Matters application), shall have been submitted to and approved in writing by the local planning authority. The approved scheme of protection shall be installed in accordance with the details approved and shall be maintained in place during the whole period of site demolition, excavation and construction (including any excavation for the purposes of archaeological assessment).**

Reason: In order to ensure that damage does not occur to the trees / hedges during building operations in accordance with saved Policy 99 of the Dacorum Borough Local Plan 1991-2011 and Policy CS12 of the Dacorum Core Strategy September 2013.

- 18 **No development shall take place until reptile surveys have been carried out to establish the presence or otherwise of slow worms, common lizards or other reptiles and the findings shall be submitted to the local planning authority.**

Reason: In the interest of safeguarding any ecological interest on the site in

accordance with the NPPF.

- 19 **The details of scale to be submitted for the approval of the local planning authority in accordance with Condition 1 above shall include details of the proposed slab, finished floor and roof levels of the buildings in relation to the existing and proposed levels of the site and the surrounding land and buildings. The development shall be constructed in accordance with the approved levels.**

Reason: For the avoidance of doubt and to ensure a satisfactory form of development in accordance with Policy CS12 of the Dacorum Core Strategy September 2013.

- 20 **Details submitted in accordance with Condition 1 of this permission shall include scaled plans and written specifications to show the layout of the following:**

roads

footways

foul and on-site water drainage

existing and proposed access arrangements including visibility splays

car parking provision in accordance with standards adopted by the local planning authority

cycle parking provision in accordance with standards adopted by the local planning authority

servicing areas

loading areas

and turning areas for all vehicles

Reason: To ensure a suitable layout that complies with the highway requirements and to ensure adequate and satisfactory provision of off-street vehicle parking facilities in accordance with Saved Policy 58 of the DBLP.

- 21 **No development shall take place until details of the materials to be used for hard surfaced areas within the site, including roads, driveways and car parking areas, shall have been submitted to and approved in writing by the local planning authority.**

Reason: To ensure that the internal roads and other layouts are built to required / adoptable standards in accordance with saved Policy 54 of the adopted Dacorum Borough Local Plan 1991 - 2011 and Policy CS12 of the Dacorum Core Strategy September 2013.

- 22 **Prior to commencement of the development, a delivery and servicing plan shall be submitted to the local planning authority which shall contain the delivery and servicing requirements (including refuse collection), a scheme for co-ordinating deliveries and servicing, areas within the site to be used for loading and manoeuvring of delivery and servicing vehicles and access to and from the site for delivery and servicing vehicles.**

Reason: In the interests of maintaining highway efficiency and safety in accordance with saved policy 54 of the DBLP.

- 23 **No development shall take place until a Construction Management Plan shall have been submitted to and approved in writing by the local planning**

authority. The statement shall provide for:

- the parking of vehicles of site operatives, contractors and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- timing and routes to be employed by construction vehicles;
- construction access arrangements;
- the erection and maintenance of security hoarding;
- wheel washing facilities;
- measures to control dust and dirt during construction;

The details shall include a plan showing the proposed location of these areas. The approved statement shall be adhered to throughout the construction period.

Reason: To minimise danger, obstruction and inconvenience to users of the highway in accordance with saved Policy 51 of the Dacorum Borough Local Plan 1991-2011.

- 24 **Prior to the commencement of the development hereby permitted a Phase I Report to assess the actual or potential contamination at the site shall be submitted to and approved in writing by the local planning authority. If actual or potential contamination and/or ground gas risks are identified further investigation shall be carried out and a Phase II report shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development. If the Phase II report establishes that remediation or protection measures are necessary a Remediation Statement shall be submitted to and approved in writing by the Local Planning Authority. For the purposes of this condition:**

A Phase I Report consists of a desk study, site walkover, conceptual model and a preliminary risk assessment. The desk study comprises a search of available information and historical maps which can be used to identify the likelihood of contamination. A simple walkover survey of the site is conducted to identify pollution linkages not obvious from desk studies. Using the information gathered, a 'conceptual model' of the site is constructed and a preliminary risk assessment is carried out.

A Phase II Report consists of an intrusive site investigation and risk assessment. The report should make recommendations for further investigation and assessment where required.

A Remediation Statement details actions to be carried out and timescales so that contamination no longer presents a risk to site users, property, the environment or ecological systems.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development.

- 25 **All remediation or protection measures identified in the Remediation Statement referred to in Condition 24 shall be fully implemented within the timescales and by the deadlines as set out in the Remediation Statement and a Site Completion Report shall be submitted to and approved in writing by the**

local planning authority prior to the first occupation of any part of the development hereby permitted.

For the purposes of this condition a Site Completion Report shall record all the investigation and remedial or protection actions carried out. It shall detail all conclusions and actions taken at each stage of the works including validation work. It shall contain quality assurance and validation results providing evidence that the site has been remediated to a standard suitable for the approved use.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development.

26 Petrol/oil interceptors shall be fitted in all car parking/washing/repair facilities.

Reason: To prevent oil-polluted discharges entering local watercourses in accordance with Policy CS32.

27 A properly maintained fat trap shall be installed to serve any units operating within Class A3 at the application site.

Reason: To prevent the blocking of drains, sewage flooding and pollution to local watercourses in accordance with Policies CS31 and 32.

28 The A3 floorspace hereby permitted shall not be commenced until there has been submitted to and approved by the local planning authority a scheme for ventilation of the premises, including the extraction and filtration of cooking fumes. The approved scheme shall be carried out prior to the commencement of the use hereby permitted.

Reason: In the interests of the amenity of adjoining uses in accordance with Policy CS12.

29 Notwithstanding the sustainability checklist submitted, no development shall take place until an online Sustainability Statement and an Energy Statement via C-Plan shall have been submitted to and approved in writing by the local planning authority. The statements shall be submitted for approval concurrently with the first of the reserved matters to be submitted. The development shall be carried out in accordance with the details approved.

Reason: To ensure the sustainable development of the site in accordance with the aims of accompanying Policy CS29 and paragraph 18.22 of the Dacorum Core Strategy September 2013 and the Sustainable Development Advice Note March 2011.

30 No development shall take place until details of measures to recycle and reduce demolition and construction waste which may otherwise go to landfill, together with a site waste management plan (SWMP), shall have been submitted to and approved in writing by the local planning authority. The measures shall be implemented in accordance with the approved details.

Reason: To accord with the waste planning policies of the area, Policy CS29 of the Dacorum Core Strategy (September 2013) and saved Policy 129 of the Dacorum Borough Local Plan 1991-2011.

31 **The development hereby permitted shall be carried out in accordance with the FRA carried out by MJM Consulting Engineers dated March 2015 reference 6011-001 Rev A, all supporting documents (letters by Rebecca High dated August 18th, 2015 and September 3rd, 2015 and drainage map referenced SK006 named “Maylands Gateway – Surface water drainage strategy – greenfield with SUDS”); mitigation measures detailed within the FRA as follows:**

(i) Limiting the surface water run-off generated by the critical storm event so that it will not exceed a the rate of 3.3 l/s from the North of the site and 32.9 l/s from the South of the site, in order not to exceed a total discharge rate of 36.2 l/s.

(ii) Implementing appropriate SuDS features giving priority to above ground measures such as permeable pavements, ponds and swales, as stated in the email and shown in the map referenced SK 006 that was received from the LPA on August 20th, 2015.

(iii) Providing attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event providing a minimum of 215 m3 of attenuation volume in a swale in the North site, a total of 2109 m3 of attenuation volume in the South site. 1320 m3 of the overall storage will be attenuated in one pond and the remaining 789 m3 is to be provided in a swale and permeable pavements as outlined in the letter sent by Rebecca High the 3rd of September, 2015.

(iv) Discharge of surface water to the Thames Water sewer network. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme.

Reason: To prevent flooding by ensuring the satisfactory disposal of surface water from the site.

To prevent flooding by ensuring the satisfactory storage of surface water from the site.

To ensure there will be no risk of flooding from surface water to the proposed properties within the development site.

To ensure surface water can be managed in a sustainable manner.

To provide a betterment from the current brownfield runoff rates.

In accordance with Policy CS31.

32 **No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.**

The scheme shall also include:

**Details of how the scheme shall be maintained and managed after completion
Details of the proposed drainage scheme providing a drainage plan showing the location of any proposed SuDS, pipe runs and any areas of proposed informal flooding.**

Detailed assessment of the existing surface water flood risk as shown on the EA National surface water flood maps, ensuring the development layout does not place any proposed properties at risk from surface water flooding.

Justification of SuDS selection giving priority to above ground methods, reducing the requirement for an underground piped system, reducing the requirement for overly deep attenuation ponds.

Detailed engineering details of the design of the proposed SuDS features

Detailed surface water drainage calculations for all rainfall events up to and including the 1 in 100 year + climate change event.

Reason: To prevent the increased risk of flooding, both on and off site In accordance with Policy CS31.

- 33 **The development hereby permitted shall not be commenced until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved in writing by the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.**

Reason: The development may lead to sewerage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact on the community in accordance with policies CS31 and 32.

- 34 **No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programming for the works) has been submitted to and approved in writing by the Local Planning Authority, in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method.**

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure in accordance with Policies CS31 and 32.

- 35 **No development shall take place until details to demonstrate how the car park will achieve and maintain 'Park Mark, safer Parking Award Status have been submitted to and approved in writing by the local planning authority in consultation with Hertfordshire Police. The car park shall not be brought into use until the approved measures have been implemented in full and shall thereafter be retained.**

Reason: To prevent crime and protect people using the car park in accordance with paragraph 69 of the NPPF.

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

A103

A110 (For indicative purposes only)

A112 (For indicative purposes only)

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

Article 35 Statement

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process 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

Highways

1. The applicant is advised that the storage of materials associated with the construction of the development should be provided within the site on land which is not public highway and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

2. General works within the highway: Construction standards for works within the highway: All works to be undertaken on the adjoining highway shall be constructed to the satisfaction and specification of the Highway Authority, by an approved contractor, and in accordance with Hertfordshire County Council's highway design guide "Roads in Hertfordshire". Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

3. Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway.

Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

Contamination

Paragraph 121 of the NPPF states that all site investigation information must be prepared by a competent person. This is defined in the framework as 'A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.'

Contaminated Land Planning Guidance can be obtained from Regulatory Services or via the Council's website www.dacorum.gov.uk

159. 4/01679/15/MOA – PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 25 HOUSES (4 X 4 BED, 10 X 3 BED AND 11 X 2 BED) WITH GARAGING, PARKING AND NEW ESTATE ROAD – OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT LAYOUT AND ACCESS.

LAND R/O 71-87A AND 89 SUNNYHILL ROAD, HEMEL HEMPSTEAD, HP1

A Parrish introduced the report and advised that it had been referred to the Committee as it had been called in by Ward Councillor Marshall.

Councillor Riddick questioned the under carriage heating and who would be maintaining it, paying for its upkeep and what happens if it fails.

A Parrish said there will be two backup systems and a backup generator in case of failure. This has been accepted by the Highway Authority and a management company would be set up in the conditions.

Mr Donny Gow spoke on behalf of residents. They are mainly opposing the traffic flow, density and parking. Mr Donny Gow said he had already witnessed an increase in traffic. Sunnyhill Road is very narrow, just 5.3m in width and Melsted Road is just 4.9m in width. This is narrowed by the parking on the street. Emergency vehicles already struggle with access. Furthermore, school children use the pedestrian cut through from Warners End Road and will be walking directly across this new access road.

Councillor Marshall in her role as Ward Councillor spoke in objection to this application. She said the principle problem was the area of the site which is situated on a difficult steep corner and people already have great difficulty negotiating this junction. In December 2014, there was a road traffic collision on this junction. There is also a service road to properties in Pinewood Gardens near to this junction as well as an access road for the well-used allotments to the west of this site. There is heavy footfall with pedestrian access through to Warners End Road and there are three schools in the nearby area. Furthermore, the heating system will only work in freezing conditions and does not address the problem when the road is wet.

Mr Vince Millen spoke in support of this application. He stated that the Council had identified this area for development, not the applicant. Half the site already has planning permission and this has not yet been developed because it was felt a comprehensive scheme would be better for the site.

Having there been no proposer to grant this application in line with the officer's recommendation, it was proposed by Councillor Birnie and seconded by Councillor Riddick that the officer's decision be overturned and the application be refused.

Vote

For: 11 Against: 0 Abstained: 2

Resolved:

Officer's recommendation overturned – application **REFUSED** for the following reasons:

- The proposed development of 25 dwellings would constitute overdevelopment of the site and give rise to an intensification of traffic over the extant approval 4/00552/12/MOA onto a dangerous junction and onto a sub-standard gradient of access road. The proposal would therefore be harmful to the character of the

area and to the safety of the public / private highway contrary to Policies CS11 and CS12 of the Dacorum Core Strategy September 2013, saved Policy 51 and Appendix 3 of the Dacorum Borough Local Plan 1991-2011 and Residential Character Appraisal HCA9: Hammerfield North of the Area Based Policies SPG 2004.

- The proposal would generate additional social and physical infrastructure requirements and therefore financial contributions / physical infrastructure should be provided in respect of a number of matters in order to mitigate the impacts of the development. A planning obligation under s106 of the Town and Country Planning Act 1990 has not been completed. In the circumstances, no legal mechanism is in place to secure the contributions and physical infrastructure necessary in order to mitigate the impacts of the development. The proposal is therefore contrary to Policies CS19, CS23 and CS35 of the Dacorum Core Strategy September 2013, saved Policy 13 of the Dacorum Borough Local Plan 1991-2011 and the Council's adopted Affordable Housing SPD April 2013.

**160. 4/00421/15/ROC – VARIATION OF CONDITION 4 (APPROVED PLANS)
ATTACHED TO PLANNING PERMISSION 4/00866/13/FHA (EXTENSION AND
ALTERATIONS)**

BARNES CROFT, BARNES LANE, KINGS LANGLEY, WD4 9LB

E Palmer introduced the report and stated that this application was an amendment to a previous approval. The Parish Council have removed their objection but did not want to make a decision on the application so it has been referred to the Committee.

Mr Higgenbottom and Mr Neil spoke in support of the application. They advised that these minor amendments are needed due to previous errors in drawings.

It was proposed by Councillor Whitman and seconded by Councillor Tindall to grant the application in line with the officer's recommendation.

Vote

For: 13 Against: 0 Abstained: 0

Resolved:

That planning permission be **GRANTED** 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 and to comply

with CS 11 and 12.

- 3 **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending or re-enacting that Order with or without modification) no development falling within the following classes of the Order shall be carried out without the prior written approval of the local planning authority:**

**Schedule 2 Part 1 Classes [A, B, C, D, E, F]
Part 2 Classes [A, B and C].**

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality and to preserve the openness of the Green Belt and comply with CS 11,12 and CS 5.

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

1168 15C Proposed Plans and Elevations
Planning Statement November 2015
Legal Advice from IVY Legal Limited dated 5th November, 2015

Reason: For the avoidance of doubt and in the interests of proper planning and to comply with CS 11,12 and 5.

Article 35 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) Order 2015.

161. 4/00366/15/FUL – CONSTRUCTION OF A NEW STORAGE/CHANGING ROOM BUILDING

BERKHAMSTED CRICKET, SPORTS & SOCIAL CLUB, CASTLE HILL, BERKHAMSTED, HP4 1HE

N Gibbs introduced the report and advised that it had been referred to the Committee due to the contrary views of Berkhamsted Town Council. He said that the placement of the building will act as a wind break due to its placement in a valley.

Councillor Ashbourn spoke against the application in his role as a Berkhamsted Town Councillor. The Town Council object as they feel the building is out of character in an area of Outstanding Natural Beauty.

Mr Merrett spoke in support of the application. This new building would be used for storage and will be accessible without having to open the main pavilion building. The club cannot afford to extend the main building and they felt that adding a second storey would create an eye sore for the local area. The placement of the building is such that it will serve the second cricket pitch.

Having there been no proposer to grant this application in line with the officer's recommendation, it was proposed by Councillor Bateman and seconded by Councillor Matthews that the officer's decision be overturned and the application be refused.

Vote

For: 8 Against: 2 Abstained: 3

Resolved:

Officer's recommendation overturned – application **REFUSED** for the following reasons:

The proposed development by reason of its prominent and isolated location would cause significant harm to the visual amenity to this part of the Chilterns Area of Outstanding Natural Beauty. Furthermore, the proposed development would harm the openness of the Green Belt and would therefore be inappropriate development in the Green Belt. The development is therefore contrary to the objectives of the National Planning Policy Framework, Policies CS5 and CS24 of the Dacorum Core Strategy and saved Policy 97 of Dacorum Borough Local Plan.

**162. 4/03614/15/ROC – VARIATION OF CONDITION 3 (APPROVED PLANS)
ATTACHED TO PLANNING PERMISSION 4/02151/13/FHA (CONSTRUCTION OF
NEW GARAGE)**

ANNEXE AT LITTLE MARTINS, BURY RISE, BOVINGDON, HEMEL HEMPSTEAD, HP3 0DN

R Marber introduced the report and advised that it is before the Committee due to the contrary views of Bovingdon Parish Council. R Marber said this was a retrospective application as the works have already been carried out.

Ms Carol Peacock spoke in objection to this application as the Chair of the local residents association.

Members questioned if they could add a condition on to prevent further development of the garage.

S Whelan advised that this application was to change Condition 3 on the original application so it is not possible to add a condition onto an existing one.

It was proposed by Councillor Guest and seconded by Councillor Matthews to grant the application in line with the officer's recommendation.

Vote

For: 8 Against: 1 Abstained: 4

Resolved:

That planning permission be **GRANTED** subject to the following conditions:

- 1 The garage hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Annexe At, Little Martins.**

Reason: To ensure that the detached garage is not severed from the main dwelling to provide a self-contained dwelling unit, since this would be out of character with the area, and contrary to the provisions of policy CS5, CS11 and CS12 of the Core Strategy (2013).

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

CST 1 rev A
CST 2 rev A

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

Article 35 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 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) Order 2015

163. 4/03034/15/FHA – RETENTION OF DETACHED SHED AND REPLACEMENT GATE AND SIDE FENCES

HOLLOW HEDGE, HOLLY HEDGES LANE, BOVINGDON, HEMEL HEMPSTEAD, HP3 0PE

P Stanley introduced the report. This item was deferred at the previous meeting for further information. Planning permission is not needed for the hardstanding as it is to the side of the building.

Councillor Birnie left the room at 22.25pm

Mr M Barnes spoke in support of this application.

Councillor Birnie returned at 22.28pm so did not take part in the voting of this item.

It was proposed by Councillor Whitman and seconded by Councillor Riddick to grant the application in line with the officer's recommendation.

Vote

For: 11 Against: 0 Abstained: 1

Resolved:

That planning permission be **GRANTED** subject to the following conditions:

- 1 The trees and shrubs immediately to the south of the storage shed shall be retained in perpetuity.**

Reason: To ensure that the setting of the listed building is protected in accordance with Policy CS27 of the Dacorum Core Strategy.

- 2 **The detached metal shed hereby permitted (and associated hardstanding) shall only be used for purposes ancillary to the residential use of the dwelling known as Hollow Hedge, and shall not be used for any business or commercial use.**

Reason: For the avoidance of doubt and to safeguard the rural character of the area in accordance with Policy CS1 of the Dacorum Borough Core Strategy (2006-2031).

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

15/MB-8

15/MB-9

Site Location Plan

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

Article 35 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 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) Order 2015.

164. 4/02711/15/FUL – CHANGE OF USE OF FIRST FLOOR ACCOMODATION AND GROUND FLOOR LOBBY, FROM B1 OFFICE TO C3 RESIDENTIAL, CREATING THREE SELF-CONTAINED FLATS

20 HIGH STREET, TRING, HP23 5AP

N Gibbs introduced the item and advised that it is before the committee due to the contrary views of Tring Town Council.

It was proposed by Councillor Conway and seconded by Councillor Mrs Bassadone to grant the application in line with the officer's recommendation.

Vote

For: 12 Against: 0 Abstained: 1

Resolved:

That planning permission be **GRANTED** 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 **Notwithstanding the submitted details no development hereby permitted shall commence until a full schedule of all materials and finishes to be used in the external changes to the building shall have been submitted to and approved in writing by the local planning authority. The development hereby permitted shall be carried out in accordance with the approved details.**

Reason: To ensure that the development is compatible with the existing listed building and the character and appearance of Tring Conservation Area to accord with the requirements of Policies CS10 ,CS12 and CS27 of the Dacorum Core Strategy and the saved Policies 119 and 120 of the Dacorum Borough Local Plan.

- 3 **Any replacement rainwater gutters downpipes and soil vent pipes shall be of metal, of the same design and painted black.**

Reason: To ensure that the development is compatible with the existing listed building and the character and appearance of Tring Conservation Area to accord with the requirements of Policies CS10 ,CS12 and CS27 of the Dacorum Core Strategy and the saved Policies 119 and 120 of the Dacorum Borough Local Plan.

- 4 **Prior to the occupation of any of the flats hereby permitted full joinery details of the canopy to the new entrance shall be submitted to and approved in writing by the local planning authority. The canopy shall be installed fully in accordance with the approved details.**

Reason: To ensure that the development is compatible with the existing listed building and the character and appearance of Tring Conservation Area to accord with the requirements of Policies CS10 ,CS12 and CS27 of the Dacorum Core Strategy and the saved Policies 119 and 120 of the Dacorum Borough Local Plan.

- 5 **Notwithstanding the details shown by Drawing No. 239-03 Rev P14 the new pedestrian entrance and canopy hereby permitted shall be provided before any of the flats are first occupied fully in accordance with the details shown by Drawing No. 239 -04 P6 and these shall be thereafter retained at all times served by a level threshold . All of the full height internal wall separating the new entrance with the separate refuse store subject to Condition 6 shall be retained at all times.**

Reason:To ensure that the development is compatible with the existing listed building and the character and appearance of Tring Conservation Area to accord with the requirements of Policies CS10 ,CS12 and CS27 of the Dacorum Core Strategy and the saved Policies 119 and 120 of the Dacorum Borough Local Plan.

- 6 **Notwithstanding the details shown by Drawing No. 239-03 Rev P14 the three flats hereby permitted shall be served by the approved communal refuse storage shown by Drawing No. 239-04 which shall be provided fully in accordance with the approved details before any of the flats hereby permitted are first occupied and thereafter shall be retained at all times and shall only be used for refuse storage. The refuse store shall be served at all times by a level threshold.**

Reason: To ensure that the development is compatible with the existing listed

building and the character and appearance of Tring Conservation Area to accord with the requirements of Policies CS10 ,CS12 and CS27 of the Dacorum Core Strategy and the saved Policies 119 and 120 of the Dacorum Borough Local Plan.

- 7 **Notwithstanding the submitted details before the commencement of the development hereby permitted a scheme for noise insulation shall be submitted to the local planning authority. The scheme shall be installed fully in accordance with the approved details before the occupation of any of the flats hereby permitted.**

Reason: To address noise insulation with due regard to the requirements Policy 19 of the saved Dacorum Borough Local Plan.

- 8 **Before the commencement of the development hereby permitted a Sustainable Design and Construction Statement shall be submitted to the local planning authority. The development shall be constructed and maintained in accordance with approved scheme.**

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

- 9 **Before the first use of any of the flats hereby permitted an exterior lighting scheme shall be submitted to the local planning authority. The approved exterior lighting scheme shall be installed and thereafter retained and maintained fully in accordance with details submitted to and approved in writing by the local planning authority.**

Reason: To safeguard the local environment in accordance with accord with the requirements of Policies CS12, CS27, CS29 and CS32 of the Dacorum Core Strategy and Policy 113 and Appendix 8 of the saved Dacorum Borough Local Plan.

- 10 **Before the first occupation of any of the flats hereby permitted a scheme shall be submitted confirming how the roof void is to be used, altered and maintained.**

Reason: To ensure that the roofs future is clarified in the carrying out of the development to accord with Policy CS27 of Dacorum Core Strategy.

- 11 **No works of alteration or development shall take place until the applicant, or their agents or successors in title, has/have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.**

Reason: In order to ensure investigation and preservation of archaeological findings in accordance with Policy CS27 of the adopted Core Strategy.

- 12 **All the bathroom and shower windows shall be permanently fitted with obscure glass.**

Reason: In the interests of Policy CS12 of Dacorum Core Strategy.

- 13 **No additional external vents, flues or other form of opening other than those hereby permitted shall be installed at the site.**

Reason: To ensure that the development is compatible with the existing listed building and the character and appearance of Tring Conservation Area to accord with the requirements of Policies CS10 ,CS12 and CS27 of the Dacorum Core Strategy and the saved Policies 119 and 120 of the Dacorum Borough Local Plan.

- 14 **The development shall be carried out fully in accordance with a Construction Management Plan which shall be submitted to the local planning authority before thy commencement of the development hereby permitted.**

Reason: In the interests of safeguarding the residential amenity of the locality and in the interests of highway safety to accord with the requirements of Policy CS12 of the Dacorum Core Strategy.

- 15 **Subject to the requirements of other conditions of this planning permission the development hereby permitted shall be carried out in accordance with the following drawings:**

**Location Plan
239-02 Rev P7
239-03 Rev P14
239-04 Rev P7
239-05 Rev P3
239-06 Rev P3
SK 2**

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

- 165. 4/02712/15/LBC – CHANGE OF USE OF FIRST FLOOR ACCOMODATION AND GROUND FLOOR LOBBY, FROM B1 OFFICE TO C3 RESIDENTIAL, CREATING THREE SELF-CONTAINED FLATS**

20 HIGH STREET, TRING, HP23 5AP

N Gibbs introduced the item and advised that it is before the committee due to the contrary views of Tring Town Council.

It was proposed by Councillor Bateman and Councillor Birnie to grant the application in line with the officer's recommendation.

Vote

For: 12 Against: 0 Abstained: 1

Resolved:

That planning permission be **GRANTED** subject to the following conditions:

- 1 **The works for which this consent is granted shall be begun before the expiration of three years from the date of this consent.**

Reason: To comply with section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

Chairman

- 2 **Notwithstanding the details submitted no works of alteration shall be commenced under the hereby approved scheme until a full schedule of materials (and finishes) in conjunction with samples (where applicable) to be used externally and internally in the refurbishment and alteration of the listed building have been submitted. The works shall be carried out fully in accordance with the approved details.**

Reason: To ensure that the works are compatible with the existing listed building to accord with the requirements of Policy CS27 of the Dacorum Core Strategy and the saved Policy 119 of the Dacorum Borough Local Plan.

- 3 **Any replacement rainwater gutters, downpipes and soil vent pipes shall be of metal of the same design and painted black.**

Reason: To ensure that the works are compatible with the existing listed building to accord with the requirements of Policy CS27 of the Dacorum Core Strategy and the saved Policy 119 of the Dacorum Borough Local Plan.

- 4 **Prior to the occupation of any of the flats hereby permitted full joinery details of the canopy to the new entrance and any new internal or external doors (including door frame details) shall be submitted to and approved in writing by the local planning authority. The works shall be installed full in accordance with the approved details.**

Reason: To ensure that the works are compatible with the setting of the existing listed building to accord with the requirements of Policy CS27 of the Dacorum Core Strategy and the saved Policy 119 of the Dacorum Borough Local Plan.

- 5 **Notwithstanding the submitted details no works of alteration to the roof void shall be carried out unless fully in accordance with a scheme approved in writing by the local planning authority.**

Reason: To ensure that the roof's future is clarified in the carrying out of the development to accord with Policy CS27 of Dacorum Core Strategy.

- 6 **All existing fireplaces and their surrounds shall be retained.**

Reason: To retain key features of the listed building to accord with the requirements of Policy CS27 of the Dacorum Core Strategy and the saved Policy 119 of the Dacorum Borough Local Plan.

- 7 **No works shall be carried out to form the new ground floor entrance to the flats hereby approved until a schedule detailing the means by which the new opening would be formed shall have been submitted to and approved in writing by the Local Planning Authority. The works to form the new entrance shall then be carried out fully in accordance with the approved details.**

Reason: To ensure that the works are compatible with the existing listed building to accord with the requirements of Policy CS27 of the Dacorum Core Strategy and the saved Policy 119 of the Dacorum Borough Local Plan.

- 8 **All new or altered external surfaces shall be finished or altered to match those of the existing building.**

Reason: To safeguard the character and appearance of the Listed Building in accordance with Policy CS27 of the adopted Dacorum Core Strategy.

- 9 **Subject to the requirements of other conditions of this listed building consent the works hereby approved be carried out in accordance with the following drawings:**

**239-02 P7
239-03 P14
239-04 P6
239-05 P3
239-06 P3
239-07 P1
298-08
SK 2**

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

Informative

Any internal works to the exiting roof other than repairs will require separate listed building consent.

166. 4/00862/15/FUL – REPLACEMENT OUTBUILDING ON SMALLHOLDING FOR STORAGE

HIGH RIDGE FARM, ROMAN ROAD, FRITHSDEN, BERKHAMSTED

R Marber introduced the report and advised it was before the committee due to the contrary views of Nettleden with Potten End Parish Council.

It was proposed by Councillor Conway and seconded by Councillor Tindall to grant the application in line with the officer's recommendation.

Vote

For: 12 Against: 0 Abstained: 1

Resolved:

That planning permission be **GRANTED** subject to the following conditions:

- 1 **The replacement outbuilding hereby permitted shall not be occupied at any time for purposes other than agricultural use.**

Reason: To safeguard and maintain the character appearance of the Rural area and AONB as expressed in LPA policies' CS12 and CS24 of the Core Strategy (2013) and policies' 22 and 97 of the Saved DBLP 1991-2011.

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

145 SU 1.02 (at A4)

145 SU 1.02 (at A2)

145 pa2.01

145 pa2.04

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

167. APPEALS

The following reports were noted:

1. Forthcoming Inquiries
2. Forthcoming hearings
3. Dismissed

168. CHANGE OF SCHEME OF DELEGATION WITH RESPECT OF ADVERT AND PLANNING CONTRAVENTION NOTICE PROSECUTIONS

P Stanley introduced the report and explained he was not expecting a decision but was hoping for a discussion from the members to find out their thoughts on the proposal. As this would involve a change to the Council's constitution, the report will need to go to Full Council.

The benefits of delegating authority to officers will allow them to act promptly and shorten the time that companies benefit from illegal adverts. It will also allow resources to be used efficiently and effectively. Furthermore, it will mean less Part 2 reports presented to the committee and will allow officers to spend more time on higher priority cases.

East Herts District Council is looking to delegate authority to officers and they revealed that six local authorities already had delegated powers in respect for prosecuting for breaches of the advertisement regulations.

P Stanley said that the proposal is to submit quarterly reports to the committee to update members on the progress of prosecutions.

Members were happy with the proposal and were happy to support the report when it is submitted to Full Council.

The meeting ended at 11.00pm