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DEVELOPMENT MANAGEMENT AGENDA

**THURSDAY 16 DECEMBER 2021 AT 7.00 PM
COUNCIL CHAMBER, THE FORUM**

The Councillors listed below are requested to attend the above meeting, on the day and at the time and place stated, to consider the business set out in this agenda.

Membership

Councillor Guest (Chairman)	Councillor McDowell
Councillor C Wyatt-Lowe	Councillor Oguchi
Councillor Beauchamp (Vice-Chairman)	Councillor Douris
Councillor Durrant	Councillor Williams
Councillor Hobson	Councillor Hollinghurst
Councillor Maddern	

For further information, please contact Corporate and Democratic Support or 01442 228209

AGENDA

(g) Addendum (Pages 2 - 19)

Agenda Item 5g

DEVELOPMENT MANAGEMENT COMMITTEE

16th December 2021

ADDENDUM SHEET

Item 5a

21/03089/MFA Construction of 46 dwellings (apartment building and two rows of terraced units), new access road, parking and amenity areas.

St Margarets Way, Hemel Hempstead, Hertfordshire

Objections received in response to the amended plans

2 Kingcup Avenue, Hemel Hempstead, Hertfordshire HP2 4GF

In my original objection to the proposed housing development I highlighted the absence of a GP surgery in Leverstock Green. This was addressed by Philip Stanley, interim Group Manager, Development Management and Planning in this nonsensical reply:

" Lack of GP Surgery -" In accordance with Policy CS35 of the Dacorum Borough Core Strategy all development will provide or contribute to the provision of the on-site, local and strategic infrastructure required to support the development.

This may be provided in-kind or through financial contributions. The exact contributions being required by this development are still being worked through by the Case Officer though I would note that as the development is providing 100% affordable housing this might impact upon additional contributions vis-a vis the financial viability of the development."

This response needs updating and translating.

The nearest existing GP surgery considers my road to be "out of area" and therefore is not permitting new patients to register. None of the existing surgeries in Hemel Hempstead is

accessible directly by public transport.

The dental practice in Leverstock Green Is not registering new patients. I have tried since 2014 with no success. When I recently inquired I was told that unfortunately they could not take new patients as the Government has "capped the numbers"

Young families on my road have not been able to register their children at the oversubscribed local Primary school, a 5 minute walk away. There is no secondary school.

Public transport is abysmal. Day time bus services provide no direct route to the train station which is less than 4 miles away.

The proposed development will increase traffic. The provision of electrical vehicle charging points for the residents of social housing will not help the situation in the short or medium as the current cost of electrical cars is prohibitive.

In the summer of 2021 in in the magazine Dacorum Life it highlighted that " transport is responsible for a massive 43 % of Dacorum's greenhouse gas emissions and so we need to change the way we travel to help tackle the climate emergency.

The leader of the council Andrew Williams shared that "we're part of new local design guide for housing development and are one of 14 councils across England given 50,000 pounds each to develop new design codes as part of a nationwide testing programme. The new codes will set out design principles for new development in Dacorum and will be expected to enhance the character of the local area and ensure future design quality - meaning developments are beautiful, well designed and locally led."

The new development is neither beautiful, well designed nor locally led.

8 St Margarets Way, Hemel Hempstead, Hertfordshire HP2 4PA

Further to my original objection which can be seen below I would like to highlight and complain about the blatant use of the pandemic to censor the public's opinion on this development. Vague and inadequate information has been provided and the concerns and views of the public ignored with a cherry picked newsletter to suite the development. I would like to call for this project to be put on hold once again whilst now you deem it appropriate to meet in public to discuss and allow the public the consultation they deserve. Answer the questions and concerns in person rather than ignoring them right until the final stages when you know it will be too late.

Points of concern below:

I am writing in response and in objection to the new St Margaret's Way Proposal that was circulated in May. I would firstly like to say that I feel that the pandemic has been used as an excuse to fail to come face to face with the public like before rather than give us the proper opportunity to ask questions and speak face to face with the professionals involved.

I would like to draw your attention to the following points:

In the opening part of the presentation the host talks about the importance of making the project a comfortable place to live for its residents and a site close to local amenities. As before in previous consultations and plans there has been no mention of these amenities, what they are and any research that has been done to prove that the current amenities are adequate for the amount of new residents you plan to introduce to the area. As a current resident of St Margaret's way and a mother of school aged children I can confirm that since 2012, the lowest number of applicants for Leverstock Green School was 103 for 30 places. The school has an extensive waiting list as do all of the other local neighbouring schools, this fact alone makes the boasting of how close the estate is to the school rather naive and insulting to the current residents, many of which have been unable to get their children into the local schools. The local dental surgery is currently not taking on new patients, there is a small parade of shops and no doctors surgery. It is safe to assume I feel that the housing will be for families therefore meaning that with a figure of 45+ houses some being 3 bed properties that could bring the possibility of 90-135 + children.

The figure you refer to in the poster is 46 homes, however this is then referred to as 45+ homes in the presentation itself and then again later on as 50 rentable units. The total is therefore rather ambiguous and could be far greater?

Topography: the presentation references that the current houses sit on a "slope", I assume this is to dispel concerns of flood risk. Please give further and extensive evidence of your calculations of the "slope" and of how the current houses will be protected from any risk of flooding that building on this land will bring. I note the first lot of topical surveys done by Soils Ltd have not been referenced or included in your presentation, these were done after wet weather conditions rather than a prolonged period of dry weather and having spoken to the workers myself raised concern about the suitability of the land greater in area to that pictured in your presentation. Please provide comment on these concerns? There is currently a flood barrier in place in the field adjacent to St Margaret's way on the green area that is inaccurately referred to on your drawings as woodland area- there is actually a row of trees then a field which heavily floods, this field has always regularly flooded as was found out by the new residents of the Kings Copse estate when concerns were ignored after it was built. To add the field I mention is always covered in raw sewage because of the lack of adequate sewage and drainage- what will be done to improve the current systems?

Vehicular access: the new plan and one that went before it introduce a new road that runs in front of the current houses cutting off the land we have always had on our doorstep and replacing it with a road. As well as being an indication of the lack of regard for the current residents it makes no sense to run a road in front of houses that already have parking to the rear of their property to serve new houses that are the opposite side of the green. If there was a true plan to keep the green space in the middle of both old and new houses the road would surely run in front of the new houses to create direct access to the new homes and cause less disruption and inevitable parking on the doorsteps of the current home owners?. How many parking bays will there be? and how will you prevent parking spilling onto the road and grass area as the surrounding streets currently experience? I would like to raise that there are a number of trees that are around 15 metres from the current properties, these trees are approx 20-25ft tall and must have roots that run deep under the field and current houses due to their size and age. The plans show the road running where these trees currently stand. What is the safety plan on the removal of these

trees? How will the ground and foundations be protected and how can you insure that the current housing and its foundations will not be effected?. What has been done on this? You refer to the road being placed where it is to retain as many trees as possible, but then picture the trees in your presentation in the wrong places when in actual fact the road and carpark you refer to would plough right through the middle of almost every tree that currently exists? Is this an oversight or an attempt to make it look like the current trees will be retained- please confirm a more detailed calculation about the trees and which will be destroyed as well as information about how this will be done and address my concerns about the safety of my property.

You state that the Northern end area cannot be built on because of flood risk- what are the measurements and exact details of this? As stated above I am aware of two different companies that carried out testing, one during wet weather and one during the dry period- please supply the actual information provided by both surveys/companies to put the minds at rest of current residents and to give a more precise picture of exactly what areas are a risk and what space will be used for what?

How many houses will there be facing the current houses on St Margaret's Way and how many apartments will there be in the block pictured? On a quick count you have shown the same number of new houses as old houses in the current row, how is this possible?, with flats taking up the end of the field and the area you are unable to build on at the far end?

Green Space- please provide the measurements you have on this. You state that a 3 metre offset will be allowed for at the back of the new houses, that they will have an impressive front and back garden and that there will be a green space, several paths and a road 5.5 metres in width in between the old and new houses and still respect a 21 metre distance so not to be overlooking our new neighbours. Please provide the exact measurements on this as I believe it to be completely unachievable with the small amount of space at hand. This means that unless the accurate figures are released/considered pre development that the green land will cease to exist or that the 21 metres will actually be far less and we will not only lose all of our green space, but our privacy also. This information is so vague it is insulting to the current residents. Further areas of concern: Timescales, please provide a plan of what you anticipate the further stages will look like. Development- how long will the developers take to build the new homes if approved and when do you anticipate this will commence? What will be done to manage the disruption to the current residents and the school which is in extremely close proximity.

When will you provide accurate drawings with house/garden/road/Greenland scales? The current residents deserve a far greater detailed idea of what our new neighbourhood will look like?

I have also included a copy of my letter of objection to the previous proposal. Having spoken at length to many of the current St Margaret's Way and Leverstock Green residents I know the bulk of my concerns were shared by the majority. With this in mind it's fair to assume that a lot of the feedback you received previously was in similar vein to that I have raised. A quick scan will show you that most of the points raised then are still very much the issues at hand with this proposal. At no point did anybody from the Architects or council respond to me or anyone else I know about the previous project- there was just word it was on hold until recently. Where I understand the council has an obligation and

pressure to build affordable and needed social housing it should not be done in such a sloppy way or with such disregard to the current local community.

This presentation is both vague, contradictory fact wise and inaccurate from a drawing perspective. My concerns are that a far greener and less crowded version of the actual estate in mind has been captured in this presentation. Comments would be gratefully received, I urge you to do a more formal presentation to the community as we are edging closer to restrictions becoming more flexible and also with the warm weather bringing the option to hold such an event in an outside space! Offering a very new home biased survey and the opportunity to email concerns when in my experience emails are rarely responded to is not good enough given the scale of the impact this will have on the community.

7 Kingcup Avenue, Hemel Hempstead, Hertfordshire HP2 4GF

Notes on revised planning application

Height of new development - please show height of adjoining properties to show proportions.

Part of new development are still 3 to 4 stores high

Elevations of new development are not in keeping with either of the 2 developments adjacent to them to the west approx. 1970s development or east building 2013

Some of the Houses are much higher than adjacent 2 storey houses and 3 storey houses on both adjoining developments

New development is very dense

Parking although might comply with your requirements is already a problem and this has been access when Breakspear park has not been open because of C19 staff park in all the surrounding road and office doesn't have enough spaces for staff. See list below for parking.

Foot paths shown on proposed development leading to kingcup Avenue 'Kingcopse' development have drainage ditches that need to be maintained and are approx. 4 foot deep, people should not be using this route as a public footpath to access either development and steep muddy ground into ditch and out again. Also this path lead form new development onto private land ie king cope development.

Are all proposed foot paths to provide level access ground suitable with suitable access to include for wheelchair or mobility scooters. This is not the case on current plans.

Existing car parking issues

Currently on existing development west of proposed site and where you hope to provide access to new development

Car and vans park on both side of road and leave single width vehicular access and often not wide enough for a fire appliance to access homes.

Also parking of white vans on roads on the existing development from companies based on the industrial estate.

Parking prior to covid lock down - Currently as Breakspear park is not in use by companies we are not experiencing this problem but prior to covid

Between 20 to 30 cars from staff using this development for parking in day and parking in places that has prevented residents being able to get their cars on to or off of drives or into car parks for the flats. As they have parked opposite or to close to again access.

Finishes

Red brick may St Margret way houses but kingcopse development has buff or yellow brick with grey upvc window and flats with balconies are PPC steel frames / glazed balconies

Concrete panel and columns to balconies do not match any of the surrounding construction and would be bulky solution to balconies Are bulky and not in keeping with any of the surrounding houses or flats on either development surrounding .

Roof / sky line of tallest properties are not in keeping with any part of adjoining developments and could design of roof could be adjusted to be much more in keeping with adjacent properties

Finishes to houses

New development

Balconies columns and balustrades profile concrete with concrete columns and- Concrete acid etches cills to houses

Roof - red plain tile

Walls - Bricks red multi

Concrete cills acid etched Grey concrete?

Accent brickwork - no mention of type or colour

Existing developments

Balconies - PPC steel with glass infill

Roof - Slate or red plain tile. Brown Stonewold or similar

Bricks - Red multi or buff yellow

Cills - Precast reconstituted stone cills buff / yellow

Drainage to the development around cannot cope currently with foul drainage, we back venting wastes to sinks that have not ever stopped since this development was built and is still on going, several time drains have overflowed on both developments with Foul raw sewage pouring down the field between both old and newer developments.

I hope this new scheme doesn't intend to join this current drainage system as it cant cope a it is.

13 Wellbury Terrace, Hemel Hempstead, Hertfordshire HP2 4NX

This is totally irresponsible.

What Green and open space are you actually going to keep, the field opposite is also up for sale and constantly floods.

People need space and the field is used by walkers and dog walkers.

The development that should take place on the field is a park for children to get outside and play.

Noise has already increased due to the work undertaken on the reservoir and now you want to add further development and increase further noise, traffic and lack of parking.

9 St Margarets Way, Hemel Hempstead, Hertfordshire HP2 4PA

I am writing to object to planning application Ref: 21/03089/MFA

I have lived at St Margarets Way since May 2019 and before that in the general area since 2012.

Reasons for objection are as follows:

Parking

There is already a drastic shortage of parking spaces in the vicinity of this proposed development. The roads are congested with parked cars on both sides and also parked on pavements.

Frequently, pedestrians including mothers with prams have to navigate into the middle of the streets as the pavements are impassable with parked vehicles.
The addition of 46 more dwellings can only serve make this dire situation a lot worse.

Flood Risk and sewage contamination

The proposed area of development is a known flood risk area.
Heavy rainfall has caused flooding to Kingcup avenue multiple times. Sewage drain covers have also been lifted by flood water, resulting in what appears to be raw sewage flowing out onto the nearby field.
Removing the natural green area and replacing with housing can increase the severity and frequency of flooding events in the area.

Redundant Planning

There are already plans for thousands of new homes to be built a very short distance away from this proposed site, just west of the M1. That huge housing development would bring enough new housing to satisfy any needs that have been identified.
Shoe-horning an additional 46 dwellings into a tiny plot of land where amenities are already under severe constraint, does not make any sense, especially in the context of the massive proposed development just a stones throw away.

Inadequate Opportunity to Object

There has been little opportunity afforded to the public to make their concerns heard on the matter of this development.
The perception locally is that the Covid 19 Pandemic has been used as an excuse to limit face to face meetings or presentations.
Submitting objections online is not a course of action available to many stakeholders of this development. There are many residents who do not have access to these means for voicing their objections.
A face to face community meeting is urgently needed so that the proper opportunity is afforded to all who would be affected by this proposed development.

For the aforementioned reasons, this development should be reconsidered.

77 Datchworth Turn, Hemel Hempstead, Hertfordshire HP2 4PE

I still object to this development for the same reasons I I at every stage of this plan. The flats directly look into our backgarden and therefore into our property. Loss of light and privacy being the result of this.
The access and parking is still insufficient. If you simply look at the roads around St Margarets it isn't hard to see how much residents are struggling with parking and access already, exacerbated by work vans from the industrial estate parking along the roads.
The potential for flooding is enough of a reason to discount this project. The promises made to the residents of Kings Copse to minimise flooding were completely ignored as proved by the severe flooding they experienced the first winter the development was completed. The properties built here will suffer the same fate and probably also make the problem worse for the residents of Kings Copse and the school.
There are plenty of unused grey spaces around Hemel Hempstead. Why on earth the council is pushing and pushing to have this development on this piece of green land is beyond me. The amount of properties that will be built versus the massive inconvenience to current and future residents does not balance out.

Recommendation

As per the published report.

Item 5b

21/02607/FUL Conversion of existing 4 bed detached house to 4 self-contained flats.

9 Neptune Drive, Hemel Hempstead, Hertfordshire, HP2 5QQ

No updates required.

Recommendation

As per the published report.

Item 5c

21/01058/FUL Conversion of the existing water tower (sui generis) to residential (C3), incorporating the infilling of the concrete pillars at the base of the tower and the construction of a flat roof canopy; and the construction of new access road.

Water Tower, Luton Road, Markyate, Hertfordshire

Amendment to Condition 6

The wording of condition 6 (tree protection) has been slightly altered to now reference the submitted Construction Management Plan (20-19-A020C) instead of the previous tree protection plan. This is because the Construction Management Plan shows tree protection fencing along the full length of either side of the construction access which is preferred by the tree officer when compared to the former tree protection plan. The full wording of condition 6 is now as follows:

Condition 6:

Tree protection measures prior to the commencement of development and during the construction phases of the development shall be carried out in accordance with

the protection measures within the submitted Arboricultural and Planning Integration Report (GHA Trees - 8th March 2021), as well as the submitted Construction Management Plan (20-19-A020C).

The tree protection measures shall be the first items installed on site and the last to be removed.

Reason: In order to ensure that damage does not occur to trees and hedges during building operations in accordance with saved Policy 99 of the Dacorum Borough Local Plan (2004), Policy CS12 of the Dacorum Borough Core Strategy (2013) and Paragraph 174 of the National Planning Policy Framework (2021).

Additional Conditions

Two additional conditions (conditions 12 and 13) have been added. These relate to the submission of sustainability details and electric vehicle charging provision. The full wording of these conditions are as follows:

Condition 12:

No above ground development shall take place until details of proposed sustainability measures to be used within the development shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

The sustainability measures shall build upon the submitted Renewable Energy Feasibility Study (MESH - 28th April 2021) and provide a finalised set of measures to be incorporated into the proposed development.

Reason: To ensure the sustainable development of the site in accordance with the aims of Policies CS28 and CS29 of the Dacorum Borough Core Strategy (2013), the Sustainable Development Advice Note (2016) and Paragraphs 154 and 157 of the National Planning Policy Framework (2021).

Condition 13:

Prior to occupation of the development hereby approved, full details of the layout and siting of Electric Vehicle Charging Points and any associated infrastructure shall be submitted to and approved in writing by the local planning authority. The development shall not be occupied until these measures have been provided and these measures shall thereafter be retained fully in accordance with the approved details.

Reason: To ensure that adequate provision is made for the charging of electric vehicles in accordance with Policies CS8, CS12 and CS29 of the Dacorum Borough Core Strategy (2013) and the Car Parking Standards Supplementary Planning Document (2020).

Further comments from Markyate Parish Council

Markyate Parish Council have submitted additional comments (received 07.12.2021) which are as follows:

“Strongly object. Adding to our previous objections, the Council were not advised about in-filling at the base of the tower. Much too high. Not in keeping. Nesting Rooks will be disturbed. Many TPO trees have been cut down. Carbon footprint. Scale of design”.

Further comments from a local resident:

A further comment from a resident as also received on the 9th December which are as follows:

“I refer to your latest letter dated 25 November 2021 regarding this application. Firstly, I must register my deep concerns about how this application continues to be processed.

Your previous letter dated 8 November 2021 invited further consultation responses to be made by 29 November 2021 i.e.a period of 21 days.

You subsequently sent out a further letter on 25 November 2021.

This letter was sent out four days before the previous consultation period expired.

When I raised this issue, you responded by email dated 6 December 2021 that it covered ‘an alteration to the description of the development’.

I note that this latest consultation period was only 14 days.

Following the issue of this latest letter further amended plans and drawings were published on your website on 1 December 2021.

The issue of this revised information also led to one previous document being superceded.

You obviously took the decision that this latest document was of such little consequence that the public should not be given the opportunity to comment on it.

Early this week it was confirmed that the application would be taken to the DMC on 16 December 2021, with it being included on the agenda for that meeting.

The agenda was made public on 6 December 2021.

This was 3 days before the latest consultation period expired.

It is very clear, therefore, that not only had you completed your case officer’s report it had also been checked and signed off by a senior officer well before that date.

This is contravention of your own council’s Statement of Community Involvement (Adopted September 2019) para.12.1 of which states that ‘when the Case Officer has visited the site and received all comments he/she will write a report, after the completion of the consultation period, (my underlining) recommending that planning permission is either refused or granted’.

It was not, therefore, within your remit to complete your report when you did.

In so doing, in your rush to get this to the December DMC, you made the unilateral decision to ignore any consultation responses made by the parish council, local residents and other consultees.

This is undemocratic and clearly leaves you open to a charge of maladministration.

I will now address the change of description of the development covered by your letter of 25 November 2021.

The wording on the application form was 'Conversion of existing water tower (sui generis) to residential (C3) including the construction of new access'.

This description was still used to describe the proposed development in the certificate B (dated 29 October 2021).

It was also used in your letter dated 8 November 2021 to myself and other residents, which invited comments on revised documents submitted.

However, the description of the proposed development has now changed to 'Conversion of the existing water tower (sui generis) to residential (C3), incorporating the infilling of the concrete pillars at the base of the tower and the construction of a flat roof canopy; and the construction of new access road'.

This is clearly a more detailed description of the proposals.

As such I would submit that it should also make reference to the proposed increase in height of the existing structure.

I would further submit that if the 'new access road' referred to is the temporary road across the Caddington Hall site, then it should be stated as such in the description of the development i.e new temporary access road.

With regard to the revised information dated 1 December 2021 this appears to be a re-issue of the construction management plan drawing.

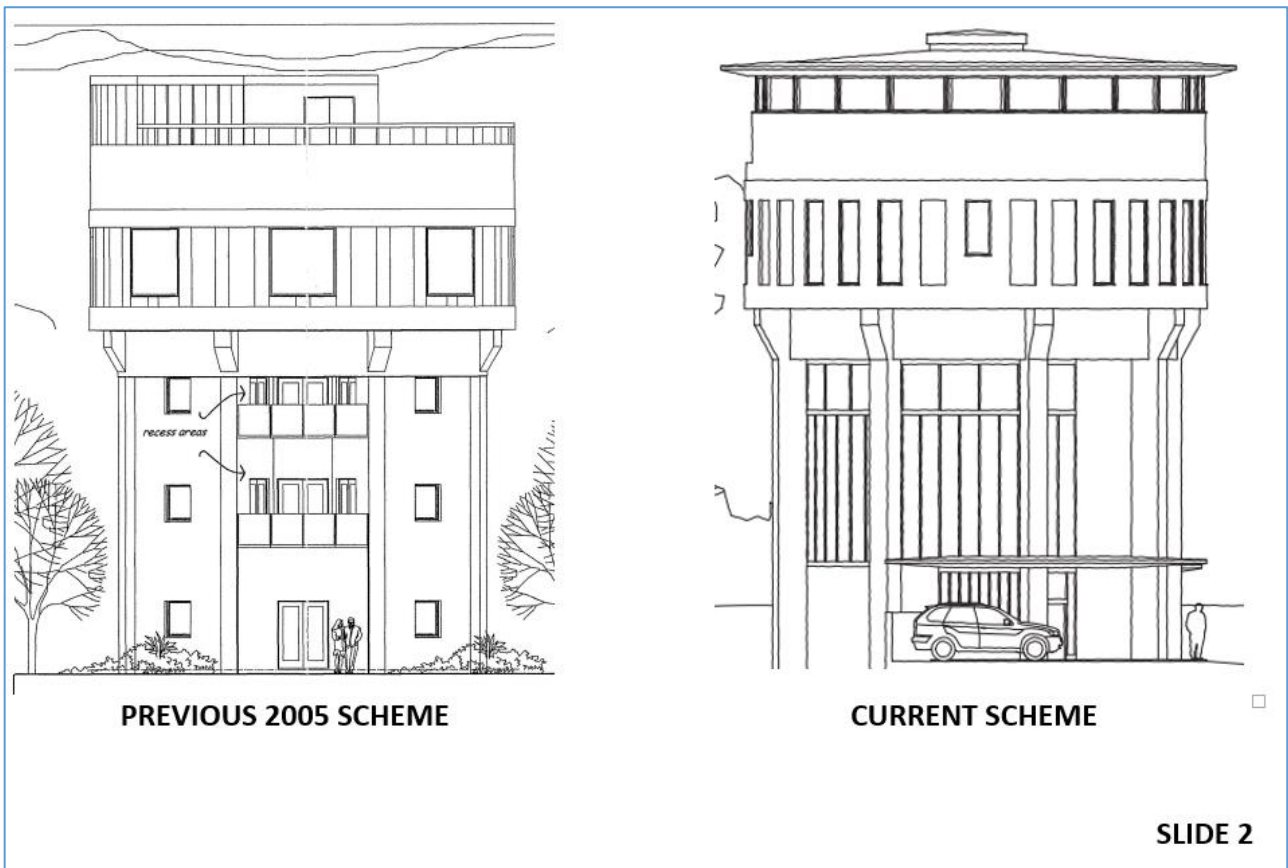
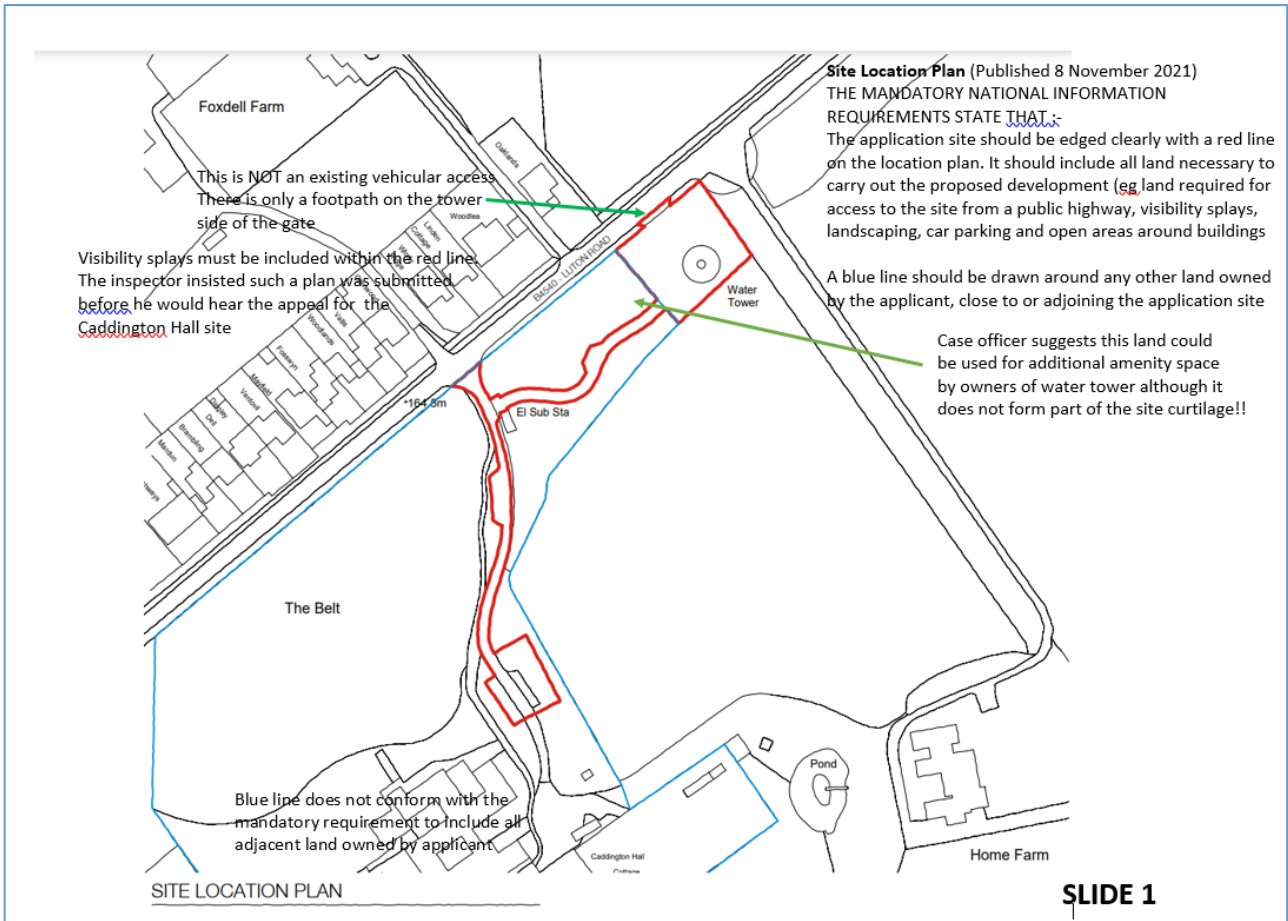
The red and blue lines have been added (still incorrectly/incompletely) to this drawing.

It is disturbing that the report produced by RWA Consulting (which accompanied the original construction management plan) is now a superceded document.

Thus important information regarding matters such as building operations such as craneage (a very important issue as work will be taking place under the canopy of protected trees), waste management, ecology is now lacking.

If, despite my objections, officers are adamant this application should still be considered by the next DMC, I must insist that the full contents of this latest consultation are brought to the attention of members.

I have only three minutes to address the committee so cannot cover this matter in the very limited time available"





EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION

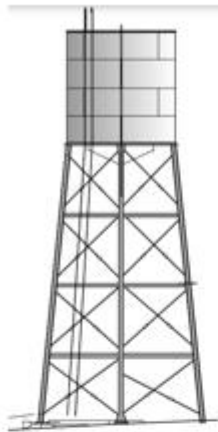


SOUTH ELEVATION

MARKED UP ELEVATIONS SHOWING BUILDING AT NIGHT

St Gobain Glass have confirmed to me that the glass specified will have NO light reduction properties, especially at night.

SLIDE 3



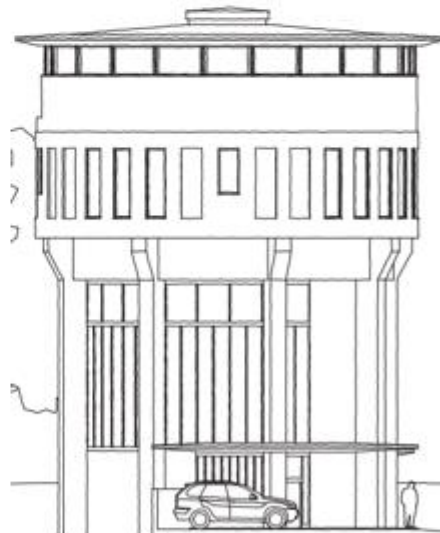
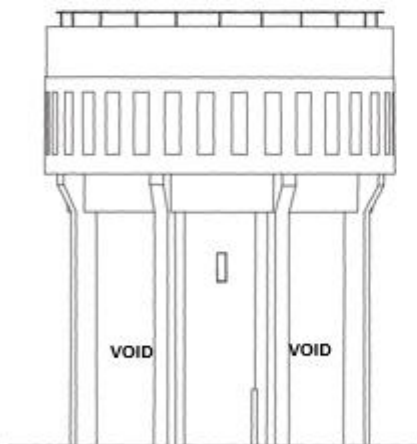
WATER TOWER AT DEVEY WAY, GOLDING EXTATE, WATERFORD

Inspector's Comments February 2020

'Its complete enclosure and extension clearly impacts on openness simply as a matter of fact'

Inspector's Comments November 2021

'By infilling the sides of the structure beneath the water tank, the tower would have the appearance of a tall, 4-sided building as views through the supporting legs would no longer be possible. This means it would erode rather than preserve the openness of the Green Belt that is currently enjoyed in the vicinity of the structure'.



WATER TOWER, LUTON ROAD

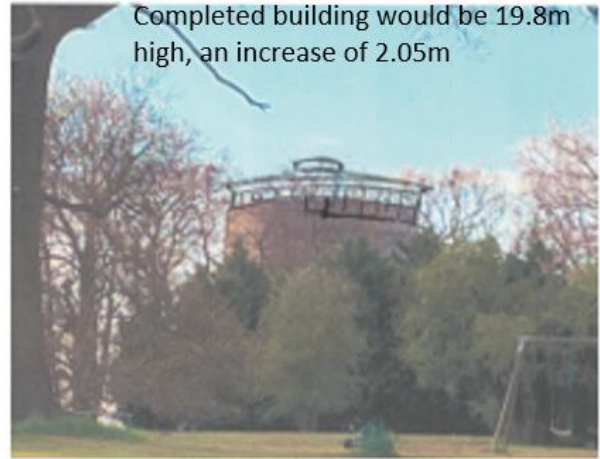
Previous Comments Made By DBC Officer Robert Freeman (on similar proposals in 2005)

- The proposals involved 'substantial new building work'.
- The 'dramatic increase' in the bulk and height of the proposed building'.
- That the proposed development would 'significantly harm the openness of the Green Belt'.

SLIDE 4 (1)



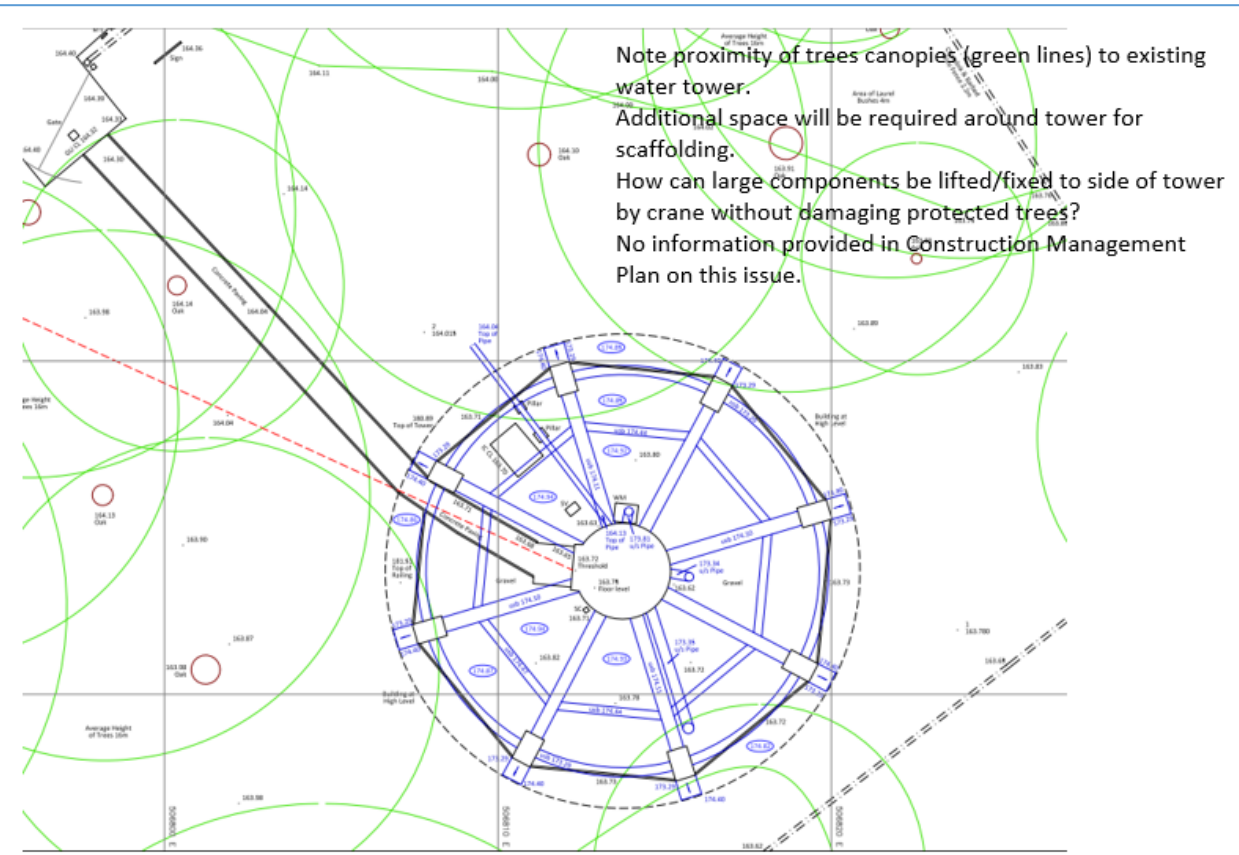
SLIDE 4 (2)



Completed building would be 19.8m high, an increase of 2.05m

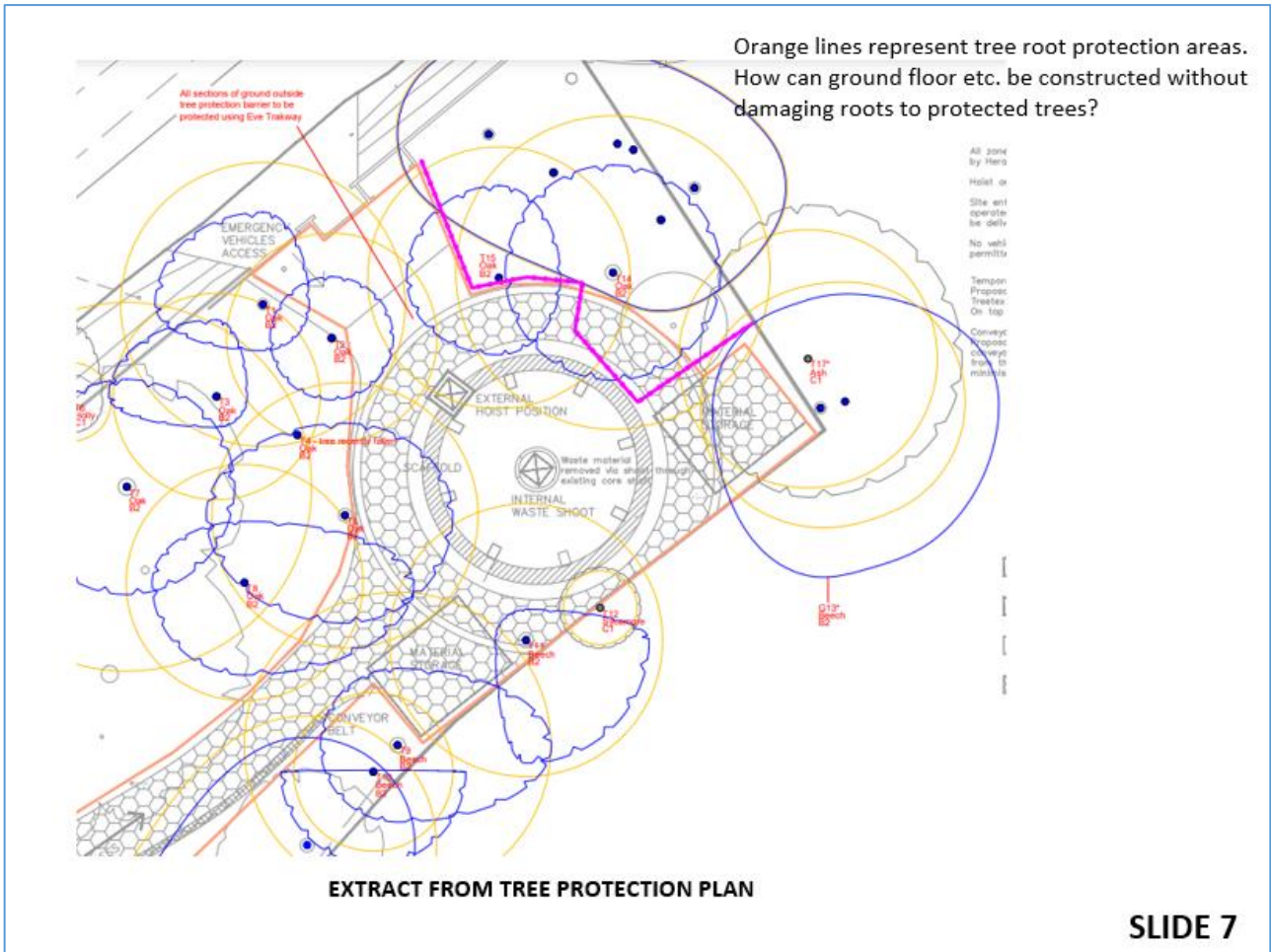
VIEWS FROM HOME FARM

SLIDE 5



EXTRACT FROM SITE SURVEY DRAWING

SLIDE 6



Recommendation

As per the published report.

Item 5d

21/02078/ROC Variation of condition 2 (approved plans) attached to planning permission 20/01667/FUL - Demolition of 4 single story barns currently used as dwelling. Erection of a low carbon 1.5 storey 4 bed family home, annex and garage.

Greenings Farm, Stocks Road, Aldbury, Tring, Hertfordshire, HP23 5RX

No updates required.

Recommendation

As per the published report.

Item 5e

21/03742/FHA Single storey rear and side extension and loft conversion

17 Vicarage Lane, Kings Langley, Hertfordshire, WD4 9HS

No updates required.

Recommendation

As per the published report.

Item 5f

**21/03330/FHA Rear extension following demolition of existing garage lean-to
(car port) and outbuilding.**

Flint House, Roe End Lane, Markyate, Hertfordshire, AL3 8AG

No updates required.

Recommendation

As per the published report.
