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DEVELOPMENT MANAGEMENT AGENDA

**THURSDAY 26 MAY 2022 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 C Wyatt-Lowe
Councillor Beauchamp (Vice-Chairman)
Councillor Durrant
Councillor Hobson
Councillor Maddern

Councillor McDowell
Councillor Douris
Councillor Williams
Councillor Hollinghurst
Councillor Riddick
Councillor Stevens
Councillor Tindall

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

AGENDA

- (I) Addendum (Pages 2 - 12)

Agenda Item 5I



DEVELOPMENT MANAGEMENT COMMITTEE
26th May 2022

ADDENDUM SHEET

Item 5a

21/03793/MOA Hybrid application for redevelopment of the site in 4 plots to provide up to 26,640 sqm of new commercial floorspace.

Land at Green Lane, Hemel Hempstead, Hertfordshire

Representations:

Lead Local Flood Authority

Thank you for the below and outlining the applicants preferred methodology.

Unfortunately this is not acceptable to the LLFA as there are basic principles of design that the applicant has failed to address, as detailed in the formal LLFA response.

The LLFA do not accept the applicants proposed condition wording.

The LLFA, in order to try to keep the design process moving forward, would propose the following conditions, which do not constitute approval at this stage of design iteration:

Surface Water Drainage

Construction shall not begin until/prior to the approval of first reserved matters; a detailed surface water drainage scheme for the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

- . A compliance report to demonstrate how the scheme complies with HCC LLFA local standards for sustainable drainage on major developments”;
- . Full drainage calculations for all events up to and including the 1 in 100 year plus 40% climate change;
- . A Flood Exceedance Conveyance Plan;
- . Comprehensive infiltration testing across the site to BRE DG 365;
- . Detailed design drainage layout drawings of the SuDS proposals including cross-section details;
- . Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element, and;
- . Details of how water quality will be managed during construction and post development in perpetuity;
- . Consent for any connections into third party drainage systems

SuDS As Built and Maintenance Details

Prior to first occupation, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:

- (a) As built plans in both .pdf and .shp file format;
- (b) Photographs to document each key stage of the drainage system when installed on site;
- (c) Photographs to document the completed installation of the drainage structures on site;
- (d) The name and contact details of any appointed management company information.

Reason:

In accordance with section 21 of the Flood and Water Management Act 2010.

Recommendation

As per the published report with Condition 17 varied as set out above (17a and 17b)

Item 5b

21/01095/FUL Proposed conversion of existing farmhouse to provide four number dwellinghouses with associated parking.

Newground Farm House, Tring Road, Tring, Hertfordshire, HP23 5FR

Additional Informatives:

The following informatives were omitted in error and should be included with any grant of planning permission, should it be forthcoming:

Contaminated Land Informative 1:

In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority with all works temporarily suspended until a remediation method statement has been agreed. This is because the safe development and secure occupancy of the site lies with the developer.

Contaminated Land Informative 2:

Materials or conditions that may be encountered at the site and which could indicate the presence of contamination include, but are not limited to:

Soils that are malodorous, for example a fuel odour or solvent-type odour, discoloured soils, soils containing man-made objects such as paint cans, oil/chemical drums, vehicle or machinery parts etc., or fragments of asbestos or potentially asbestos containing materials. If any other material is encountered that causes doubt, or which is significantly different from the expected ground conditions advice should be sought.

Additional condition:

It is also recommended that a condition be included requiring details of trees to be retained and their protection during construction:

Notwithstanding details shown on approved plans, no development shall take place until full details of trees to be retained and measures for their protection during construction have been submitted to and approved in writing by the local planning authority. No equipment, machinery or materials for the development shall be taken onto the site until these details have been approved. The works must then be carried out according to the approved details and thereafter retained until completion of the development.

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).*

The section of the report pertaining to Community Infrastructure Levy (CIL) needs to be updated to state the following:

Community Infrastructure Levy (CIL)

9.74 For proposals which involve the conversion of a single dwelling into multiple dwellings and include the creation of additional floor space through

the construction of extensions, CIL would be charged on the net uplift in floor space. This application would, therefore, be liable for CIL.

Recommendation

As per the published report.

Item 5c

22/00003/FUL Construction of an agricultural livestock building

Glendale Farm, Flaunden Bottom, Flaunden, Hertfordshire HP5 1FQ

No updates required.

Recommendation

As per the published report.

Item 5d

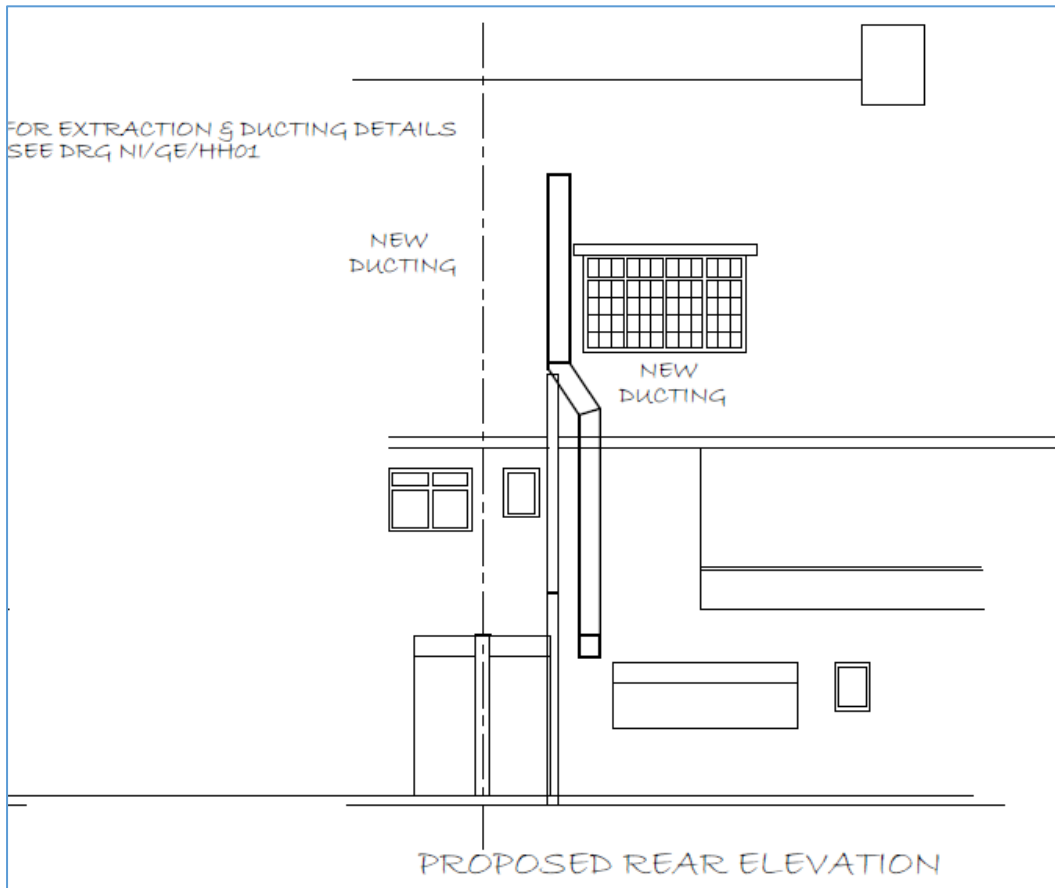
22/00408/FUL Change of use from Class E to Hot food Takeaway (Sui-Generis)

A Class Tailoring Ltd, 15 Marlowes, Hemel Hempstead Hertfordshire, HP1 1LA

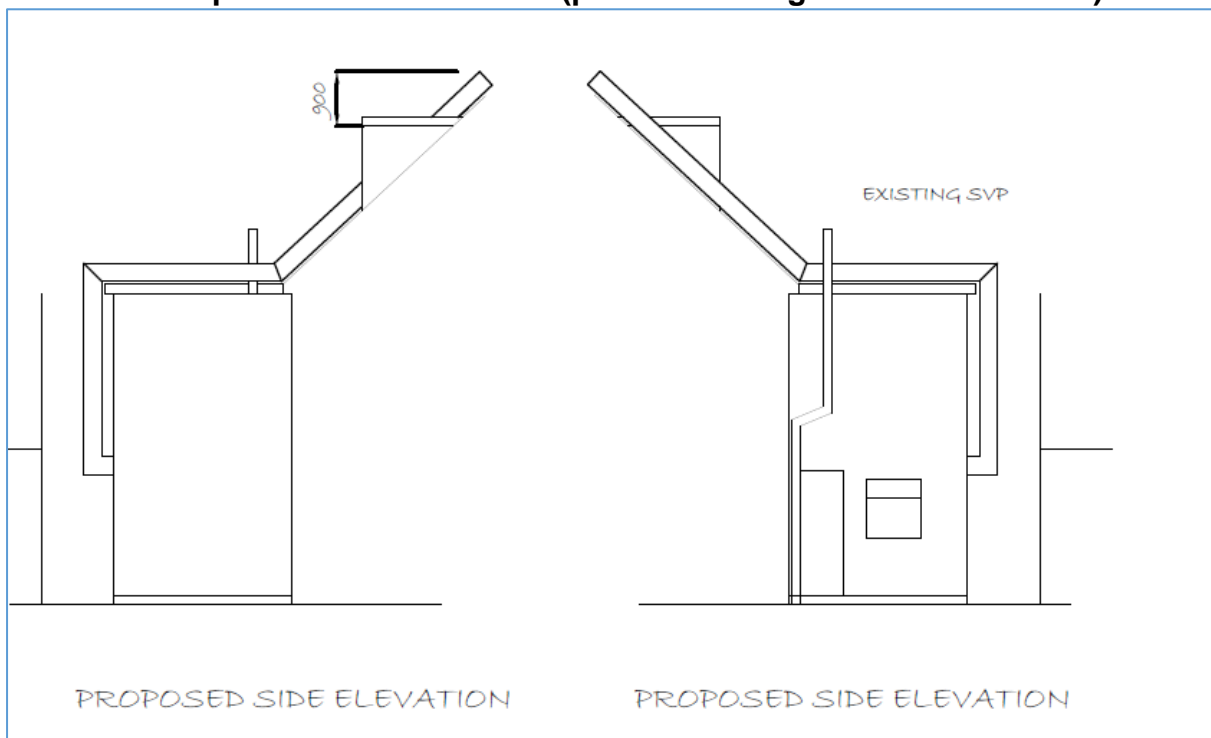
Amended Plans:

Amended plans have been submitted to allow for a taller extractor flue pipe.

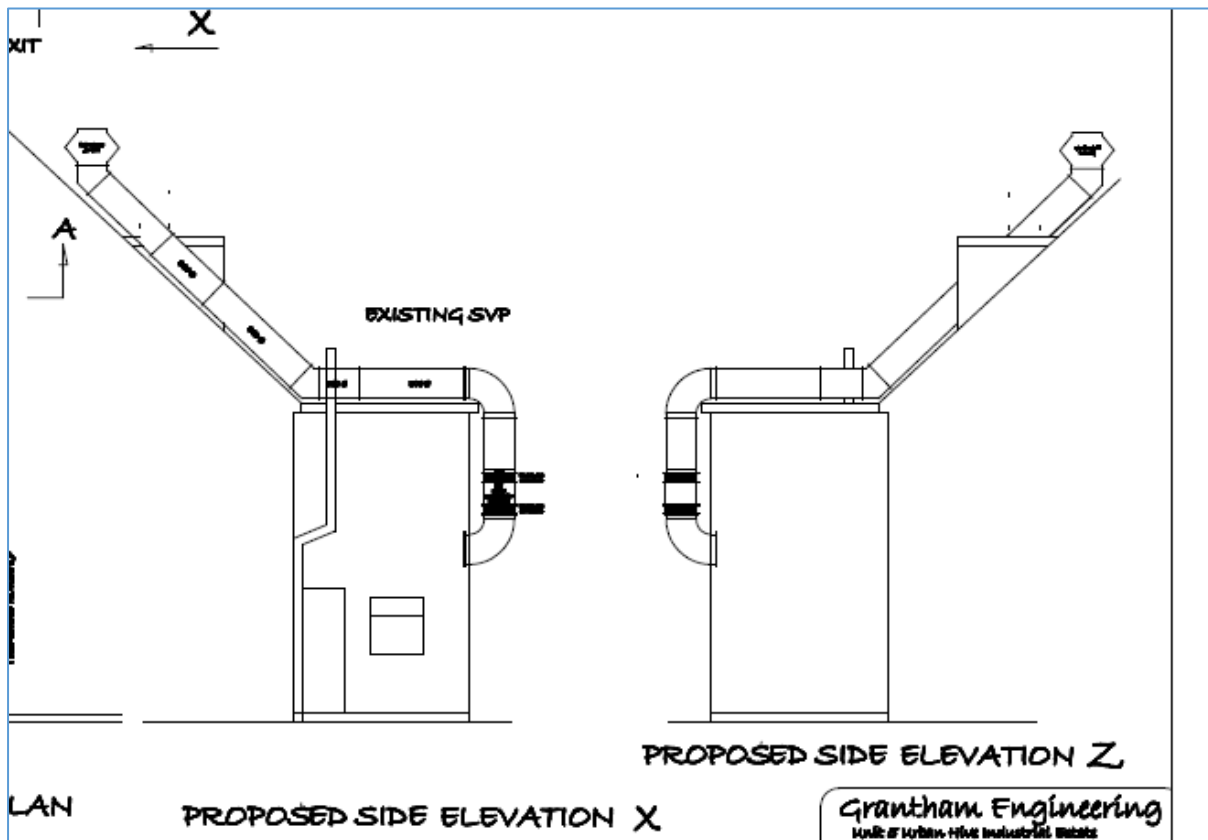
Amended Proposed Rear Elevation (part of Drawing 24/21/SHT3 REV B)



Amended Proposed Side Elevations (part of Drawing 24/21/SHT4 REV B)



Amended Proposed Side Elevations Technical Drawing (part of Drawing 24/21/SHT4 REV B)



Change to Condition 8:

If this application is granted the condition referring to approved plans will need to be amended to reflect this change:

8. The development hereby permitted shall be carried out in accordance with the following approved plans/documents:

Site Location Plan DRG No 24/21 SHT 1

Amended Existing/Proposed Ground Floor 24/21/SHT2 REV A

~~Amended Existing/Proposed Elevations 24/21/SHT3 REV A~~

Amended Existing/Proposed Elevations 24/21/SHT3 REV B

~~Amended Proposed Ground Floor Plan NVGE/HH01 REV A~~

Amended Proposed Ground Floor Plan NVGE/HH01 REV B received on 25.5.22

~~Existing/Proposed Elevations 24/21/SHT 4~~

Existing/Proposed Elevations 24/21/SHT 4 REV B

Specifications:

Activated Carbon Filters - Absolair

Cleanpak CP4 Bag Filter - Jasun Envirocare PLC

Woods Fan Catalogue - JM Aerofoil

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

Recommendation

As per the published report.

Item 5e

22/00551/FUL Construction of two semi detached, 2 bedroom houses, with off road parking and all ancillary works

31 Gravel Hill Terrace, Hemel Hempstead, Hertfordshire, HP1 1RJ

Additional representation received from Cllr William Allen (24/05/2022)

“To avoid delays and confusion, here is my presentation for Thursday.

Thank you, William”

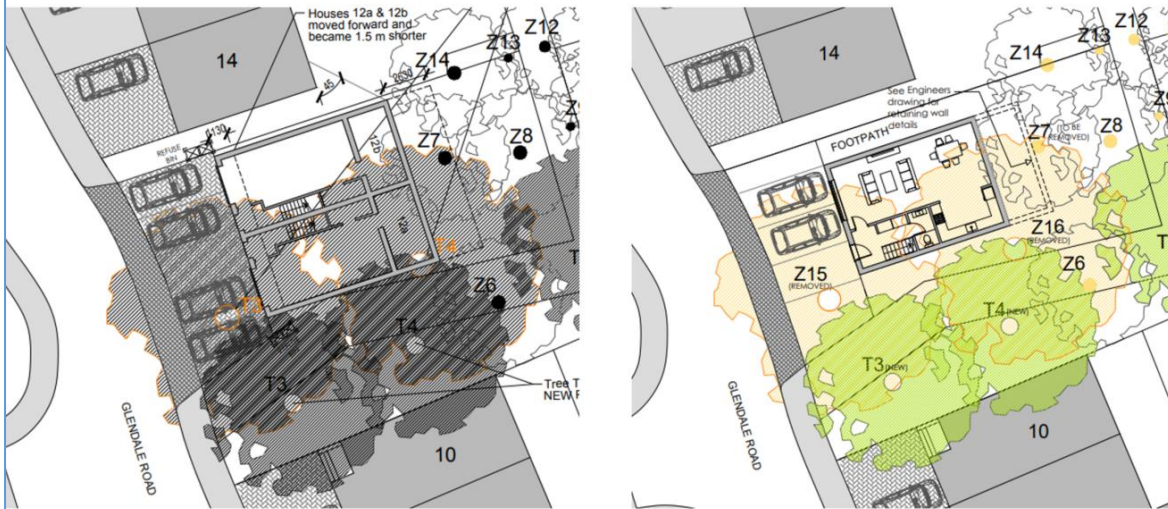
Slide 1:

Land to rear of 31 Gravel Hill Terrace



Slide 2:

Precedent – 10 Glendale

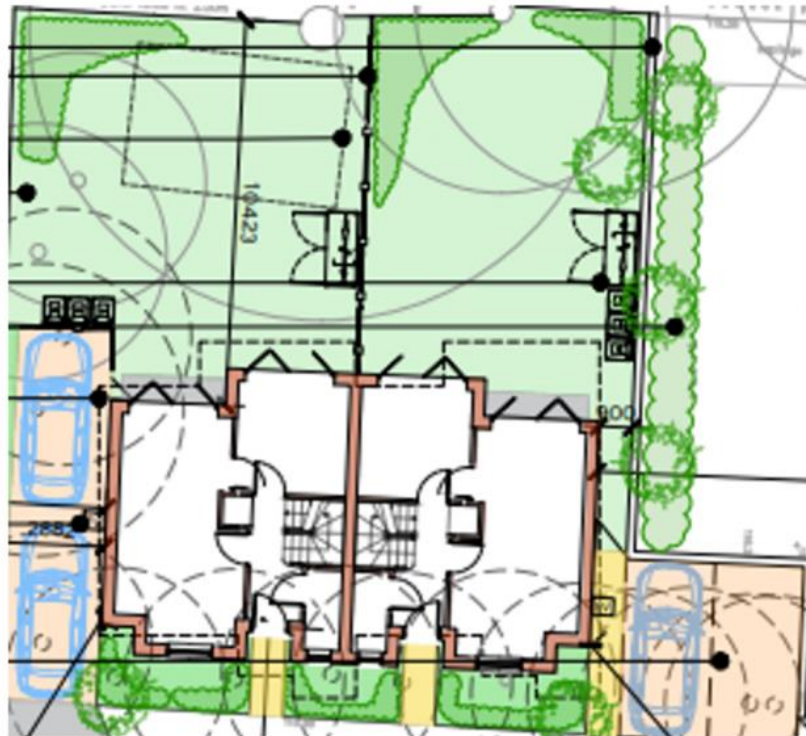


Two houses rejected

One house approved

Slide 3:

Parking & Amenity space



Slide 4:

The proposed development is for two semi-detached houses squeezed into a small plot with limited amenity space. It is not in keeping with surrounding properties, which are all detached, spacious family homes. As such the proposed development would be:

- 1) contrary to CS1 d) of the local plan which states that developments should:
 - d) maintain the **existing neighbourhood pattern**.
- 2) Contrary to CS11 a) and b) which state that development should:
 - a) respect the typical **density** intended in an area and **enhance spaces between buildings** and general character and
 - b) preserve **attractive streetscapes** and enhance any positive linkages between character areas.
- 3) Contrary to CS12 c) f) and g) (particularly i,ii, iii) which state that development should:
 - c) avoid visual intrusion... **loss of privacy** and disturbance to surrounding properties.
 - f) integrate with **streetscape character**.
 - g) respect adjoining properties in terms of
 - i. layout
 - ii. site coverage
 - iii. scale

Recommendation

As per the published report.

Item 5f

22/00015/FHA First floor, part two storey side extension and a first floor rear extension, garage conversion, alterations to openings including insertion of bi-folding doors to existing ground floor rear elevation, insertion of front facing roof light to existing roof and insertion of roof light to existing single storey rear extension. Work to also include rear facing dormer with Juliette balcony to extend existing loft conversion, extension of existing chimney stack and infill of existing raised patio area, to include new access steps and glazed balustrade.

36 Belham Road, Kings Langley, Hertfordshire, WD4 8BY

No updates required.

Recommendation

As per the published report.

Item 5g

21/04777/RET Retention of outbuilding

34 Coniston Road, Kings Langley, Hertfordshire, WD4 8BU

No updates required.

Recommendation

As per the published report.

Item 5h

**22/00710/FHA Proposed first floor extension, front gable extension and
rooflights and rear dormer windows**

Ponderosa, Barncroft Road, Berkhamsted, Hertfordshire, HP4 3NL

No updates required.

Recommendation

As per the published report.

Item 5i

22/00510/FHA Double storey rear extension

51 Highfield Road, Berkhamsted, Hertfordshire, HP4 2DD

No updates required.

Recommendation

As per the published report.

Item 5j

22/00179/FUL Loft Conversion

7 Orchard Court, Bovington, Hertfordshire, HP3 0SD

No updates required.

Recommendation

As per the published report.