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DEVELOPMENT MANAGEMENT AGENDA

**THURSDAY 20 OCTOBER 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 Douris
Councillor C Wyatt-Lowe	Councillor Williams
Councillor Beauchamp (Vice-Chairman)	Councillor Hollinghurst
Councillor Durrant	Councillor Stevens
Councillor Hobson	Councillor Tindall
Councillor Maddern	Councillor Riddick
Councillor McDowell	

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

AGENDA

7. **ADDENDUM** (Pages 2 - 8)

Agenda Item 7



DEVELOPMENT MANAGEMENT COMMITTEE

ADDENDUM SHEET

Item 5a

22/01258/MFA Development of site to provide 32 residential units for social rent. The scheme includes 3 three-storey buildings to provide 9 one-bedroom flats, 6 two-bedroom flats, and 3 two-bedroom wheelchair accessible units. The scheme also includes the construction of twelve houses to provide 8 two-bedroom houses, 4 three-bedroom houses, and 2 three-bedroom wheelchair accessible units. The proposal also includes associated car parking, private and communal amenity space and public open space provision.

Land At Marchmont Farm Adjacent Laidon Square Hemel Hempstead Hertfordshire HP2

HIGHWAY ISSUES

Following extensive dialogue which has included the Applicant, Hertfordshire County Council Highways and the LPA it is recommended that:

Condition 6: This is deleted as the provision Unilateral Undertaking would address the reservation of land for the future emergency access by reference to land hatched green on drawing number PL050 to serve the remainder of the LA 1 Development in perpetuity.

Instead, there would be an informative:

Informative: Details of all information relating to the surfacing of the emergency access route that links the application site with the remaining part of the LA1 site to Laidon Square must also be designed to provide access for cyclists and pedestrians at all times. It is expected that Hertfordshire Highways and Hertfordshire Fire and Rescue

review and approve through a future planning application for the remainder of the LA1 site.

Condition 7: This is changed to:

Prior to the first occupation of the development hereby permitted the offsite highway improvement works referred to below shall be completed fully in accordance with the details approved in writing by the local planning authority:

Vehicle bellmouth access into the site from Laidon Square and any associated works and tactile paving and pedestrian dropped kerbs on either side of the proposed bellmouth access.

DRAINAGE ISSUES

Background

JBA Drainage Consultants have been providing specialist technical advice to the LPA because of the problems relating to Hertfordshire Lead Flood Authority being unable to respond to LPA consultations, as a statutory consultee.

Officer Overview

There is a difference of view between the Applicant's Advisor's and JBA.

It is understood from discussions with the Applicant's advisors that the site conditions/off site conditions have been addressed in the drainage design. This involves a combination of underground storage tanks/ attenuation crates , permeable materials and the role of the existing public sewer. It has been explained that the chalk strata is unsuitable in this location for the installation of soakaways and the proposed open space cannot be used as a swale, but has biodiversity benefits.

It is concluded that in the circumstances the scheme represents a pragmatic approach. A drainage condition is recommended:

'The development hereby permitted shall be carried out fully in accordance with the Flood Risk Assessment & Drainage Strategy Dacorum Borough Council CE/2106740/DM/CD/30/03/2022 K200627/C7/0025 1st April 2022'.

This overview is in the context of the following:

JBA Drainage Consultants Response to Proposed Approach to Drainage: Overview

Thames Water have no objection to the drainage proposals, including accepting the proposed 2 l/s discharge rate into their surface water sewer (in their consultee response dated Thursday 12th May 2022).

Despite this, the proposals do not technically meet the requirements as set out in the Hertfordshire LLFA's requirements for sustainable drainage. The LPA needs to consider the acceptability of proposals based on effective attenuation on site without reference to source control techniques.

JBA Drainage Response to The Applicant's Drainage Advisor's Clarification/ Information

This checklist forms our 2nd review of 22/01258/MFA (Land At Marchmont Farm) for the LPA using the agreed checklist and Hertfordshire LLFA requirements. All documents should subsequently be sent to the LLFA as a matter of record.

We have reviewed the new information, including the LLFA Query Response, and our comment on standing surface water at the entrance is still valid.

We have found that the applicant response doesn't really add to the initial approach for discounting infiltration and surface SuDS that we identified our first review. As such, we have left some comments in for you as the LPA to consider the acceptability of the proposals:

- Whilst the applicants response to our comments on discharge to ground refer to SPZ1 (which the site isn't in but is nearby), Thames Water have no objection to accepting the restricted discharge rate into their sewer.
- We note that permeable paving and tanks have been acceptable to Hertfordshire LLFA on other sites. In terms of 'lack of space' for surface SuDS (i.e., swales and basins), we note that the applicant has also provided 15% managed public open space based on pre-application discussions which is not contributing to surface water management but does provide biodiversity benefit.

The Applicant's Drainage Advisor's Additional Explanation

Focussing on the Conclusions / Observation points individually:

1. Surface Water Flooding to the north-west area
 - a. It appears they are concerned with offsite water ponding and entering into our development.
 - b. At this location, a new road junction is to be constructed, providing the entrance to our site.
 - c. This construction is to be of adoptable standards but it unlikely to be adopted.
 - d. The levels of the road are to be designed in consideration of the existing, whilst also ensuring that the new development levels are optimised. Currently the access road is at the maximum falls allowed within design codes (design by RGP) and so control of the levels is set by the existing road levels.

- e. We cannot install any form of drainage channel across the road but instead will have to manage the road levels to ensure that any water entering the development will be directed to road gulleys.
 - f. Consideration will also need to be given to the future use of the roadway as access to the extended development.
 - g. In short, the flooding noted in figure 4-3 in the FRA is as a result of off-site flooding issues which we can not readily control. Instead, the water will need to be managed in design of the road falls and gulley locations.
2. SuDS Solutions
- a. They are basically stating that we should consider alternative site layouts so that swales can be implemented.
 - b. The POS at the east end of the site is to remain untouched through the development so cannot be used for SuDS techniques.
 - c. We feel this is an item that cannot be readily cleared.
3. Exceedance Flows
- a. There is no exceedance flow.
 - b. We will provide a revised drawings showing the arrows so that the items can be removed.

The drainage network has been designed in accordance with latest guidance to ensure that flooding does not occur on the site for at least the required 1:100year plus 40% for climate change rainfall occurrence. This has been carried out using the approved 2.0l/s outfall into the adjacent public (Thames Water) sewer for which outline approval has already been obtained. The storage of the water is to be held on site through the use of attenuation crates located in areas under car parking. These crates are designed and installed to ensure minimum maintenance is required and allow the free flow of water into them during periods of heavy rainfall with the slow discharge (2.0l/s) of the attenuated volume into the public sewer at all times. This type of system is a SuDS network as it reduces the flow of surface water into the network to a steady flow at all times, thereby managing surface water flow within the site confines.

The detailed design of the drainage network will take place after planning. It will ensure that surface water is placed within the buried drainage network as quickly as possible. Any potential flow from water off site will be reviewed and additional storage will be considered to ensure no ill effects are felt by any of the residents (or passing public) during storm events.

SUMMER OVERHEATING ASSESSMENT

A report has been received- the results indicate that a majority of the dwellings will have a low risk of summer overheating where windows/external doors can be utilised for summertime ventilation.

The report notes :

-It can be seen from the detailed results that windows/external doors are being opened when the external temperature is greater than the internal temperature. This allows hot air to enter the rooms causing the internal temperatures to increase over the threshold. An altered profile was therefore applied, preventing windows/external doors from opening when the external temperature was greater than the internal temperature.

-With the altered window opening profile applied to the dynamic thermal model, the internal temperature is significantly improved allowing all but one room to comply with both Criterion (a) and Criterion (b) of CIBSE TM59:2017.

-The remaining failing room is one of the ground floor bedrooms, which is marginally failing Criterion (b). Ground floor bedrooms are shown to be the worst performing rooms as they have reduced opening during the night-time for security, which causes the ventilation rates to be lower compared to bedrooms located on upper floors.

-Increasing the ventilation rates to this room through additional opening, security grilles or the Mechanical Ventilation Heat Recovery (MVHR) will help improve the internal temperatures.

-Occupants should be made aware of the importance of opening windows/external doors when possible, particularly during the night and when the external temperature is cooler. They should also be advised on the use and maintenance of the MVHR units and when to allow for higher ventilation rates when external temperatures are cooler.

Recommendation

As per the published report subject to the following changes:

Condition 6: This is deleted and replaced with the following informative:

Details of all information relating to the surfacing of the emergency access route that links the application site with the remaining part of the LA1 site to Laidon Square must also be designed to provide access for cyclists and pedestrians at all times. It is expected that Hertfordshire Highways and Hertfordshire Fire and Rescue review and approve through a future planning application for the remainder of the LA1 site.

Condition 7: This is changed to:

'Prior to the first occupation of the development hereby permitted the offsite highway improvement works referred to below shall be completed fully in accordance with the details approved in writing by the local planning authority:

Vehicle bellmouth access into the site from Laidon Square and any associated works and tactile paving and pedestrian dropped kerbs on either side of the proposed bellmouth access'.

Additional Condition

'The development hereby permitted shall be carried out fully in accordance with the Flood Risk Assessment & Drainage Strategy Dacorum Borough Council CE/2106740/DM/CD/30/03/2022 K200627/C7/0025 1st April 2022'.

Unilateral Undertaking

This includes the payment of a monitoring fee.

Item 5b

22/02534/FHA Proposed part single part two storey side / rear extensions, demolition of existing garage, and all associated works (revised scheme).

2 Nettlecroft Hemel Hempstead Hertfordshire HP1 1PQ

Recommendation

As per the published report.

Item 5c

22/00921/FHA Two storey side/rear extension and single storey rear extension.

2 Chapel Close Little Gaddesden Berkhamsted Hertfordshire HP4 1QG

Recommendation

As per the published report.

Item 5d

22/01733/FHA Conversion of Swimming Pool Building to Annexe

Russett View Dunny Lane Chipperfield Kings Langley Hertfordshire WD4 9DD

Recommendation

As per the published report.

Item 5e

22/02417/LBC Internal fit out to ground floor including new stud partition wall in kitchen. New bannister rail for basement staircase. Existing staircase to first floor enclosed with stud partition. Internal stud walls in front of existing for new finishes to cafe area.

97 High Street Hemel Hempstead Hertfordshire HP1 3AH

Recommendation

As per the published report.

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