



DEVELOPMENT CONTROL AGENDA

**THURSDAY 5 NOVEMBER 2015 AT 7.00 PM
COUNCIL CHAMBER**

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 Collins (Chairman)
Councillor Guest (Vice-Chairman)
Councillor Birnie
Councillor Clark
Councillor Conway
Councillor Maddern
Councillor Matthews

Councillor Riddick
Councillor Ritchie
Councillor Sutton
Councillor Whitman
Councillor Wyatt-Lowe
Councillor Fisher
Councillor Tindall

For further information, please contact Katie Mogan or Member Support

AGENDA

18. ADDENDUM (Pages 2 - 5)



DEVELOPMENT CONTROL COMMITTEE
Thursday 5th November 2015 at 7.00 PM

ADDENDUM SHEET

5.01

4/02932/14/FUL- CONSTRUCTION OF TWO NEW DWELLINGS TO REPLACE ONE LARGER DWELLING AND ASSOCIATED OUTBUILDINGS

REMAGEN, BOX LANE, HEMEL HEMPSTEAD, HP3 0DJ

Additional representations have been received from:

Hazels, Bushfield Road, Bovington (2 November 2015)–

Object. The building of an additional dwelling is contrary to Green Belt policy, and if allowed, would create a precedent and open the flood gates to similar applications on Green Belt land in the area.

Previous similar applications in the area have been refused.

The design of the proposed development is completely out of keeping and detrimental to what is now a pleasant wooded area close to Box Moor Trust land.

3 Bushfield Road, Bovington (4 November 2015)-

I hold dearly the principle of the Green Belt and the policy which underpins the protection of such. As a consequence I am concerned that this application would create a precedent to similar applications on Green Belt land in the local area. And, if it goes ahead, will no doubt encourage many more similar applications negating any distinguishing buffer zone between the urban landscape of Hemel Hempstead and that of our treasured village communities.

Box Lane is already one of the busiest 'B' roads in the surrounding area and in the fullness of time such a precedent can only serve to have an adverse effect on the future flow of traffic.

Woodbine Cottage, Taylors Lane, Tring (5 November 2015) –

We lived at Larch Hill, which is a near neighbour of Remagen, for 15 years until 2000. Both houses form part of a line of 5 substantial properties which are of similar size and character, all built in the 1930s and which are typical of other properties along Box Lane. If Remagen is demolished and replaced by two smaller houses, it will open the floodgates for similar development by owners of other properties along Box Lane. Box Lane is already heavily congested during rush hours and at the weekend. The proposed new development is not even in keeping with existing houses. I strongly object to this planning application.

Recommendation

As per the published report.

5.02

4/02578/15/FUL - ALTERATIONS TO THE LISTED CURTILAGE BOUNDARY WALLING AND CONSTRUCTION OF NEW FENCING TO FORM NEW LANDSCAPED AREA FOLLOWING THE REMOVAL OF 1 NO. COMMON ASH TREE

BLUE COURT, 1 CHURCH LANE, KINGS LANGLEY, WD4 8JP

Recommendation

As per the published report

5.03

4/02579/15/LBC - ALTERATIONS TO THE LISTED CURTILAGE BOUNDARY WALLING AND CONSTRUCTION OF NEW FENCING TO FORM NEW LANDSCAPED AREA

BLUE COURT, 1 CHURCH LANE, KINGS LANGLEY, WD4 8JP

Recommendation

As per the published report

5.04

4/02839/15/FUL- REDEVELOPMENT OF EXISTING GARAGE COURT TO PROVIDE 3 NO. TWO STOREY DETACHED DWELLINGS, TOGETHER WITH ASSOCIATED AMENITY SPACE AND CAR PARKING. PROVISION OF 11 NO. PARKING BAYS FOR COMMUNITY USE (RE-SUBMISSION)

GARAGE COURT TO THE SOUTH OF 7 BURNS DRIVE, HEMEL HEMPSTEAD, HP2 7NP

Recommendation

The proposal has been amended in reference to the provision of 12 parking bays for community use. The amended description is as follows:

REDEVELOPMENT OF EXISTING GARAGE COURT TO PROVIDE 3 NO. TWO STOREY DETACHED DWELLINGS, TOGETHER WITH ASSOCIATED AMENITY SPACE AND CAR PARKING. PROVISION OF 12 NO. PARKING BAYS FOR COMMUNITY USE (RE-SUBMISSION)

5.05

4/02840/15/FUL - REDEVELOPMENT OF EXISTING GARAGE COURT TO PROVIDE FOUR TWO-BED FLATS CONTAINED WITHIN A SINGLE BLOCK, TOGETHER WITH ASSOCIATED AMENITY SPACE AND CAR PARKING. PROVISION OF 15 PARKING BAYS FOR COMMUNITY USE (AMENDED DESCRIPTION ONLY)

GARAGE COURT TO THE SOUTH OF 71 TO 81 BURNS DRIVE, HEMEL HEMPSTEAD, HP2 7NW

Recommendation

The proposal has been amended in reference to the provision of 19 parking bays for community use. The amended description is as follows:

4/02840/15/FUL - REDEVELOPMENT OF EXISTING GARAGE COURT TO PROVIDE FOUR TWO-BED FLATS CONTAINED WITHIN A SINGLE BLOCK, TOGETHER WITH ASSOCIATED AMENITY SPACE AND CAR PARKING. PROVISION OF 19 PARKING BAYS FOR COMMUNITY USE (AMENDED DESCRIPTION ONLY)

Delete the following sentence on page 70:

“As the parking spaces are to be provided for residents located outside the application site, this parking provision is not a material consideration to this application and should not be considered as such in its determination.”

5.06

4/02453/15/FHA - LOFT CONVERSION WITH REAR DORMER (AMENDED SCHEME)

257 HIGH STREET, BERKHAMSTED, HP4 1AB

Recommendation

As per the published report

5.07

4/02771/15/FHA - LOFT CONVERSION

12 NASH CLOSE, BERKHAMSTED, HP4 1FB

Recommendation

As per the published report

5.08

4/03047/15/LBC - INTERNAL ALTERATIONS TO REPLACE PRINCIPAL ROOM FIREPLACE, MODIFY EXISTING EN-SUITE TO THE FIRST FLOOR, AND BOARD AND INSULATE LOFT FOR STORAGE

8 CASTLE STREET, BERKHAMSTED, HP4 2BQ

Recommendation

As per the published report