



Public Document Pack

# DEVELOPMENT MANAGEMENT AGENDA

**THURSDAY 13 APRIL 2023 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 - 25)

# Agenda Item 7



## DEVELOPMENT MANAGEMENT COMMITTEE

### ADDENDUM SHEET

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#### Item 5a

**21/04556/MFA Construction of 234 apartments and 1,486 sqm of commercial floor space, provided in three main buildings ranging from 5 to 9 storeys on two podiums, with associated car parking, landscaping, amenity space and service areas**

**Plots 1 & 2 Maylands Avenue, Hemel Hempstead, HP2 4FQ**

#### Amended Conditions

- 8. Notwithstanding the details submitted, no development (excluding demolition, tree protection works, groundworks / investigations) shall take place until full details (in the form of scaled plans and / or written specifications) shall have been submitted to and approved in writing by the Local Planning Authority to illustrate the following:**
- i) Roads, footways**
  - ii) Cycleways**
  - iii) Foul and surface water drainage**
  - iv) Visibility splays**
  - v) Access arrangements**
  - vi) Parking provision in accordance with adopted standard**
  - vii) Loading areas**
  - viii) Turning areas**
  - ix) Parking Management**

**The development shall be carried out, and thereafter retained, in accordance with the approved details.**

Reason: To ensure suitable, safe and satisfactory planning and development of the site in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018), Policy CS12 of the Dacorum Borough Core Strategy (2013), saved Policy 54 of the Dacorum Borough Local Plan 1991-2011 and the Car Parking Standards Supplementary Planning Document (2020).

- 27. The development / or phases of development shall not be occupied until the site investigation has been completed and the provision made for analysis in accordance with the programme set out in the WSI approved under condition 26 has been completed. The final phase of development shall not be occupied until the site investigation has been completed and the provision made for analysis, publication and dissemination of results and archive deposition in accordance with the programme set out in the Written Scheme of Investigation approved under condition 26 has been secured and the details submitted to and approved in writing by the local planning authority.**

Reason: To ensure that below ground archeology is properly investigated, analysed, recorded and archived in accordance with the National Planning Policy Framework (2021), saved Policy 118 of the Local Plan (2004) and the guidance contained in the Historic Environment Planning Practice Guide.

Recommendation

As per the published report.

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**Item 5b**

**21/03244/FUL Conversion and construction of 6 dwellinghouses on brownfield site.**

**50 High Street, Markyate, Hertfordshire, AL3 8HZ**

**Additional Representations received on 11. 04.2023 in order of their receipt**

No. 58 High Street

I am incredibly concerned that these plans are to be discussed at the above meeting, using documentation that still shows the boundaries and layout of our property incorrectly - how can this be?

Who do I escalate this to please? We have mentioned it many times in our responses on the portal but no action has been taken.

The Agent's Response to the Representation from No.58 High Street

(Please Note. This followed a phone call from the case officer ( CO) to the Agent. The CO explained the representation. The CO also sent the Agent's predecessor's correspondence with the owner / occupier of no.58 High Street).

Response:

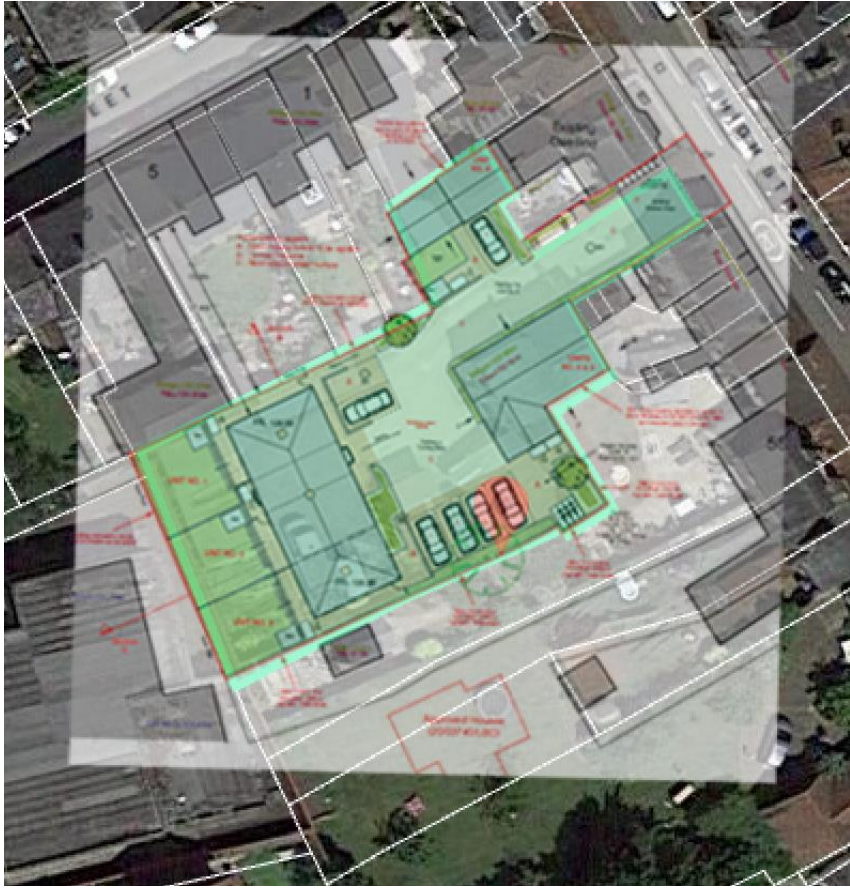
Thanks for sending this through.

Having had a closer look, I can confirm that the redline boundary is correct and accurately reflects the development extend of the development site.

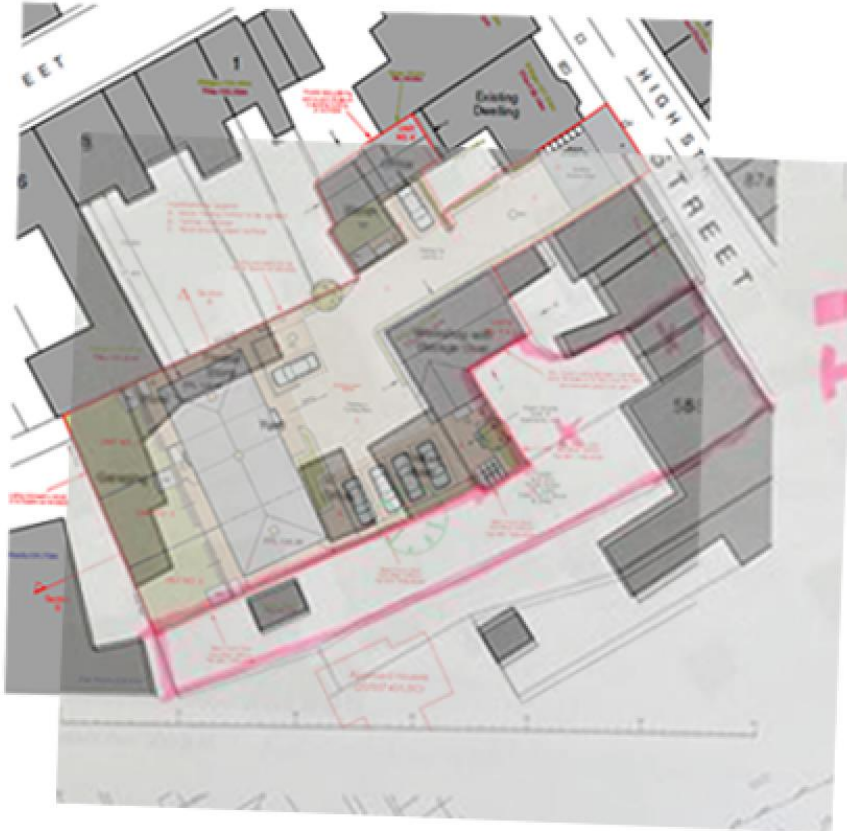
That this is the case, is shown via the below plans that we've crudely drafted up showing the extent of the site and boundary of the land.

Please see the rough overlay plans that we've drafted up using Landinsight and then the site plan overlaid:





We have also overlaid the pink boundary drafted up by Sally Le-May which again shows that the redline boundary shown on the site plan is correct:



I believe that Sally's concern is that the proposed site plan may incorrectly show the extent of the garden of No. 58 itself (which is not within the redline boundary of the proposed development) which it appears includes the land that wraps around the proposed bike shed in the south eastern corner of the proposed site.

Regardless of this, it is the case that this will not have any material impact on determining the impact of the application on neighbouring amenity space as all of the area shown adjoining the site in the applicant's proposed site plan is shown accurately to be what it is in actuality – private outdoor amenity (garden) space belonging to residents of houses on High Street.

Whether this garden area in question belongs to No. 58 High Street or to neighbouring dwellings as is shown on the submitted plan, it does not change the relationship that the proposed development has with neighbouring dwellings and thus is not considered to be relevant to the consideration of this scheme in planning terms.

To reiterate, we can confirm that the proposed site plan shows the correct extent of the redline boundary of the proposed development, and shows the adjoining land context in this area of the site which is outdoor garden space belonging to residents on High Street.

Therefore, it is considered that the only relevant consideration is that the redline boundary shown on the proposed site plan is correct, and that the nature of land ownership shown beyond the redline boundary of the proposed development site is ultimately irrelevant in planning terms as the context right the way around the development is the same (residential garden space) regardless of who it belongs to, and thus the proposed site plan does not mislead in anyway that may be relevant for the planning consideration of the LPA.

Thanks Nigel, I hope the above is helpful but please give me a ring if you need to discuss further / if you need anything further from us.

Note: In a subsequent e mail the Agent confirmed that the above could be sent on as required.

No. 58 High Street: 2<sup>nd</sup> E mail

( Please Note : The parts not copied are the earlier e mail from the CO confirming when the application is to be considered by the Committee and the above earlier e mail received from no.58 High Street).

Thank you for your call this morning having received my email below.

As discussed and raised on all our planning objections and communications, the layout of our property (58 High St) is still shown incorrectly on the documentation being presented to the Development Management Committee this Thursday 13th April.

We have commented on this on all of our objections to the planning portal, mentioned this to you when we met, and detailed it again on my email to you and the planning department dated 14th June 2022.

I attach photos, indicating the issues on the Proposed Site Layout Plan and the Existing Site Layout Plan, where our home is shown as though it is three properties, everything shaded in the attached pictures is our home, 58 High Street, this has always been the case for hundreds of years, the area indicated as being another 2 properties is in fact our bathroom and one bedroom which sit over our carriage driveway. Everything in pink is our home and land.

For these documents to be used for the Committee to assess this application cannot be legal, and since no-one has responded to me on this matter in the years this has been going on for I see no other option than to ask you to escalate this as I believe it breaks the law by wrongly showing the potential impact on our property (to the benefit of the developers). I require an urgent response to this or I will be raising it with my MP as no other help seems to be being offered to me.

I await your comments.





Parish Councillor Selma Hakki



Regarding item 5B on the Agenda at the above meeting regarding development at 50 High St Markyate.

Whilst we have been preparing our application to speak at this meeting, We have noticed that a number of significant details & omissions are incorrect on the plans to be referred to in this meeting.

We would therefore request that this item be deferred until such time that the correct plans are submitted for consultation.

We surely must have accurate plans before any meeting can take place However, should this meeting proceed, we would to register for Miss Selma Hakki (Parish Councillor for Markyate Village) & Resident Rachel Krauka on behalf of the residents to speak at this meeting.

We have photos that we would like to present, please could you advise asap, as to how we can submit these in advance to you for presentation.

We await your reply.

Thank you

Response from Committee Corporate and Democratic Support Officer Corporate and Contracted Services to Parish Councillor Selma Hakka

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My colleague Kayley will register you to speak when she is in tomorrow.

You will not be able to present anything during your allocated speaking time however if you can send over what you want to share directly to the case officer they may be able to put these in the addendum which gets published tomorrow afternoon.

#### No. 5 Albert Street

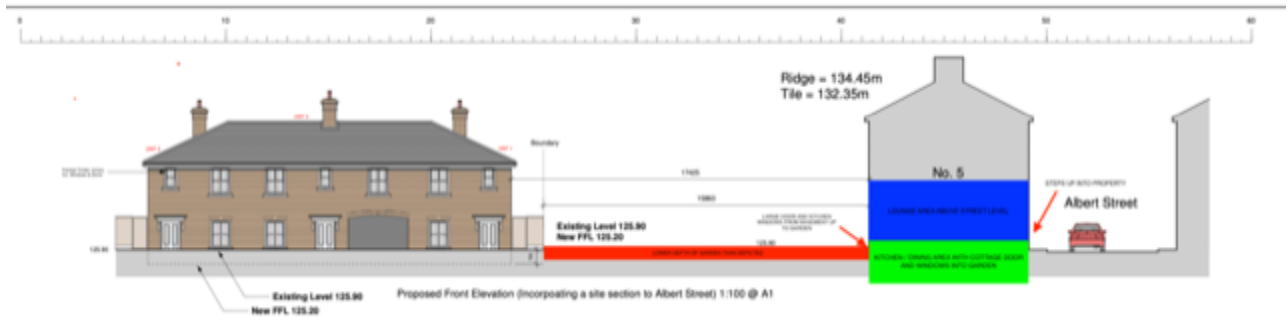
(Please Note: This contains the additional representation and the previous representations).

Further to my many objections to the planned development at 50 High Street, I have been advised that it is not legal to proceed with a planning application decision based on inaccurate and misstated diagrams. Noting further that neither yourself nor the developers have ever responded to my objections that the diagrams relating to my property are inaccurate.

5 Albert Street is not all at street level as depicted. It has living areas both above and below street level which if they were shown correctly in the application would make the detrimental impact to 5 Albert Street more abundantly clear.

FURTHER directing you to <https://markyatecaca.commonplace.is> which lists 5 Albert Street for local listing based on its exceptional historical character which this development would hide from the rest of the village.

Along with other neighbours to this proposed development, I will be forwarding similar information to our MP as there has been no help or support forthcoming from your department.



VERY ROUGHLY DIAGRAM SHOWING THAT THE ELEVATIONS OF NO 5 ARE WRONGLY DEPICTED



DIAGRAM SHOWING THAT THE NEW BUILDING WILL DESTROY LIGHT ACCESS INTO A MAIN LIVING AREA FOR THE HOUSE (KITCHEN AND DINING AREA)



DIAGRAM SHOWING HOW THE NEW BUILDING WOULD LOOK FROM THE LOUNGE / LIVING AREA AT MORE ACCURATE ELEVATION.

I await your comments.

#### PREVIOUS REPRESENTATION

Thank you for visiting my property last month, hopefully it gave you a clear view of how much obstruction the development is proposing to cause my property. Please could you confirm receipt of this email.

To confirm and adding the attached photos (at end) for reference:



- 5 Albert Street has 4 elevations including a **basement level** kitchen, dining area where my family spends a significant amount of time (young boys, working from home parents) and which already receives very little light due to its elevation

- The development plans have assumed a street level elevation for 5 Albert Street which is incorrect, the only area that is street level is the garage and library area so the plans do not accurately or fairly account for the impact on the property

- the living area is above street level and currently enjoys sun across from the garden which will be directly blocked by the development

- 5 Albert street's garden is already enclosed on the right side by 9 Albert Street which has a high wall against the garden area cutting off significant amounts of afternoon sun even in mid-summer

- the proposed development would further enclose the garden property significantly impacting summer sun and (based on the December photos below) completely cut off all sun to the garden during winter

**- the proposed development will result in a complete loss of sunlight to 5 Albert Street's garden during winter months and substantial loss of sunlight during summer**

- the proposal is a massive overdevelopment and far too high an impact on adjoining properties.

- the village cannot handle a development of this size that does not allow for ample parking spaces, public transport in the village is poor and it should be assumed that all adults with the income to be buying into a property or renting a new build will need a car for work and living

- the developers have not amended their plans to allow for 5 Albert Street's correct elevations despite objections and have NEVER responded to objections from this property despite it being one of the most affected

- This development is contrary to the work that Dacorum is doing to protect the heritage of the village.

**- 5 Albert Street is being proposed for LOCAL LISTING due to the significance of this property in displaying the history and style of the village, allowing it to be enclosed by ugly new build apartments is contrary to the intent of the council here**

- Below pasted all my comments on the planning application, none of which have been responded to directly.

PASTED FROM THE PLANNING PORTAL:

5 Albert Street Markyate St Albans Hertfordshire AL3 8HY (Objects)

Comment submitted date: Mon 20 Jun 2022

Resubmitting my objections which have not been addressed. And wanting to point out that the resubmissions were once again made during school holidays in the hope of avoiding objections and that ONCE AGAIN MULTIPLE AFFECTED HOUSES WERE NOT NOTIFIED. I am relying on neighbours on the high street to update me to new submissions when the houses on Albert street should be receiving direct notices. AND IT IS WELL OVERDUE FOR ANYONE INVOLVED IN THIS APPLICATION TO CONSULT WITH THE ALBERT STREET HOUSES

AFFECTED. I have yet to have any feedback to my concerns and the effective 'boxing in' that this development will do to my property.

Comment submitted date: Wed 13 Apr 2022

I am pasting my previous comments below as they have not been addressed by the changes. I also want to point out that once again No 5 Albert Street was not notified of the new application despite having a clear interest in the development and being one of the more affected properties. No one has assessed the impact that the property will have on our property or responded directly to my complaints or requests for a visit to discuss.

1. 6 residential dwellings is an excessive overdevelopment from current usage.

2. INADEQUATE PARKING: Markyate high street and surrounding roads have a severe parking problem with residents already struggling to park near their properties and unable to accommodate visitor parking at all. The plan shows 8 apparent spaces (9 according to document) for 6 residences which will only work if the 1 bed units are single person occupied and there are no adult children and no one expects any visitors ever. The reality is that at some point multiple units will exceed their allocated parking spaces and will push into the high street and surrounds which CANNOT accommodate any more cars and certainly not on a permanent basis. Additionally, it seems that the plans will restrict 50A's current parking at the entrance to the development which will push 2 more cars into the High Street. This is not a plan that shows any sensitivity to the village and its existing problems with parking.

3. Unit 1 (added to the existing height of No 9 Albert Street) will block light during winter across more than 50% of the garden of No 5 Albert Street. We already lose significant afternoon light with the existing height of No 9 Albert Street.

4. Markyate census and Parish Council Plan states no further infilling and High Street is critically congested.

5. More should be done to protect the privacy of No 3 and No 9 Albert Street which will be overlooked by the new buildings

6. No effort has been made by the developers to discuss this plans with the neighbours and residents severely affected.

7. This change in use will significantly increase noise and congestion on weekends where currently the site is unused on weekends.

Comment submitted date: Sun 26 Sep 2021

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8. The bin store will be unsightly against the village high street

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Please Note: there were photographs attached to this e mail

Parish Councillor Selma Hakki

Firstly, so you know who is E mailing you, my name is Selma Hakki, I am one of the Parish Councillors of Markyate.

We have a query regarding the above meeting, item no: 21/03244/FUL, the proposed development of 50 High St Markyate.

Whilst planning our meeting to speak on Thursday, we have come across errors, inaccuracies & omissions on the proposed plans to be used.

With this considered should the meeting not be deferred until such time that the plans are rectified & are accurate?

Surely no decisions are able to be made referring to inaccurate plans & information?

Could you be so kind as to let us know what the arrangements are on this please. In the meantime, we have booked in to speak at the meeting, should it go ahead, & have requested that we be able to present some photos. We have been advised that we should send them to the case manager, I am assuming they would be yourself.

Please could you let me know asap, so we can ensure we have everything in place.

I look forward to hearing from you.

**Response to the Above Representations**

Background

There has been extensive dialogue by the LPA with the Agent regarding this application and the two previously withdrawn applications over a substantial period of time.

In accordance with standard long established practice the LPA has sought to liaise with the Agent to address a range of issues regarding the site's redevelopment following the receipt of applications at the site. This has resulted in various changes to the scheme, culminating the latest plans.

The application is recommended for the grant of planning permission on fine balance. Previous schemes would have been recommended for refusal.

It is understood that the Agent's representatives have sought to fully engage with the Parish Council to explain the site's redevelopment over a substantial period.

The case officer ( CO ) has visited nos. 58 High Street ( meeting attended by Councillor Jane Timmis ) , nos.9 and 5 Albert Street and 48 High Street. Before this the CO and Design & Conservation Officer held a site meeting with the Agent ,Applicant and Architect . COVID 19 resulted in delays in carrying out the first 2 visits.

Consultations with the Parish Council and Residents

There have been three consultations with the Parish Council no. 58 High Street.

In addition, as confirmed Councillor Jane Timmis attended the visit to no. 58 High Street

#### Application Site Boundaries and Plan Accuracies

The Agent has been previously requested to clarify the issue of the legal boundaries of the application site and ensure that submitted plans are accurate.

The onus is with the Applicant/ Agent to ensure accuracy

As clarified, the Agent has been directly involved in correspondence with the owner(s) of no. 58 High Street.

It is acknowledged that the submitted plans incorrectly number dwellings in Albert Street. The Report was based upon the correct numbering.

The consideration of the application has been in the knowledge of the layout of no. 5 Albert Street which was visited by the CO.

#### Assessment of the Application based upon the Site / Area Conditions and the Plans Accuracy

With regard to the request to defer the application's consideration with reference to the submitted plans, based upon the three CO's site visits it is considered that there is adequate knowledge of the site and its surroundings to assess the application. This includes the relationship between the site and no. 5 Albert Street.

#### Correspondence with Residents

It is not the Department's standard practice to engage in correspondence regarding with individual neighbours representations in the consideration of a planning application.

However, as confirmed there have been visits to individual dwellings and the received representations for this application and the previously withdrawn applications have been taken into account in the application's assessment as material considerations.

#### Consultations with the Parish Council and Residents

There have been three consultations with the Parish Council no. 58 High Street. The Parish Council has been contacted by the CO regarding the timing of when the application would be considered by the Committee

In addition, as confirmed Councillor Jane Timmis attended the visit to no. 58 High Street.

#### Overview

It is considered that there is adequate knowledge of the site, the adjoining dwellings and the surrounding area for the Development Management Committee to consider the application.

#### Recommendation

As per the published report.

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## Item 5c

**21/04769/MFA Construction of a residential care home (Class C2) and ancillary facilities, including access arrangements, car parking, amenity space, landscaping and associated works.**

**Land At Miswell Lane, Tring, Herts, HP23 4JU**

### **Additional Representations**

#### Lead Local Flood Authority

The LLFA has reviewed the additional information that was submitted in response to our previous letter dated 10th February 2023 and further clarifications received via email on 28th March 2023. The LLFA is now able to recommend conditions for this planning application for the construction of a residential care home (Class C2) and ancillary facilities, including access arrangements, car parking, amenity space, landscaping, and associated works. We wish to make the following comments.

The LLFA confirms the applicant has now addressed our point regarding the finished floor levels for the ground floor of the proposed building and the finished ground levels of the land surrounding the building within the development site, providing a freeboard of 150mm. The applicant has also clarified the details requested in our previous objection letter (in italics):

- 1. Within the full calculations attenuation structures design there is inconsistent information relating to the infiltration area. The LLFA request clarification on how the 59m2 was calculated.* Information has been provided to clarify the sizing.
- 2. The LLFA is yet to receive information or evidence from the applicant there is at least a 1.2m between the seasonally high groundwater level and the base of the proposed infiltration structures based on the high susceptibility to groundwater flooding in the area. We appreciate that the applicant submitted a Groundsure Location Intelligence document relating to groundwater flooding, the LLFA requires the applicant to provide site-specific evidence through ground investigation to detail that testing was carried out and if water was struck, at what depth.* The applicant has clarified that groundwater was not identified in any boreholes conducted on the site, and is anticipated at much greater depths.
- 3. Having reviewed the latest drainage strategy, the LLFA notes there appears to be no connection for surface water drainage to the sewer system on Miswell Lane. Please can the applicant confirm that all surface water runoff is being discharged to ground onsite and there will be no surface water discharge into the sewer on Miswell Lane.* The applicant has clarified the strategy proposes to discharge by infiltration only, with no discharge to surface water sewer.



We therefore recommend the following conditions to secure the principles of the strategy, should the LPA be minded to grant permission.

#### Condition 1

The development permitted by this planning permission shall be carried out in accordance with the approved Drainage Strategy and Flood Risk Assessment prepared by Baker Hall Ltd Revision A, dated July 2022 and the subsequently submitted Below Ground Drainage Strategy prepared by Baker Hall Ltd reference 21007-50-01 Rev P5, dated 23 January 2023.

1. Limiting the surface water run-off generated by the critical storm events so that it will not exceed the greenfield surface water run-off rate during all events up to and including the 1 in 100 year + 40% climate change storm.
2. Providing attenuation storage 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.
3. Discharge of surface water from the private network to soakaways.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

#### Condition 2

Construction shall not begin until 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 subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

- Detailed design drainage layout drawings of the SuDS proposals including all pipes, invert and cover levels, associated volumes, discharge rates and diameters, and cross-section details.
- Full network calculations using FEH2022 rainfall data for all events up to and including the 1 in 100 year plus 40% climate change, including half drain down times no greater than 24 hours. The calculations should demonstrate that any new and existing drainage networks have sufficient capacity to manage surface water on site.
- A Flood Exceedance Conveyance Plan for extreme storms that exceed the 1 in 100 year +40% climate change event.
- Infiltration testing to BRE Digest 365 standards at the exact locations and depths of proposed infiltration features, including groundwater testing and remediation plans for any contamination discovered on site where it may interact with the proposed drainage.

- Detailed maintenance and management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element and confirmation of who will be responsible for maintenance.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal.

### Condition 3

Construction shall not begin until a construction phase surface water management plan for the site has been submitted to and approved in writing by the Local Planning Authority. The construction phase surface water management plan shall demonstrate how water quantity and quality will be managed on site during construction. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To ensure that the construction of the site does not result in any flooding both on and off site.

### Condition 4

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:

- As built plans;
- Photographs to document each key stage of the drainage system when installed on site;
- Photographs to document the completed installation of the drainage structures on site;
- The name and contact details of any appointed management company.

Reason: In accordance with Section 21 of the Flood and Water Management Act 2010.

### **Amended/Additional Conditions**

Amendments to the conditions within the report are highlighted in yellow below.

### Condition 2

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

#### Plans

3135-HIA-ZZ-XX-DR-A-100 (Location Plan)  
PL02 Revision E (Proposed Site Plan)  
PL03 Revision B (Proposed Ground Floor Plan)

PL04 Revision C (Proposed First floor Plan)  
PL05 Revision B (Second Floor Plan)  
PL06 Revision D (Proposed Roof Plan)  
PL07 Revision E (Proposed Elevations)  
PL08 Revision E (Proposed Elevations)  
PL09 Revision E (Sectional Details)  
PL11 Revision C (Boundary Treatment Plan)  
21007-50-01 Revision P5 (Below Ground Drainage Strategy)  
21007-50-03 Revision P1 (Flood Routing Plan)  
22224-01 Revision B (Visibility Splays)  
22224-05 (Refuse Tracking Movements)

### Documents

Arboricultural Impact Assessment by Advanced Arboriculture dated 16<sup>th</sup> September 2022  
Drainage Strategy and Flood Risk Assessment Revision A (July 2022)  
Below Ground Drainage Strategy prepared by Baker Hall Ltd reference 21007-50-01 Rev P5, dated 23 January 2023.  
Ground Investigation Report by Applied Geology (October 2021)  
Preliminary Ecological Appraisal Revision A by Griffin Ecology Ltd (April 2022)  
Transport Assessment by David Tucker Associates (December 2021)  
Transport Assessment Update by David Tucker Associates (October 2022)

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

### Condition 8

No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Management Plan shall include details of:

- a. Construction vehicle numbers, type, routing;
- b. Access arrangements to the site;
- c. Traffic management requirements
- d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
- e. Siting and details of wheel washing facilities;
- f. Cleaning of site entrances, site tracks and the adjacent public highway;
- g. Timing of construction activities (including delivery times and removal of waste);
- h. Provision of sufficient on-site parking prior to commencement of construction activities and
- i. a construction phase surface water management plan

Reason: In the interests of highways safety and amenity of neighbouring properties and in accordance with Policies CS8, CS12 and CS31 of the Core Strategy.

#### Condition 14

The development permitted by this planning permission shall be carried out in accordance with the approved Drainage Strategy and Flood Risk Assessment prepared by Baker Hall Ltd Revision A, dated July 2022 and the subsequently submitted Below Ground Drainage Strategy prepared by Baker Hall Ltd reference 21007-50-01 Rev P5, dated 23 January 2023.

1. Limiting the surface water run-off generated by the critical storm events so that it will not exceed the greenfield surface water run-off rate during all events up to and including the 1 in 100 year + 40% climate change storm.
2. Providing attenuation storage 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.
3. Discharge of surface water from the private network to soakaways.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants in accordance with Policy CS31 of the Core Strategy.

#### Condition 15

No development above slab level shall take place until 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 subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

- Detailed design drainage layout drawings of the SuDS proposals including all pipes, invert and cover levels, associated volumes, discharge rates and diameters, and cross-section details.
- Full network calculations using FEH2022 rainfall data for all events up to and including the 1 in 100 year plus 40% climate change, including half drain down times no greater than 24 hours. The calculations should demonstrate that any new and existing drainage networks have sufficient capacity to manage surface water on site.
- A Flood Exceedance Conveyance Plan for extreme storms that exceed the 1 in 100 year +40% climate change event.
- Infiltration testing to BRE Digest 365 standards at the exact locations and depths of proposed infiltration features, including groundwater testing and remediation plans for any contamination discovered on site where it may interact with the proposed drainage.

- Detailed maintenance and management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element and confirmation of who will be responsible for maintenance.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal.

#### Condition 16

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:

- As built plans;
- Photographs to document each key stage of the drainage system when installed on site;
- Photographs to document the completed installation of the drainage structures on site;
- The name and contact details of any appointed management company

Reason: In accordance with Section 21 of the Flood and Water Management Act 2010 and Policy CS31 of the Core Strategy.

#### Condition 17

The development hereby permitted shall not be occupied until detailed proposals for the provision of fire hydrants serving the development as incorporated into the provision of the mains water services for the development whether by means of existing water services or new mains or extension to or diversion of existing services or apparatus shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details prior to occupation of the development.

Reason: To ensure that adequate arrangements are made for the fighting of fire in accordance with Policy CS35 of the Core Strategy.

#### Condition 18

The development hereby approved shall not be occupied until the off-site highway works have been implemented in accordance with drawing 22224-03 Revision A or any subsequent plan for such works as may be approved under a legal agreement under Section 278 of the Highways Act 1980 (As Amended)

Reason: In the interests of highways safety and in accordance with Policies CS8 and CS12 of the Core Strategy.

#### Recommendation



That planning permission be **DELEGATED** with a **VIEW TO APPROVAL** subject to the completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 (As Amended)

That the legal agreement secures the following Heads of Terms

- The restriction on occupation and use of the site for purposes falling within Class C2 (Residential Care Home)
- Restricted use of the car parking area for staff and visitors.
- ~~—The provision of fire hydrants to serve the development~~
- ~~—Off-site highway works as set out in Drawing No 22224-03 Revision A~~

Note – The deleted matters are now covered by conditions 17 and 18 above.

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#### **Item 5d**

**22/02560/FUL      Removal of temporary dry bay practice structure, replacing with a permanent teaching and practicing building**

**Ashridge Golf Club, Golf Club Road, Little Gaddesden, Berkhamsted, HP4 1LY**

#### Recommendation

As per the published report.

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#### **Item 5e**

**22/03454/FUL      Change of use of land to residential and construction of dwellinghouse, associated amenity space and parking**

**The Willows, Potten End Hill, Water End, Hemel Hempstead, Hertfordshire, HP1 3BN**

#### Additional Representations

Please refer to separate document including letters from Mike Penning MP, Dr Khan and the Hertfordshire Family Centre Service

Recommendation

As per the published report.

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**Item 5f**

**23/00195/FHA      Garage Conversion, Replacement Windows and Doors,  
Smooth Rendered Finish to Existing and New Walls, Single Storey Rear  
Extension, Cladding / Rendering of Existing Out-building / Garage Block.**

**Russett View, Dunny Lane, Chipperfield Kings Langley Hertfordshire WD4 9DD**

Recommendation

As per the published report.

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