



Public Document Pack

DEVELOPMENT MANAGEMENT AGENDA

**THURSDAY 10 AUGUST 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

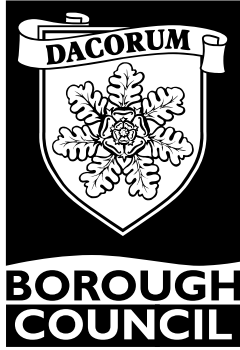
Councillor Guest	Councillor Cox
Councillor C Wyatt-Lowe	Councillor Link
Councillor Durrant	Councillor Mottershead
Councillor Hobson (Vice-Chairman)	Councillor Patterson
Councillor Maddern	Councillor Riddick
Councillor Stevens (Chairman)	Councillor Silwal
Councillor Bristow	Councillor Mitchell

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

AGENDA

6. Addendum (Pages 2 - 8)

Agenda Item 5c



DEVELOPMENT MANAGEMENT COMMITTEE
10 AUGUST 2023

ADDENDUM SHEET

Item 5a

23/00423/DPA Construction of one additional storey of new dwellinghouses above 1-12 and 26-31 Nightingale Walk to provide 6 new residential units (Class C3)

Site of 1-31 Nightingale Walk, Hemel Hempstead, Herts

Photographs of parking in Berkeley Square and Nightingale Walk at different (unstated) times of the day (supplied by a local resident via Cllr Wyatt-Lowe)









Receipt of a Report regarding Asbestos at the Site and Newspaper Article

The Asbestos Report was sent to the Council by a resident who will be speaking at the meeting.

Following discussions regarding the need for redaction and authorisation for the report's publication, it was confirmed by the resident to the Council that:

'I contacted the company who undertook the asbestos inspection and the personal data has now been removed from the report as this was the easiest solution. however this has made the pictures very distorted.

However, as discussed on the phone this morning, i am only going to make a very light reference to this anyway so It may just be easier all around if we just leave the report out of the "handout" altogether".

Additional Representation

Address: 7 Braemar Turn, Hemel Hempstead, Hertfordshire HP2 7QQ

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Close to adjoining properties
- Development too high
- General dislike of proposal
- Inadequate access
- Inadequate parking provision
- Inadequate public transport provisions
- Increase in traffic
- Increase of pollution
- Loss of light
- Loss of parking
- Loss of privacy
- Noise nuisance
- Out of keeping with character of area
- Over development
- Traffic or Highways

Comments: This must stop! I have previously put my views and will put them again - this needs to stop being entertained and must be shut down.

There are not enough school places or doctors in area, hospital is closed and parking is ALREADY a nightmare in the area.

This is just greedy developers in an already over populated area!!!!

Officer Comments: As confirmed by the Committee Report, the issue of the presence of asbestos lies outside the remit of the LPA's considerations in determining this application. The other issues listed by attached representation are addressed by the Report. With regard to the availability of school places and medical provision, these also fall outside the LPA's remit for consideration. In respect of the received newspaper article regarding the adverse impact of works, the onus will be with the Developer/ Site Owner to fully liaise with residents.

Recommendation

As per the published report.

Item 5b

23/00691/FUL Demolition of existing detached buildings comprising cattery and erection of a single storey dwelling house including landscaping.

Pilgrim Cottage, Megg Lane, Chipperfield, Kings Langley, Herts, WD4 9JW

Correction of typographical error

Paragraph 4.1 should read:

The proposal involves the demolition of existing buildings used as a cattery and the redevelopment of the site incorporating adjacent paddock grazing land to create a 3 bed bungalow and associated garden and landscaping.

Officer comment: Any reference to the proposed dwelling being a 4 bedroom dwelling in the report is incorrect and should read as 3 bed dwelling. The floorplans indicate a dwelling with 3 double bedrooms, although would be significantly larger than an average 3 bedroom dwelling (Gross Internal Area 160 sq.m). The statutory guidance Technical

housing standards – nationally described space standard (March 2015) indicates a minimum size for a single storey 3 bed 6 person dwelling should be 95 sq.m and a 4 bed 6 person house single storey house 99 sq.m.

There would be a slight overprovision of parking (SPD requires 2.25 for a 3 bed dwelling) with 3 parking spaces provided for the proposed dwelling, given the car dependent location and lack of visitor parking options on the private lane, in this case it is not held to be harmful deliver in excess of the maximum parking requirements which can often encourage the use of the private motor vehicle and undermine sustainable development principles.

Recommendation

As per the published report.
