



DEVELOPMENT MANAGEMENT AGENDA

**THURSDAY 5 SEPTEMBER 2024 AT 7.00 PM
COUNCIL CHAMBER, THE FORUM**

Membership

Councillor Garrick Stevens (Chairman)
Councillor Claire Hobson (Vice-
Chairman)
Councillor Sammy Barry-Mears
Councillor Ian Bristow
Councillor Toni Cox
Councillor Nigel Durrant
Councillor Fiona Guest

Councillor Jan Maddern
Councillor Angela Mitchell
Councillor Brian Patterson
Councillor Stewart Riddick
Councillor Caroline Smith-Wright
Councillor Philip Walker
Councillor Colette Wyatt-Lowe

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

AGENDA

5e Addendum

(Pages 2 - 6)

Agenda Item 5e



DEVELOPMENT MANAGEMENT COMMITTEE

ADDENDUM SHEET 05.09.24

Item 5a

23/01783/MFA Phase One: Seven warehouse units with a flexible Class E(g)(iii) (light industrial) / Class B8 (storage and distribution) use and new open storage use; continued use of open brick storage use for unfettered open storage use (Sui Generis - Builders Merchants Use); new vehicular access from Leyhill Road; associated access roads; service yards; and car parking. Diversion of public footpath; landscaping; fencing and resurfacing'

Bovingdon Brickworks Ltd, Leyhill Road, Bovingdon, Hemel Hempstead, Hertfordshire, HP3 0NW

Updates to conditions

- Removal of condition 2 (BNG) as it is captured via the S106 agreement.
- Re-ordering of condition numbers due to removal of condition 2.
- Condition 3 amended to include contamination details for the Environment Agency.
- Update to travel plan condition to reference the individual phases (for clarity).
- Merging of highways conditions (to avoid duplication), but no change to overall wording.

- Inclusion of 'minimum specification' for electric vehicle charging points (in-line with the Car Parking Standards SPD).
- Merging of CMP and CEMP conditions, to avoid overlap.
- Update to condition 19:

No heavy goods vehicles shall enter or leave the site via the development site access, annotated as 'ACCESS A' on the Site Plan (drawing 5040-PL-102-N); or via the internal access point, annotated as 'ACCESS B' between 23:00 and 06:00 (the following day) on any day.

Reason: To avoid night time disturbance in this rural/countryside location and to limit impacts on the locality in terms of residential amenity in accordance with Policy CS12 of the Dacorum Borough Core Strategy (2013) and paragraph 135 (f) of the National Planning Policy Framework (2023).

- Addition of a Landscape and Ecological Management Plan condition as per below:

Prior to the commencement of the development, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall describe how it is planned to incorporate ecology and biodiversity as part of the development. The development shall be carried out in accordance with the approved LEMP.

Reason: To ensure that the development contributes to and enhances the natural environment in accordance with Policy CS26 of the Dacorum Borough Core Strategy (2013) and Paragraph 174 of the National Planning Policy Framework (2023). These details are required prior to commencement to ensure that the ecological and biodiversity enhancements can be achieved before construction works begin. The LEMP should include details of when the biodiversity enhancements will be introduced and this may be reliant on the construction process/timings.

- Update to approved plans condition to reference drawings 102-N and 104-G (revised drawings that include the site access annotations).

Recommendation

As per the published report.

Item 5b

23/01784/MOA Outline Planning Application - Some Matters Reserved (Phase 2) - For redevelopment of former Class B2: General Industrial Use to Flexible Class E (g) (iii): Light Industrial Use and Class B8: Storage & Distribution Use (Units 8 to 14)

Bovingdon Brickworks Ltd, Leyhill Road, Bovingdon, Hemel Hempstead, Hertfordshire, HP3 0NW

Updates to conditions

- Updates to condition numbers to reflect merging and removal of conditions.
- Condition 3 amended to include contamination details for the Environment Agency.
- Inclusion of 'minimum specification' for electric vehicle charging points (in-line with the Car Parking Standards SPD).
- Inclusion of 'minimum specification' for electric vehicle charging points (in-line with the Car Parking Standards SPD).
- Merging of CMP and CEMP conditions, to avoid overlap.
- Update to condition 20:

No heavy goods vehicles shall enter or leave the site via the development site access, annotated as 'ACCESS A' on the Site Plan (drawing 5040-PL-104-G); or via the internal access point, annotated as 'ACCESS B' between 23:00 and 06:00 (the following day) on any day.

Reason: To avoid night time disturbance in this rural/countryside location and to limit impacts on the locality in terms of residential amenity in accordance with Policy CS12 of the Dacorum Borough Core Strategy (2013) and paragraph 135 (f) of the National Planning Policy Framework (2023).

- Addition of a Landscape and Ecological Management Plan condition as per below:

Prior to the commencement of the development, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall describe how it is planned to incorporate ecology and biodiversity as part of the development. The development shall be carried out in accordance with the approved LEMP.

Reason: To ensure that the development contributes to and enhances the natural environment in accordance with Policy CS26 of the Dacorum Borough Core Strategy (2013) and Paragraph 174 of the National Planning Policy Framework (2023). These details are required prior to commencement to ensure that the ecological and biodiversity enhancements can be achieved before construction works begin. The LEMP should include details of when the biodiversity enhancements will be introduced and this may be reliant on the construction process/timings.

- Update to condition 28 to reference 'above ordnance datum' (i.e. AOD) rather than 'AGL' (above ground level).
- Removal of condition 29 (BNG) as captured via S106.
- Update to approved plans condition to reference drawings 102-N and 104-G (revised drawings that include the site access annotations).

Recommendation

As per the published report.

Item 5c

23/01211/FUL Demolition of frontage buildings and redevelopment of site for 7 dwelling houses

23 Water End Road and Land To Rear Of 21 Water End Road, Potten End, Berkhamsted, Hertfordshire

Updated Plans

An updated site plan which removes a small area of landscape buffer to facilitate manoeuvring of a refuse freighter is due to be provided and is expected to be provided shortly. If Members resolve to grant planning permission, drawing no. 2714.23 C (Proposed Site Layout) will be updated on the approved plans condition.

Recommendation

As per the published report.

Item 5d

23/02172/FUL Change of use of land to facilitate the construction of a residential access road.

The Bungalow Farm Venus Hill Bovingdon Hemel Hempstead Hertfordshire HP3 0PG

No updates required.

Recommendation

As per the published report.