



# DEVELOPMENT CONTROL AGENDA

**THURSDAY 14 JANUARY 2016 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

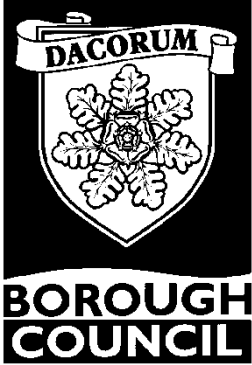
Councillor D Collins (Chairman)	Councillor Riddick
Councillor Guest (Vice-Chairman)	Councillor Ritchie
Councillor Birnie	Councillor R Sutton
Councillor Clark	Councillor Whitman
Councillor Conway	Councillor C Wyatt-Lowe
Councillor Maddern	Councillor Fisher
Councillor Matthews	Councillor Tindall

For further information, please contact Katie Mogan or Member Support

## **AGENDA**

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

# Agenda Item 8



**DEVELOPMENT CONTROL COMMITTEE**  
**Wednesday 29<sup>th</sup> April 2015 at 7.00 PM**

## ADDENDUM SHEET

**5.01**

**4/03329/15/FUL - CHANGE OF USE FROM A1 TO A1/A4**

**104 HIGH STREET, BERKHAMSTED, HP4 2BL**

### **Recommendation**

As per the published report.

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**5.02**

**4/03011/15/FUL - CHANGE OF USE FROM NON-RESIDENTIAL INSTITUTION (FORMER SALVATION ARMY HALL) (D1) TO ASSEMBLY AND LEISURE (YOGA STUDIO) (D2) AND ASSOCIATED INTERNAL ALTERATIONS INCLUDING CHANGE OF FLOORING AND CONVERSION OF OFFICE SPACE INTO RECEPTION AREA**

**FORMER SALVATION ARMY HALL, ALBERT STREET, TRING, HP23 6AU**

### **Recommendation**

As per the published report

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**5.03**

**4/02495/15/FHA - DEMOLITION OF EXISTING DETACHED SINGLE STOREY GARAGE, TWO STOREY SIDE EXTENSION, AND SINGLE STOREY REAR EXTENSION**

**42 HIGHBARNES, HEMEL HEMPSTEAD, HP3 8AF**

## **Additional Information from the Applicant**

A presentation pack of information has been provided by the Applicant. This shows a visual street scene of Highbarns which the Applicant/ Agent have requested to be circulated to Members of the Development Control Committee.

## **Responses from the Assistant Director – Planning, Development and Regeneration to Comments by the Applicant**

There has been an exchange of e mails between the Applicant and the Assistant Director – Planning, Development and Regeneration. These were during the period when the Case Officer report was being considered by the Department and subsequently.

Since 8 January 2016 the Assistant Director has confirmed the following to the Applicant:

### E Mail 1

The impact on street scene issue is one of judgement and this will be set out in the Development Control Committee report. It was recommended to the Applicant that if the Applicant and / or Agent have any comments on the report's analysis the Case Officer should be informed before the meeting and any views can be reported to the Development Control Committee.

### E Mail 2.

E mail from Applicant to the Assistant Director – Planning, Development and Regeneration

The Development Control Committee will have to make a judgement on the street scene issue.

Important Note: This e mail is in response to the Applicants e mail noting that:

1. The report has been read and there seem to be two main issues around the street scene.
- 2.No. 42 being in an elevated position on a corner and the other being that the side wall would be overwhelming. There is little that the applicants can do about the fact that their house is elevated, but then all the houses up the road are as in the case of no. 42 on a hill.
- 3.There is confusion as to why the Case Officer is now unhappy with the view of the side wall as when he carried out his inspection he said we'd only be moving the wall forward and it wouldn't look any different coming up the road.

## **Content of the Development Control Committee Report**

The paper copy referred to nos 27 and 25 Chambersbury Lane as incorrectly nos 44 and 46 Highbarns. This has been addressed in the electronic version.

On pages 39 and 40 under Revised Scheme this should read as no.40 rather than no. 42.

**Recommendation**

As per the published report

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**5.04**

**4/03795/15/ADV - NON-ILLUMINATED ADVERTISING SIGN.**

**ABBOTS HILL SCHOOL, BUNKERS LANE, HEMEL HEMPSTEAD, HP3 8RP**

**Recommendation**

As per the published report

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**5.05**

**4/02055/15/FUL - DEMOLITION OF EXISTING HOUSE AND CONSTRUCTION OF TWO NEW HOUSES**

**BLACKSMITH YARD COTTAGE, RIVER HILL, FLAMSTEAD, ST. ALBANS, AL3 8BY**

**Recommendation**

Objections and correspondence received after report completed:

- House B (the proposed new build next to me has in its western elevation a window which would directly overlook my property and indeed directly look into the ground floor day room behind our kitchen. Even if this window were frosted it could be opened and the same view consequently afforded.
- I am still concerned about the loss of light but the applicant has assured me that the new building will “start” in line with my corner and then fall away

as per the attached diagram. Given previous inaccuracies in the plans I am concerned that if the new dwelling does not fall away (as shown on plan) then there would be a significant loss of light and privacy.

- I am concerned that the area shown in yellow will actually be used as car parking. If this is the case then all my concerns previously voiced re noise etc carry. Can you please advise what covenants or regulations would actually prevent this area being used for parking?

We have heard through the grapevine that this application may be granted despite the strong objections made by the owners of neighbouring properties and by Flamstead Parish Council. Everyone who was consulted expressed concern about possible damage that could occur to the grade II listed buildings adjoining the site, and to the very narrow access drive, which currently is in a poor state of repair. Therefore, I would like to be assured that if this development goes ahead, Peter Spedding will be held responsible for any damage incurred to the buildings or access drive. In addition, the borders of the site should be landscaped with trees/large shrubs in order to minimize the impact of the development and to maintain the privacy of surrounding properties.

### **Recommendation**

As per the published report

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### **5.06**

**4/03728/15/FHA - TWO-STOREY SIDE AND SINGLE STOREY REAR EXTENSION. NEW GARAGE, PORCH, RAISED PATIO AND ENLARGED DRIVEWAY**

**4 CANGELS CLOSE, HEMEL HEMPSTEAD, HP1 1NJ**

### **Recommendation**

As per the published report

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**5.07**

**4/03474/15/FUL - CONSTRUCTION OF BUILDING TO PROVIDE SHORT-TERM BOARDING ACCOMMODATION FOR CATS**

**12 SINGLETS LANE, FLAMSTEAD, ST ALBANS, AL3 8EP**

Neighbour representation:

Conifers, 14 Singlets Lane

Objection

- This is a residential area and not a place for a cattery.
- The road is too narrow (single track) and there are often parking problems. This is an issue for the residents at number 14 because carers are required at this property and sometimes it is inaccessible to reach or they have difficulty parking.

**Recommendation**

As per the published report

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**5.08**

**4/02278/15/FHA - BOUNDARY FENCING AND ASSOCIATED LANDSCAPING**

**6 KILN CLOSE, POTTEN END, BERKHAMSTED, HP4 2PX**

Additional condition added (see below).

Condition 5

**Within a period of one month from the date of this permission the existing fencing shall be removed and repositioned in accordance with condition 3 (approved plans).**

Reason: To ensure removal of the existing unacceptable fence, for the avoidance of doubt and in the interests of visual amenity in accordance with Policy CS12 of the Dacorum Borough Core Strategy.

**Recommendation**

As per the published report

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**5.09**

**4/03560/15/FHA - REMOVAL OF EXISTING CONSERVATORY, CONSTRUCTION OF SINGLE STOREY REAR EXTENSION AND REAR DORMER, INSERTION OF NEW ROOFLIGHTS AND WINDOWS AND RELOCATION OF FRONT DOOR**

**1 DOCTORS COMMONS ROAD, BERKHAMSTED, HP4 3DW**

**Recommendation**

As per the published report

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**5.10**

**4/03662/15/FHA - CONVERSION OF GARDEN TO HARDSTANDING FOR PARKING PURPOSES**

**30B ALEXANDRA ROAD, HEMEL HEMPSTEAD, HP2 5BS**

**Recommendation**

As per the published report

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**5.11**

**4/02493/15/RET - RETENTION OF TEMPORARY WASTE STORAGE STRUCTURES.**

**CUPID GREEN DEPOT, REDBOURN ROAD, HEMEL HEMPSTEAD, HP2 7AZ**

Correspondence received after the report was completed:

E-mail from applicant with additional information from Herts County Council Waste Services, comprising of the following statement:

*Countywide organic waste disposal arrangements were agreed through the Joint Municipal Waste Management Strategy (JMWMS) for Hertfordshire and the Hertfordshire Waste Partnership Action Plan 2003 in order to drive improvements in countywide recycling performance and assist in meeting the aims and objectives of the Hertfordshire Waste Partnership (HWP). Arrangements are provided by Hertfordshire County Council (HCC) in accordance with Sections 51 (1) and 55 of the Environmental Protection Act (EPA) 1990.*

*The County Council is the client to a number of composting contracts with service providers in the region and as such pays the 'gate fee' for disposal and directs the district and borough council's, in their role of Waste Collection Authorities (WCAs), to treatment and/or transfer facilities. The County Council considers Dacorum's Cupid Green depot to be strategically important in this process providing bulking facilities for not only Dacorum's own material but also for neighbouring Hertfordshire WCAs in order that those treatment facilities that are some distance away can be accessed without disrupting the efficient collection of waste by Hertfordshire WCAs.*

*Following improvements to the separation of organic wastes at the kerbside made by Dacorum Borough Council (DBC) and Three Rivers District Council (TRDC), the quantities of collected mixed food and green garden waste across the County is significantly reduced. Whilst this has proven positive in performance, environmental and economic terms, the reduction in mixed organic wastes does present a short term problem for all Authorities in Hertfordshire as the contracts have minimum tonnage commitments until their natural expiry. Bulking facilities, such as Cupid Green, are therefore critical to meet minimum tonnage commitments whilst providing the optimum level of service for organic waste collection and disposal in Hertfordshire.*

*James Holt  
Waste Manager Contract Development  
Hertfordshire County Council*

## **Recommendation**

As per the published report

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