



DEVELOPMENT CONTROL AGENDA

**THURSDAY 25 FEBRUARY 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 Guest (Vice-Chairman)
Councillor Birnie
Councillor Clark
Councillor Conway
Councillor Maddern
Councillor Matthews

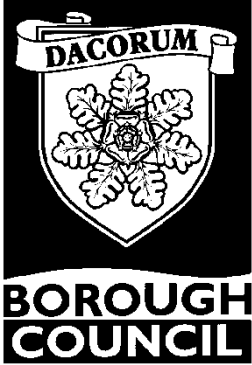
Councillor Riddick
Councillor Ritchie
Councillor R Sutton
Councillor Whitman
Councillor C Wyatt-Lowe
Councillor Fisher
Councillor Tindall

For further information, please contact Katie Mogan or Member Support

AGENDA

9. ADDENDUM (Pages 2 - 19)

Agenda Item 9



DEVELOPMENT CONTROL COMMITTEE

Thursday 25th February 2016 at 7.00 PM

ADDENDUM SHEET

5.01

4/03072/15/MFA - HYBRID PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF BOURNE END MILLS INDUSTRIAL ESTATE TO PROVIDE B1 AND/OR B8 FLOORSPACE AND EXTERNAL ALTERATIONS TO THE REAR OF UNIT 28 UPPER BOURNE END LANE WITH ASSOCIATED PARKING AND SERVICE AREAS, ACCESS FROM UPPER BOURNE END LANE, LANDSCAPING AND PUBLIC OPEN SPACE AND THE REALIGNMENT AND OPENING UP OF THE BOURNE GUTTER (DETAILS SUBMITTED IN FULL); AND RESIDENTIAL DEVELOPMENT OF UP TO 45 DWELLINGS, ASSOCIATED POINT OF ACCESS FROM UPPER BOURNE END LANE AND WORKS TO THE PUBLIC HIGHWAY BETWEEN BOURNE END LANE AND UPPER BOURNE END LANE (DETAILS SUBMITTED IN OUTLINE).

BOURNE END MILLS, UPPER BOURNE END LANE, HEMEL HEMPSTEAD, HP1 2UJ

Recommendation

To delegate with a view to approval, subject to the agreement of the Unilateral Undertaking.

Thames Water

Further clarification has been received from Thames Water following liaison with the project engineers, Bailey Johnson Hayes, which confirms that they are satisfied with the additional information provided by Bailey Johnson Hayes which demonstrates that the sewer network has capacity to accommodate both the proposed employment and residential elements.

Conditions

Some very minor changes have been made to the wording of conditions 3 (approved plans), 6 (materials), 7 & 8 (flood risk), 9 (drainage), 11 (landscaping) and 24 (floodlighting). These changes have been made to ensure that the conditions remain

consistent for a hybrid planning application, such as this (with both full and outline details provided for assessment).

Conditions 22 & 23 (contamination) - Although the standard contaminated land conditions are currently proposed, further advice and clarification has been sought from the Council's contaminated land officer. She has advised that she is now satisfied with the findings of the Ground Conditions Report which has been submitted in support of the application. As a result a new contaminated land condition is proposed which seeks to ensure that works are undertaken in accordance with the approved details. The condition is set out below:

Prior to the occupation of any relevant phase of the development, those remediation and/or protection measures specified within the Applied Geology Report on Ground Investigations (August 2015) relating to that phase shall be first implemented and a site completion report relating to that phase shall be submitted to and approved in writing by the Local Planning Authority.

For the purpose of this Condition a site completion report shall record all the investigation and all remedial and / or protection actions carried out during each relevant phase. It shall detail all conclusions and actions taken including validation work. Where necessary, it shall contain quality assurance and validation results providing evidence that the site has been remediated to a standard suitable for the approved use.

Unilateral Undertaking

The applicant has submitted a draft Unilateral Undertaking in support of the application to cover the planning contribution towards bus stop upgrades. This has been agreed by the Council's solicitor. Officers are, however, still awaiting comments on the draft Unilateral Undertaking from Herts County Council's solicitor. It is therefore necessary to amend the original recommendation to grant planning permission. The recommendation is now to delegate the decision to the Group Manager Development Management, with a view to approval subject to the agreement of a Unilateral Undertaking.

The case officer will report to members at the meeting.

5.02

4/03344/15/MFA - DEMOLITION OF DISUSED OFFICE BUILDING AND CONSTRUCTION OF FOUR BUILDINGS WITH 31 FLATS IN TOTAL, PUBLIC OPEN SPACE, RESIDENTIAL AND VISITOR CAR PARKING AND ASSOCIATED AMENITY SPACE

LAND ADJ APSLEY MILL COTTAGE, STATIONERS PLACE, APSLEY, HEMEL HEMPSTEAD, HP3 9RH

Comments from Lead Local Flood Authority

Thank you for consulting us on the above application for the demolition of disused office building and construction of four buildings, public open space and car parking.

In response to the information provided by Waterco reference w3160-151006-FRA dated October 2015 in support of the above application, we can confirm that we the Lead Local Flood Authority have no objection in principle on flood risk grounds.

We note that two options for drainage have been proposed, first based on infiltration and the alternative based on attenuation and discharge into the Grand Union Canal via an existing 900mm culvert. We acknowledge that the discharge rate will be limited to the 5 l/s and 166m³ attenuation volume is required to manage runoff for a 1 in 100 year (+30%) event.

Drawing no. W3160-P00 dated December 2015 has been provided with the drainage layout showing location of proposed SuDS schemes. We acknowledge the attenuation tanks and permeable paving to attenuate surface water before discharge into soakaway. We note soakaway design has been based upon the average infiltration rate of 1.18E-04 as stated on drainage plan.

As the proposed scheme has yet to provide the final detail and in order to secure the principles of the current proposed scheme we recommend the following planning condition to the LPA should planning permission be granted:

LLFA position

The proposed development will only meet the requirements of the National Planning Policy Framework if the measures detailed in the surface water drainage assessment carried out by Waterco reference w3160-151006-FRA dated October 2015 submitted with this application are implemented and secured by way of a planning condition on any planning permission.

Condition 1

1. Limiting the surface water run-off generated by the 1 in 100 year + climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
2. Providing attenuation 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.

Reason

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

Condition 2

No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro- geological context of the development has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year + 30% for climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

1. Provision of a fully detailed drainage plan showing pipe diameters, pipe runs, outlet points and location of SuDS features and supporting calculations.
2. Provide a sustainable drainage system prioritising above ground methods and source control measures.
3. Where discharging into the Grand Union Canal, confirmation that the exiting 900mm culvert can cater for the proposed discharge rate and volumes.

Reason

To prevent the increased risk of flooding, both on and off site.

The scheme shall be fully implemented and subsequently maintained, 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.

Informative to the LPA

The LPA will need to be satisfied that the proposed drainage strategy will be maintained and managed for the lifetime of the development.

Update to conditions

The proposed conditions shall be updated to include the above conditions as requested by the LLFA.

5.03

4/02275/15/ROC - VARIATION OF CONDITION 3 (PERMANENT EXTENDED HOURS OF USE FOR MONDAY TO THURSDAY 09.00 TO 22.000 HOURS AND FRIDAY 09.00 TO 21.30 HOURS AND TEMPORARY EXTENDED HOURS OF USE FOR A 12 MONTH PERIOD FOR SATURDAY 09.00 TO 20.00 HOURS) AND CONDITION 5 (PERMANENT RETENTION OF RETRACTABLE NET AT ITS FULL HEIGHT) OF PLANNING PERMISSION 4/01156/10 /FUL (ASTRO PITCH ON FORMER 5-A-SIDE AREA/TENNIS COURTS, CONSTRUCTION OF

**CHANGING/ANCILLARY TWO STOREY ACCOMMODATION BLOCK,
FLOODLIGHTING OF ASTRO PITCH AND ASSOCIATED FENCING)**

**HEMEL HEMPSTEAD TOWN FOOTBALL CLUB, VAUXHALL ROAD, HEMEL
HEMPSTEAD, HP2 4HW**

E Mail from Councillor Ron Tindall: 24th February 2016

'I write on behalf of the objectors to application 4/02275/15/ROC and apologise that I shall not be able to be present.

Whilst I acknowledge the contribution to the community of the Football Club, I should like to draw the Committee's attention to the failure of the Applicant to previously comply with conditions set by the Development Control Committee. I refer in one instance to a requirement of 2010 to ensure the floodlights were compliant. This was finally completed on 20th November 2015, some five years after installation following action by myself. Indeed I question whether the need to comply was hastened by this present application.

The Applicant in his letter of 11th December states 'there have been no long-term issues'. I question that statement as I have for some years corresponded with residents of Vauxhall Road with regard to nuisance caused by the Football Club, and in particular the nuisance caused by users of the astro-pitches. It has often been difficult to get the Applicant to take action to stop early use and noise, late finishing, and the general feeling that no-one is in control.

The existence of these issues are confirmed by the fact that the Applicant has in his letter from paragraph four suggested a number of measures to deal with the very problems of which the residents have been complaining.

As I have little confidence in these assurances, I ask the Committee to refuse or to defer approval of the application for a period of at least six months, during which time, the Applicant be asked to demonstrate that he will adhere to all conditions set by the Committee. The Applicant can achieve this by strict adherence to the present conditions and full control of all visitors from the moment they enter the premises.

Comment

See the Report.

The LPA cannot in determining any planning application make a decision on the basis as to whether an applicant/ development may or may not comply with specified conditions, regardless of whether there has been a previous breach of a condition(s). As always in the case of a breach of a condition(s) there is the scope for the LPA to consider whether it would be expedient to take enforcement action.

Recommendation

As per the published report.

5.04

4/03481/15/MFA - CONVERSION OF EXISTING AGRICULTURAL BARN TO FORM A 4 BED DETACHED DWELLING; CONVERSION OF EXISTING AGRICULTURAL BARN TO FORM A 2 BED DETACHED DWELLING WITH MANAGER'S OFFICE; SINGLE STOREY REAR EXTENSION TO COACH HOUSE; AND REFURBISHMENT AND IMPROVEMENT OF EXISTING STABLES.

FLAUNDEN HOUSE STABLES, FLAUNDEN, HEMEL HEMPSTEAD, HP3 0PW

Recommendation

As per the published report.

5.05

4/03985/15/ROC - VARIATION OF CONDITION 2 (APPROVED PLANS) ATTACHED TO PLANNING PERMISSION 4/03613/14/FUL (DEMOLITION OF EXISTING HOUSE AND REPLACEMENT WITH 2 DETACHED DWELLINGS WITH ASSOCIATED ACCESS ARRANGEMENTS (REVISED SCHEME).)

27 HALL PARK GATE, BERKHAMSTED, HP4 2NL

Recommendation

As per the published report.

5.06

4/04042/15/FUL - CHANGE OF USE FROM C3 (RESIDENTIAL) TO MIXED USE C3 (RESIDENTIAL) AND D1 (CHIROPRACTIC CLINIC).

KINTAIL HOUSE, BOX LANE, HEMEL HEMPSTEAD, HP3 0DJ

Recommendation

As per the published report.

5.07

4/03464/15/FUL - CONSTRUCTION OF ONE 3-BED DWELLING

LAND REAR OF 126-132 GEORGE STREET, BERKHAMSTED, HP4 2EJ

Letter of Objection received on 16TH November, 2015 from:

Nathan Holmes
3 William Street
HP4 2EL

We wish to make you aware of a number of strong objections that we have with regard to the proposed development of an additional property on open space to the rear of 126-132 George Street (application number 4/03464/15/FUL referenced above). As an immediate neighbour to the site of the proposed development, we are of the view that the proposed development will have a serious impact on our standard of living. Our specific objections are as follows:

1. THE PROPOSED DEVELOPMENT WOULD ADVERSELY AFFECT THE AMENITY

The points regarding amenity will be elaborated upon in the objections below:

a. DACORUM COUNCIL CORE STRATEGY 12: Quality of Site Design.

Specifically new developments should:

- i) avoid visual intrusion, loss of sunlight and daylight, loss of privacy and disturbance to the surrounding properties
- ii) respect adjoining properties in terms of:
 - scale
 - height

- The planning statement is categorically wrong in its assertion that the impact of the proposed development on William Street will “not be significant”. There can be no debate that the proposed development is an infringement on residents of William Street right to light and privacy and is thus a direct contravention of Core Strategy 12. The photograph below shows the location of the proposed development from the bedroom window of 3 William Street:



- The design of the property is inconsistent with the area; as a detached house the proposed dwelling would be unique in the area and beyond. As such it stands out immediately and does not, therefore, blend into the environment. This is supported by the Berkhamsted Conservation Area Appraisal that describes William Street as small in respect of size. This is especially important as the proposed dwelling is consistently described as generous; there is the potential dominate the road.
- Furthermore, the greater ridge height of the proposed dwelling in comparison to those opposite 3 William Street, plus the natural gradient of the road decreasing towards the canal, means that the proposed dwelling will dominate (and therefore detract) from this part of the Conservation Area. In

addition the increased height and elevation means that the current light (and my right to it) enjoyed by the front of my property will be impacted upon to an unacceptable level - in particular within the lounge and dining room of 3 William Street. These are key family rooms that form the main part of our house.

- Moreover, the proposed development would not mirror the street plan, it will still be offset, narrower and not mirror 1 and 2 William Street, therefore no benefit can be argued on terms of street symmetry. In fact, a single detached dwelling will simply look odd and out of character with the area. Indeed I would consider the proposed footprint as odd and out of keeping with the Conservation Area; this was a advice and criticism of a planning application proposal for our own property.
- Furthermore, the design of the property attempts to blend old features with a modern undertone and I feel it fails in all aspects. Of particular concern are the side windows plus the loft conversion and window; both of which are again unique to the street and, therefore, stand out in an unacceptable manner. Some of the side windows, plus the front windows, will be able to look directly onto my property. Owing to the narrow nature of William Street this will be keenly felt and my privacy compromised.

In sum, the scale and proportion of the proposed development are not in keeping with the Conservation Area, neither is the design. Consequently, the proposed property infringes on my Right to Light as detailed in the Prescription Act of 1832. Furthermore, the council is reminded of the Human Rights Act (in particular Protocol 1, Article 1 and Article 8) which states that a person has the right to peaceful enjoyment of all of their possessions (including property) plus the respect for private and family life. I consider this proposal to be an infringement upon these rights. Finally, one of the 5 key pillars of the UK Sustainable Development Strategy - Securing the Future (2005) is quality of life; my family's quality of life will be affected were the proposed development to go ahead.

b. DACORUM COUNCIL CORE STRATEGY 1: Distribution of Development. Specifically: New developments should not cause damage to existing character.

CORE STRATEGY 11: Quality of Neighbourhood Design. Specifically new developments should:

Preserve attractive streetscapes and enhance any positive linkages between character areas.

CORE STRATEGY 27: Quality of the Historic Environment. Specifically:

- i) All development will favour the conservation of heritage assets.
- ii) The integrity, setting and distinctiveness of designated and undesignated heritage assets will be protected and conserved.

- The planning statement glosses over the relationship that will undoubtedly be formed between the proposed development and 3 William Street. The Berkhamsted Conservation Area Appraisal states that William Street is small and, therefore, all houses form a meaningful relationship. As my property (3 William Street) is Locally Listed for its aesthetic appeal I have grave concerns about the impact the proposed development would have on the social and historical value of both 3 and 4 William Street. Despite being described as “atypical of the area” in the planning statement it is entirely this point that makes these buildings Locally Listed. The faux-old façade that the proposed development seeks to adopt does not enhance the Conservation Area; instead I feel the façade mocks the contribution that 3 and 4 William Street make to the Conservation Area. It is my strong opinion that the proposed development will certainly not enhance the area in any way.

c. DACORUM COUNCIL CORE STRATEGY 9: Management of Roads.

Specifically:

“All new development will be directed to the appropriate category of road in the road hierarchy based on its scale, traffic generation, safety impact, and environmental effect.

The traffic generated from new development must be compatible with the location, design and capacity of the current and future operation of the road hierarchy. Local road space will be shared and designed to allow the safe movement of all users.”

- The planning statement fails to accurately reflect the use of William Street in terms of traffic flow and parking. William Street is also used by many pedestrians for access to the Grand Union Canal and as overflow parking for

residents of George Street. Critically, the planning statement fails to address the poor condition of the road and the impact that any additional development would bring. This is especially important as William Street is an un-adopted road and thus the financial risk to the current residents would increase without their want; unless Dacorum Council are prepared (under Section 38 of the 1980 Highways Act) to accept maintenance and repair responsibility of William Street in light of the newly proposed dwelling. The photographs below show the current state of the road after rainfall plus typical car parking at the development:



- The planning statement significantly underplays the amount of traffic that William Street supports. In particular, the traffic generated via the flats at the bottom of the street is frequent; this is in addition to the normal traffic generated by William Street residents and their guests. The photographs clearly show the damage that has already been sustained by turning traffic at the end of the street plus the poor condition of the road generally as a result of the street's gradient and thus surface water flow. The planning statement fails to address the impact that additional properties will have on the

condition of the road. This is important as William Street is particularly narrow. Consequently, turning and parking (off road) is virtually impossible if people are parked opposite (which is the norm). It is very likely, therefore, that the car parking spaces that the proposed development has will be redundant.

- Moreover, William Street is used by residents of George Street as overflow parking. The problems associated with parking in Berkhamsted town centre are well documented; any additional development will only further exacerbate this problem. Indeed, the planning statement incorrectly states that parking in William Street is “informal”; this is not true with residents of William Street owning beyond the front of their properties. This means that parking outside the properties is owned by the respective properties.
- Finally, the use of the road by pedestrians is substantial as William Street allows access to the Grand Union Canal. Any additional vehicle traffic would only increase the possibility of an accident and put current William Street residents at risk when leaving their properties.

2. DACORUM BOROUGH LOCAL PLAN, POLICY 21: Density of Residential Development

The proposed development is in clear contravention of Policy 21. This policy states that densities will generally be expected to be in the range of 30 to 50 dwellings per hectare net. It is clear that the surrounding area is already well in excess of this and as such any additional development would adversely affect the area. Therefore, and as stated by the Local Plan, the development should be rejected it fails Dacorum’s Spatial Awareness Framework as well as:

“Housing proposals will not be permitted if the density of the scheme would adversely affect the amenity”.

The points regarding “adversely affecting the amenity” have already been covered in the objections previously articulated. I would, however, also make the point that the land cannot be considered as developed in any way (despite the garage) and is,

instead “open space” or a “green area”. This land is, therefore, the lowest priority in terms of development opportunity for the Council as stated in the Core Strategy. Indeed, this location in particular should not be developed further on numerous environmental matters that will now be highlighted.

3. ENVIRONMENTAL MATTERS.

a. **DACORUM BOROUGH LOCAL PLAN, POLICY 13: Planning Conditions and Planning Obligations.**

b. **DACORUM COUNCIL CORE STRATEGY 13: Quality of the Public Realm.**
Specifically, new developments should: - incorporate suitable trees, living walls and soft landscaping.

c. **DACORUM COUNCIL CORE STRATEGY 25: Landscape Character.**

Specifically:

- all developments should conserve or enhance Dacorum’s natural landscape.

Policy 13 seeks to outline the contribution the development should reasonably make to the environment and to the social and physical infrastructure of the area (whether on the development site itself or nearby). The proposed development fails this important aspect. The planning statement is disingenuous in numerous ways, in particular to the description of the area. This section will only deal with environmental matters; other issues will be addressed later. The planning statement suggests that:

“the three small trees on site are of little value and should not act as a limitation”

This is not true; the trees as shown in the picture below are mature and add significantly to the overall aesthetics of the area. Indeed they form a core part of the character of the area and add colour and vibrancy to a high density area, in particular from the perspective of the residents of William Street.



This is reinforced by **PLANNING POLICY GUIDANCE 3 (HOUSING)** which argues that a key principle of any new development is:

“ ‘greening’ the residential environment (e.g. retaining trees and shrubs, leaving space for new planting, protecting open spaces and encouraging biodiversity)”

Moreover, the Council’s **BERKHAMSTED PLACE STRATEGY** (part of the Core Strategy) explicitly states that:

“Open space... particularly the river and canal corridor, will be protected and enhanced because of their contribution to the character of the town...and as a biodiversity resource...The contribution from other smaller open areas (such as the remnants of hedgerows in the low-density residential neighbourhoods) will be protected to provide opportunities for a network of wild space linking the centre to the edge of the town.”

Indeed the map shown on page 164 of the Core Strategy 2013 highlights this area as part of an Urban/Strategic Wildlife Corridor; this development will erode this strategy by decreasing the amount of green areas available to wildlife and diminish the charm of the Conservation Area.

4. ACCESS

It must be made overtly clear that were permission granted to build the dwelling then there would be significant access concerns for all residents of William Street plus the builders. The nature of access to William Street means that large vehicles are unable to get down the road. I speak from experience as I have been unable to have a skip delivered in the past due to the narrow opening at the corner of William Street and George Street; there is absolutely no way that all the vehicles plus the resources required to build the house would be able to be delivered to the proposed location. Consequently, unloading would need to happen on George Street and transported down the road. This is simply impractical as the George Street would, de facto, be closed for significant periods of time over an elongated period of time. Moreover, it would likely impinge on my ability to access my own drive and car parking space. This is also an area of concern for 1 and 2 William Street.

5. INACCURACIES OF PLANNING STATEMENT AND APPLICATION

Description of land. The planning statement is misleading in much of its language and rhetoric; although not surprising it is nevertheless disappointing. Of particular concern is the continuing description of the land as “an eye sore”, “unattractive”, “tired” and “dilapidated”; this must be seen as the persuasive language used by developers and consultants in order to generate their desired response. It is, however, in this instance wrong as the area is, ironically, better described by the planning statement in section 5.2 where they describe the area as a “well established, mature and attractive residential environment”. In particular the fence is entirely in keeping with the rest of William Street and wider George Street. Fences are the norm, rather than the stone wall opposite. As far as the condition of the garage is concerned it is of a style and date similar to that of 5-8 William Street. The fact that it stands out is simply because it is the only garage on William Street (the new shed opposite is used as an additional study room by the occupants of 134 George Street).

It would also be remiss of me not to mention that the condition of any garage or property in general is down to the owner. It is incumbent upon them for maintenance etc. In this particular instance the owner of the garage stands to gain significantly financially were the proposed development to be given permission. Hence the

current condition of the garage and fence is an irrelevant factor. The truth is that the green space and trees behind the fence are a far more attractive proposition for the Conservation Area than a new dwelling. Moreover, were the verges etc to be kept in better condition by the owner of the land, rather than them use it for parking, then they could be a real asset to the Conservation Area. It is unfortunate that this is beyond my gift to influence.

Assessment of Flood Risk. The planning application states that the proposed development is not within 20 meters of a watercourse; it is clearly within 20 meters of the Grand Union Cannel.

Existing Use. As per Danielle Newnham's (the Scientific Officer Regulatory Services) objections, the land is likely contaminated.

6. CONCLUSION

I strongly believe that the proposed development should not be given planning permission. I believe that I have clearly articulated and demonstrated that the planning statement is in direct contravention of much of Dacorum's Core Strategy in addition to other key council documents, governmental policy and internationally recognised rights.

It cannot conceivably be argued that the proposed development will add or contribute much to the Conservation Area; rather its detached and heightened nature will stand out and adversely affect the amenity of the area. In particular the impact of the relationship between the new dwelling and the locally listed 3 and 4 William Street would cheapen the character of the area. Moreover, the scale, design and close proximity of the proposed dwelling to my property will infringe my rights to light and affect my family's privacy and quality of life.

Of course the impact of the proposed dwelling would have much wider negative implications than just for my property. The road on William Street would struggle to accommodate the additional throughput of traffic whilst simultaneously increasing the chances of an accident, not to mention exacerbating the continual challenge of parking within the centre of Berkhamsted. This is largely due to the high residential density already contained within this area that this proposed dwelling would increase

further. In addition the potential loss of vital green space and trees will not only impact the aesthetics of the Conservation Area but also the biodiversity and wildlife.

The practicalities of building the development must also be considered; access to William Street is poor and the continuous requirement for builders and their equipment to transit to the site will undoubtedly impact George Street and William Street resulting in traffic chaos.

Finally the planning statement must be read in the right context; the area is simply not the derelict and unattractive sight suggested. This terminology seeks to persuade, influence and coerce. The condition of the garage and fence is squarely the responsibility of the owners who, coincidentally, seek to profit from the proposed dwelling. This should not provide the foundation of the argument to build on precious green and open space within the Conservation Area that will unfairly impact the local residents, the amenity of the area and the wildlife.

Recommendation

As per the published report.

5.08

4/03729/15/FHA - TWO STOREY FRONT AND REAR EXTENSIONS

6 THE BEECHES, TRING, HP23 5NP

Recommendation

As per the published report.

5.09

4/00082/16/FUL - CONSTRUCTION OF TIMBER FENCE ALONG EASTERN BOUNDARY OF WIXIES WOOD

WIXIES WOOD, MARLIN HILL, HASTOE, HP23 6LW

Recommendation

As per the published report.

Three additional representations received, supporting the application and commenting that the fence makes sense as it affords some protection for the applicant's property, birds and animals and its visual impact does not appear to be that bad especially as when the small trees/ bushes that have been planted to the front of it mature, they will obscure the fence. The applicant has increased wild life by managing the habitat. The fact that the applicant does not have the right to live on the property, he must have a right to protect what he owns.
