



DEVELOPMENT CONTROL AGENDA

**THURSDAY 16 JUNE 2016 AT 7.00 PM
DBC BULBOURNE ROOM - CIVIC CENTRE**

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

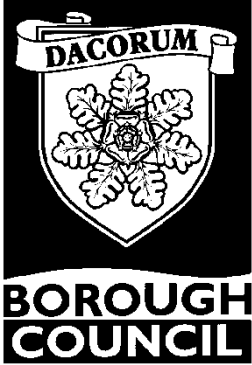
Councillor D Collins (Chairman)	Councillor Riddick
Councillor Guest (Vice-Chairman)	Councillor Ritchie
Councillor Birnie	Councillor Whitman
Councillor Clark	Councillor C Wyatt-Lowe
Councillor Conway	Councillor Fisher
Councillor Maddern	Councillor Tindall
Councillor Matthews	Councillor Imarni

For further information, please contact Katie Mogan or Member Support

AGENDA

8. **ADDENDUM** (Pages 2 - 4)

Agenda Item 8



DEVELOPMENT CONTROL COMMITTEE
Thursday 16th June 2016 at 7.00 PM

ADDENDUM SHEET

Item 5(a)

4/00506/16/FUL - CHANGE OF USE FROM AGRICULTURAL TO CAMPING AND LEISURE (D2) AND ERECTION OF THREE TEEPEE TENTS

LAND ADJACENT TO BROWNLOW FARM BARNES, POUCHEN END LANE, HEMEL HEMPSTEAD, HP1 2SW

Updated conditions (new text highlighted in red):

Condition 1

This permission is for a limited period expiring on the 23th October 2017 by which time the change of use shall have ceased and the teepees and ancillary equipment shall be removed from the site **and the land restored to its former condition** unless otherwise agreed with the Local Planning Authority.

Reason: To enable the local planning authority to review the position in the light of circumstances prevailing at the end of the period.

Condition 2

No camping shall take place on the site apart from in the designated 'teepee area (44.5 x 25m)' as defined on drawing 0624/01E.

Reason: To safeguard the amenity of the neighbouring residents in accordance with Policy CS12 of the Dacorum Borough Core Strategy.

Condition 3 (new condition)

Prior to the commencement of the use hereby permitted, visibility splays in accordance with the guidance given in Hertfordshire County Council's 'Highway Design Guide - Roads in Hertfordshire' shall be provided to each side of the new access where it meets the highway by moving the adjacent fence 500mm into the site. These splays shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the

adjacent highway carriageway. These visibility splays will be agreed in writing with the Local Planning Authority and shown on a scaled plan.

Reason: In the interests of highway safety in accordance with Policies CS8 and CS12 of Dacorum's adopted Core Strategy (2013).

Petition delivered by hand (14/06/16) signed by 256 objectors. The petition states:

“I, the undersigned, strongly object to the proposed change of use to the agricultural land adjacent to Brownlow Farm Barns on the basis that:-

- The development of a campsite and arts & crafts facilities will adversely impact the natural beauty and openness of the land in the area. We do not feel that the addition of tents and year-round fetes and the associated numbers of parked cars will be an attractive addition to what is currently a pleasant, scenic and tranquil environment.
- The lane, which currently suffers from excessive mud and potholed conditions, will be adversely impacted by the additional year-round increase in traffic. The lane is currently popular with walkers, runners, cyclists and horse riders and the additional traffic will threaten both their safety and their enjoyment of the area.
- The additional noise associated with both a campsite and an arts & crafts centre, which includes drumming workshops, will not be appropriate in what is currently a quiet residential and agricultural setting.”

Recommendation

As per the published report

Item 5(b)

4/03428/15/RET - AGRICULTURAL ACCESS FOR LAND AT BOVINGDON AIRFIELD

BOVINGDON AIRFIELD, CHESHAM ROAD, BOVINGDON, HEMEL HEMPSTEAD

No additional information.

Recommendation

As per the published report

Item 5(c)

4/01183/16/ADV - ERECTION OF TWO SIGNS, ONE AT THE ENTRANCE TO THE CEMETERY FROM THREE CLOSE LANE, ONE AT THE ENTRANCE FROM RECTORY LANE TO ACKNOWLEDGE HERITAGE LOTTERY/BIG LOTTERY FUNDING OF THE RECTORY LANE CEMETERY PROJECT

THE CEMETARY, RECTORY LANE, BERKHAMSTED

Comments received from Berkhamsted Town Council

No objection in principle.

However, members of the committee did have concerns about the scale of the signs and would request that consideration be given to providing smaller signs, more in keeping with the conservation area setting.

Contrary to saved Local Plan Policy 120

APPLICANTS RESPONSE TO BTC COMMENTS

We would have preferred to see smaller signs but these are standard HLF approved boards (and it is a mandatory condition of the grant that their assistance is acknowledged) – and are the same size as construction site boards. The boards will only be in place during the HLF funded phase.

An additional viewpoint is the advantage of advertising this project to the Community (to attract more volunteer input) and for residents to be aware that this project has been recognised as of national importance by leveraging £1 million of investment from Heritage Lottery/Big lottery into the town to address an open space that has been somewhat neglected in the past.

Recommendation

As per the published report
