



# DEVELOPMENT CONTROL AGENDA

**THURSDAY 18 AUGUST 2016 AT 7.00 PM  
COUNCIL CHAMBER - 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

- 9. OBJECTION, THE BUNGALOW, REDBOURN ROAD (Pages 2 - 7)**

# Agenda Item 9

## Objection to Planning Application 4/01796/16/FUL,

## The Bungalow, Redbourn Road, Hemel Hempstead HP2 7BA

### Councillor Briefing

We live along the Redbourn Road in a ribbon development between Grove Hill and Woodhall Farm estates. The northern side of the road is all residential with open gardens facing the roadway. On the opposite side is the industrial estate that has been screened from sight for decades by a long band of bushes and trees. The screening was obviously a deliberate intention for the original development of the area.

This picture shows the Redbourn Road with the long row of trees screening us from the Industrial Estate before the Red section was removed for the Maylands Business Units - why they did not use the industrial road entrance is a sad mystery. The yellow section is the subject of this application and would result in 50% LOSS of screening. The red section is where a possible access road could be developed in the future and given 50% of the screen barrier would have been lost, refusing planning permission would be difficult.

The particular issue with this development compared with the Maylands Business Park is open car parks facing directly into the residents homes across the road with no screening. In addition, the units are budget standard, 18ft high and face end-on to our own home.





Images of some existing screening along Redbourn Road

## **The affect to our home and also to our neighbours**

- We face vehicle lamps directly into our home windows
- We face ugly industrial units on a tree lined street where families walk up and down
- We face light pollution from the car park lighting (especially during the long nights)
- We face loss of amenity by the breaking down of the established Industrial/Residential screening.

Recent replacement LCD street lights have been a disaster according to the council dept who installed them and they are actively seeking a solution to the light pollution it is causing.

All is why we call it contemptible because the developers obviously consider the residents to worthless and beneath consideration.



## A serious matter

The ownership of the line of trees is in question. The developers have a surveyor report that says the trees are within the site. We are highly suspicious of this assumption. It does not tally with photographic evidence and the fact that the tree line is not specific to any particular site – it stretches down the road in front of other properties with fencing on the inside.

We ask that an independent survey is carried out by a firm that is not concerned about biting the hand that feeds it.

We are also suspicious of the way the front boundary of the Mayland Business Park extends more forward than the boundaries of neighbouring sites. Not by much, but it appears to breach the tree line.







The red line shows the trees are to the left which is outside the development site.



As elected councillors you are the only hope we have of controlling this outrage and we appeal to your common sense and authority to give more priority to the local residents amenities.

We want decent screening and not after ten years of sapling growth. London streets manage to have thriving trees alongside tarmac and concrete so please do the same for your own constituents.

We feel this decision is precisely why we have elected councillors to balance what can go wrong with Industrial property development.

This is a depiction of what you will be giving us if you approve the plans.

