



DEVELOPMENT CONTROL AGENDA

**THURSDAY 8 SEPTEMBER 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

11. ADDENDUM (Pages 2 - 12)

Agenda Item 11



DEVELOPMENT CONTROL COMMITTEE
Thursday 8th September 2016 at 7.00 PM

ADDENDUM SHEET

Item 5a and b

4/02678/15/FUL & 4/02679/15/LBC – NEW BOUNDARY LINE TO DIVIDE THE EXISTING SITE & CREATE 3 NEW 4-BEDROOM LOW-ENERGY HOUSES TO THE LAND BEHIND LOXLEY FARM WITH ACCESS FROM ASTROPE LANE.

LOXLEY FARM, CHAPEL LANE, LONG MARSTON, TRING, HP23 4QT

Thames Water

The flooding that occurred during the Winter of 2013/14 is considered to be an extreme weather event and all drainage networks including Thames Water’s sewerage network were placed under considerable strain. The sewerage system in Long Marston is only designed to take foul water and not surface water getting into the pipes.

Thames Water’s flooding investment programme has been designed according to a Willingness to Pay analysis undertaken during our price review, the price review determines the investment that can be made during Ofwat five year funding periods. Investment is prioritised according to the number of properties affected, severity and frequency of flooding. Using these measures a cost benefit analysis is undertaken to determine prioritisation of sewer flooding properties.

Our sewer flooding records currently do not show enough available cost benefit in the Long Marston area to progress a study or solution to the issues experienced. Thames Water advises that all sewer flooding should be reported to our customer centre to ensure that it is recorded fully and prioritised correctly.

Although Thames Water are not a statutory consultee for planning applications, we continuously monitor development and often request consultation if development in a particular area would cause concern. If a particular development has the potential to cause detriment to the existing sewerage network then we will request an appropriately worded condition be placed on the planning permission by the Local Planning Authority. This ensures that a Developer produces a detailed drainage strategy and if required carries out an impact study to investigate any potential detriment/identify solutions that ensure any new development does not increase the existing risk within the catchment.

The drainage strategy produced by the developer for Loxley farm has detailed how they will deal separately with both their foul and surface water. The increase in foul water flow is not sufficient to cause detriment to the existing network and as such we cannot deny their right to connect. Thames Water is satisfied from the developers Drainage Strategy that no connections will be made to the foul sewer for the drainage of surface water.

Correspondence from agent

Following on from the development control committee on the 18th August, the applicant has asked that I update you this week on the additional information and clarification requested with respect to the reported backing up of sewage in Long Marston.

The Flood risk and drainage consultant was asked to investigate this further and as a result we are aiming to circulate the following items, altogether, in advance of next week's committee meeting.

- Additional investigation / report in relation to sewage and flooding
- Further comments from Thames Water

We will also be giving clarification / comments on the proposed materials to the lower levels of the dwellings.

Updated materials information



P94 : MATERIALITY-1

The proposal seeks to keep a simple palette of materials, which would be selected to complement the existing buildings. In selecting materials, the applicant wants both to use local references, as well as emphasising the sense of a farmstead.

Further consultations with the Archeology consultant suggest the geology of the immediate area is predominantly clay. We have also had further consultations received from the conservation officer saying:

"If it is exposed brickwork, then the key will be the fineness/colour of the jointing. A soft render might also be acceptable. I would prefer to keep the options open at this stage (as the architects are wanting to explore the above) and to develop a palette as a condition"

The materiality of the ground floor is therefore likely to be a form of good quality fine jointed brickwork or textured lime render to reflect the local area. The finalised finish and detail of the material will need to be fully agreed by Conservation, as part of the outlined pre-commencement conditions.



BRICKWORK TO EXISTING BUILDINGS



EXISTING TIMBER CLADDING ON SITE TIMBER CLADDING IN VILLAGE



BRICKWORK TO EXISTING BUILDINGS

BRICKWORK TO LOCAL POST OFFICE



EXAMPLES OF DARK STAINED TIMBER CLADDING

Additional investigation / report in relation to sewage and flooding

This additional information is the Review of Surface Water Management Strategy: Loxley Farm, Long Marston, prepared by Hydro-Logic Services has been included within the updated committee report.

Conservation and Design

Sandstone is not local to the area (more north bucks/herts) – the only local stone available is clunch (difficult to obtain and not hard wearing) or, at a push, flint – but this site is in the Vale rather than the Chiltern scarp.

The preference was therefore for brick/clay – Paul was going to speak to Jim Matthews re possible applications. If it is exposed brickwork, then the key will be the fineness/colour of the jointing. A soft render might also be acceptable.

I would prefer to keep the options open at this stage (as the architects are wanting to explore the above) and to develop a palette as a condition.

Correspondence from resident – Peter Myrants

Firstly, having previously written an objection letter to the original and revised application, Ms Reid advised that she would notify all objectors prior to a referral to the Development Control Committee. With respect, checking your website daily (as the RSS feed is broken) is an impractical method of tracking progress on an application.

Whilst I appreciate that there may be 18 items of correspondence, no mention is made to them in the summary or conclusions, the only objection referenced is Tring Rural Parish Council.

Whilst you may be satisfied with the responses from Thames Water and The EA, having lived in the village for 27 years, next door to the planned development, we have witnessed and been on the receiving end of flooding and effluent on our property due to the inadequacies of the sewerage system.

At the previous Development Control Committee meeting, at which I spoke, the councillors requested a report from Thames Water before making their decision. This does not represent a technical assessment of the impact of connecting an additional 9 bathrooms to the foul sewer network, as I understood they were being requested to do.

Their response would have you believe that flooding has only occurred once in the village after extreme weather in 2014. This most certainly is NOT the case, as we encounter issues with being unable to flush toilets or use showers on a regular basis and indeed this impacts most residents in Chapel Lane. This has been widely acknowledged and was known to several Councillors who also expressed concern at the last DCM.

So in conclusion, Dacorum Council are supporting an application that will add to and exacerbate an existing and well known problem in Long Marston, which will benefit

the occupants of 3 executive homes, yet will potentially impact multiple residents who continue to experience issues which are still under investigation in a HCC Section 19 investigation.

Are Dacorum Council therefore prepared to provide the existing residents with an undertaking that should this application be approved, it will have no detrimental impact on villagers and their flooding or sewerage issues?

Additional Information and Updates (included in Addendum of 18 August 2016)

Appendix C (photographs) of Updated Summary and response to Flooding from applicant

Photographs of adjacent ditches and culverts



A) INFILLED AND UNDERSIZED OR OVERGROWING CULVERTS ALONG CHAPEL LANE



B) HEAVILY UNDER MAINTAINED / OVERGROWN DITCHES ALONG SW BOUNDARY



C) BUILD UP OF HEDGE/ FIELD TRIMMINGS AND OTHER WASTE

Additional condition (noted in Addendum of 18 August 2016)

New condition added to require demolition of stable building prior to commencement of development;

Recommendation

As per the published report, including the following condition:

No development shall take place before the demolition of the existing stable building.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area in accordance with Policies CS7, CS11, CS12 and CS27 of the Dacorum Core Strategy 2013.

Item 5c

4/01658/16/FUL – CONVERSION OF EXISTING AGRICULTURAL BARN TO 2 SEMI DETACHED DWELLINGS

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

Additional Information supporting application:

Glazing: There is less glazing on this application if you include the roof light and without the roof light it is virtually the same.

	Proposed (m2)	Approved MFA (m2)
Front	23.6	11.9
Rear	18.2	21.3
Sides	16.6	25.8
Roof	0	1.3
Total	58.4	60.3

Amenity: There is a mix of character and plot sizes within Flaunden, there are some very large gardens but there are also many units with small gardens. For example, along Birch Road some of the dwellings have amenity depths of 9m, 8.5m, 5m. There is also a cluster of houses which have large front gardens but have very small rear gardens, approx. 5m in depth. The amenity to the proposed developments is a depth of 8.6m x 8.9m. It is noted that private amenity space to each of the dwelling is limited; however, proximity to the public open space is considered to supplement this. There is an 8-minute walk along Birch Lane to the Lower Plantation Woodland, or 4-minute walk across the field of the equestrian field. This field would hold the same safety precautions as a public footpath through a field of livestock. Further there are some walking routes, foot paths and bridle routes close to the site. I have attached the OS map showing the routs surrounding the site.

Vehicle movements: There is adequate space within the curtilage of the property to provide sufficient parking without impeding manoeuvring space within the site or surrounding site. There is sufficient space for two cars to pass along the road with the average width being 5.5m and the narrowest part being 4.7. The Metric Hand Book and other standard advice a road width of 4.5m allows two cars to pass, therefore the access road to the current application site is suitable. Nevertheless, as part of the development speed restriction and safety signage (5MPH signage and



Recommendation

As per published report.

Item 5d

4/01227/16/FUL – DEMOLITION OF EXISTING 4 BEDROOM DETACHED HOUSE AND GARAGE. CONSTRUCTION OF REPLACEMENT 4 BEDROOM HOUSE.

SHANTOCK, VENUS HILL, BOVINGDON, HEMEL HEMPSTEAD, HP3 0PG

Comments from agent

Unfortunately my client has opened up a second access on the lane. It is on the application drawings.

I can not see a reason why this is not possible in Highways terms and Highways will have been consulted on the safety of the new access.

Given you have the new access on the drawings perhaps your decision notice might simply regularise the situation?

On the comments below I think I should respond for completeness although I am not sure that any of these comments constitute policy objections as such.

1. The relationship with the adjoining owner is improved because the building is much smaller, it has been positioned further away from the boundaries. The distances are in keeping with other house/boundary relationships in the immediate vicinity.
2. The proposed building falls within the common building line of the neighbours by matter of fact rather than any subjective assessment. The width of the building has been reduced, much less now than the width of Oxgate.
3. The patio doors on the west elevation are on the ground floor and on this basis a boundary fence would provide privacy. For these reasons there would be no loss of privacy. Bathroom windows on this elevation can be conditioned with obscure glazing.
4. The distance between the boundary and the existing building at the rear of the property is 3.3m. The distance between the boundary and the proposed building at the rear of the property is 3.5m. On this basis the relationship offers an improvement to the neighbouring property at Shevington.
5. The existing site has a single access and the proposed drawings show a new access. There is no curb on the lane and no requirement for a dropped curb.

Second vehicle crossover

It is acknowledged that a vehicle crossover can be constructed onto Venus Hill (an unclassified road) without requiring planning permission. It is unfortunate that some vegetation may have been lost to construct a second access to the application site. It is noted that if planning permission is granted, it would be subject to a landscaping condition that could require additional planting to offset previous losses.

Contaminated Land

The site is located within approximately 155 metres east and 160m south east of two former chalk pits there is a very low potential for ground gas generation. Consideration should be given regarding the use of gas protection measures.

Based on this advice, it is not considered necessary to include standard contaminated land conditions.

Recommendation

As per the published report, with the removal of contaminated land Conditions 7, 8, 9 and 10.

Item 5e

4/01763/16/FHA – RAISE ROOF PITCH, CONSTRUCTION OF REAR DORMER, SINGLE STOREY REAR EXTENSION AND CONSTRUCTION OF DETACHED SHED TO FRONT OF PROPERTY

18 TWEED CLOSE, BERKHAMSTED, HP4 1SY

Berkhamsted Town Council was consulted following the submission of plans and elevations for the front shed. Comments were received as follows:

Objection. As previously stated, the Committee has no objection to the work proposed to the house. However, the shed to the front impacts adversely on the street scene.

Recommendation

As per the published report
