



DEVELOPMENT CONTROL AGENDA

**THURSDAY 20 OCTOBER 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

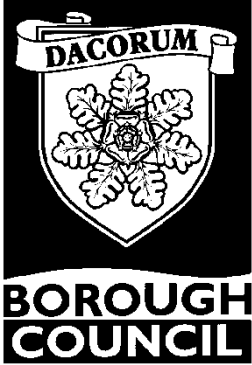
Councillor D Collins (Chairman)	Councillor Riddick
Councillor Guest (Vice-Chairman)	Councillor Ritchie
Councillor Birnie	Councillor Whitman
Councillor Clark	Councillor C Wyatt-Lowe
Councillor Conway	Councillor Fisher
Councillor Maddern	Councillor Tindall
Councillor Matthews	Councillor Imarni

For further information, please contact Katie Mogan or Member Support

AGENDA

7. ADDENDUM

Agenda Item 7



DEVELOPMENT CONTROL COMMITTEE
Thursday 20th October 2016 at 7.00 PM

ADDENDUM SHEET

Item 5a

4/02048/16/MOA - PROPOSED DEVELOPMENT OF 12 SEMI-DETACHED HOUSES AND REUSE OF APPROVED ACCESS ROAD

89 SUNNYHILL ROAD, HEMEL HEMPSTEAD, HP1 1TA
Further Representations

Additional neighbour response

No. 42 Sunnyhill Road objects on grounds that the existing roads cannot support the additional traffic incurred by development of the two sites together, and the two sites together are no different in size or density compared with 4/01679/15/MOA.

Additional information from applicant

S106 Unilateral Undertakings have now been completed for the site.

Additional considerations

The Council's Planning Solicitor has confirmed that the Unilateral Undertakings are acceptable.

Recommendation

GRANT subject to the conditions recommended in the report

Item 5b

4/01919/16/FUL - DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF REPLACEMENT DWELLING. (AMENDED SCHEME).

THE RETREAT, NEWGROUND ROAD, ALDBURY, TRING, HP235SF

No updates.

Recommendation

As per the published report

Item 5c

4/02093/16/FUL - CONSTRUCTION OF THREE BEDROOM DWELLING AND DOUBLE GARAGE. ALTERATIONS TO EXISTING DWELLING. REPLACE EXISTING FRONT GARAGE WITH TWO STOREY FRONT EXTENSION, SINGLE STOREY SIDE EXTENSION WITH PART EXTENSION (AMENDED SCHEME)

1 FOX CLOSE, WIGGINTON, TRING, HP23 6ED

Additional information from applicant

The applicant has submitted drawing No. 21208/2/05/B which shows vehicle access and manoeuvrability together with two off-street parking spaces for No. 1 Fox Close. The area shown shaded is to be laid in permeable surfacing.

Amended Condition 10 to Grant Permission

Prior to the occupation of the dwelling hereby parking shall be constructed in accordance with details shown on plan 21208/2/05/B. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.

Representations received from Trees and Woodlands

I looked at this site and tree in 2012 (0788/12) and concluded that the report, from Merewood Consultancy if followed, should ensure that the boundary oak tree survives the construction process.

Further Representations

95 Fox Road

We would like to **object** to this planning application, and would be grateful if you would consider our reasons outlined below. My comments are very similar to my previous objections – because I see little change, other than a minor angle and repositioning of the build.

1. **Impact** on the Fox Road area of the village of Wigginton. We moved to Wigginton nearly three years ago, attracted by the carefully maintained village ambience and of course the beauty and heritage of the old Rothschild cottages running along Fox Road. The much newer (60's?) development of housing in and around Fox Close was, fortunately, sympathetically designed to be well offset from the road and cottages, with generous gardens and trees to minimise any detrimental visual impact. The proposed plan does *not sustain that sympathy*. The footprint of the house, as drawn on the plans, sits awkwardly (like a cuckoo in a nest!) on the garden of 1 Fox Rd. It appears to be unreasonably close to both adjoining properties (Hilltop, and 1 Fox Rd), and the double garage proposed brings a substantial build right up close to the road line, which was so intentionally avoided in the 1960's plans. The plans drawings do not give an indication of the ridge height of the proposal in comparison to neighbouring properties – it must surely dominate over, at least, 1 Fox Rd. There are no houses, to my knowledge, anywhere near the site that are of a similar brick/render construction – details are not given in the proposal. The existing oak tree (indicated on the plans, so presumably to be kept) was, and could be, a glorious tree, though it has lost considerable charm recently after being severely cut back – possibly in preparation for the proposed application (?).

2. **Setting a Precedent** for garden in-fill in Wigginton. I am unaware of any other successful applications in this largely unspoilt village which so obviously would be a “garden-grab”. The housing density in Wigginton, despite great pressure I expect, has been kept reasonable and in keeping for such a rural attractive village. This application, with houses very close to either side, results in a very high visual density, in an AONB. I understand that at least two applications in the past for the same plot, have been refused. One was for a bungalow, I believe - the present proposal is *far more imposing* than a bungalow would have been.

3. I assume others, who have more technical knowledge on the issues, will raise problems that may be associated with a) sewage lines b) safety of new entrance onto narrow Fox Rd c) the need for a proper tree survey and d) the building spec. requirements for an AONB.

Finally, whilst not technically reasons for objection, I would like to raise three points/queries. It took me some while to understand that this NEW application, after the previous one was withdrawn, is not, as it originally stated in the TITLE : “Retention of existing dwelling and”, but just another application for a three bed NEW build, AND changes to existing property (and garages). This may have been amended on Dacorum planning site, BUT WE, AS NEIGHBOURS, SURELY SHOULD BE RESENT BY MAIL NOTIFICATION OF THE “ERROR”. 2) Since we arrived, nearly three years ago, the new entrance to the garden plot onto Fox Rd (necessary for the current proposal) has sat as an ugly cut into the hedging, blocked by plastic sheeting. Work on the entrance and garage (on an earlier accepted proposal I understand) has only just started. I can only hope that it is a coincidence that this work has started in tandem with the submission of this current application - , a *hugely* bigger project. The plans show an existing garage – it is just footings.

To summarise, we object to this development, and urge the Parish and County Councils to consider very carefully the impact on Wigginton.

Recommendation

As per the published report

Item 5d

4/01221/16/FUL - NEW DETACHED FOUR BEDROOM DWELLING

LAND ADJACENT TO KILVE, MEGG LANE, CHIPPERFIELD, KINGS LANGLEY, WD4 9JW

Additional comments as follows.

Megg Acres Farm

We realise it is beyond date for comments but hope it is not too late for our comments to be taken in to account. We know the site well as it adjoins Meggacres Farm at which we have been living since 1986. For most of that time it was used as a dumping ground for surplus building materials by its then owner, a local builder. After its sale to the current owner we entered into a short term agreement with the current owner during which time we cleaned up the site and removed overgrown conifers as well as the surplus building materials.

The site history is recorded in a planning application in the late 80's which noted its use as agricultural (piggery).

The application documents, as saved on the web portal, do not include a written case setting out any arguments in respect of 'inappropriate development in the green belt'. Even if such a case had been made there is no attempt to meet planning guidance to position the proposed development towards the centre of the site, instead it looks as though the intention would be to divide the site into 2 and subsequently propose a second similar dwelling adjacent to Kilve.

In the event that a successful case could be made to justify 'inappropriate development' we draw your attention to a number of other sites fronting Megg Lane that would seek to use those arguments as 'precedent'. At least one of these is at 'pre-app' discussion (The Firs).

Some of these sites are highlighted in green colour on the attached plan. Each has had access created, some have structures, and have been separated or fenced within the site curtilage. Such arguments could be similarly applied within our own property of Meggacres Farm which being at the low point of the valley could support a parallel road of dwellings to those of the application site.

Some might argue that this area of Chipperfield Village could supply additional housing for Chipperfield in a location unknown to and 'invisible' to most in the village.

This is not our argument. Our intention is to highlight the potential implications and/or consequences of the future of the Kilve site. We hope these comments are helpful.

Cherry View

The proposed development is in green belt and from the location plan it would seem that the siting of the property would allow further development in the future. Also due to the siting of the property being directly opposite our house we would lose significant amenity to far reaching views.

Recommendation

As per the published report

Item 5e

4/01763/16/FHA - RAISE ROOF PITCH, CONSTRUCTION OF REAR DORMER, SINGLE STOREY REAR EXTENSION

18 TWEED CLOSE, BERKHAMSTED, HP4 1SY

No updates

Recommendation

As per the published report

Item 5f

4/01679/16/FUL - CONVERSION OF EXISTING DISUSED STABLES BUILDING TO CREATE A NEW DWELLING. WORKS TO INCLUDE THE RENOVATION OF EXTERNAL FACADES, ASSOCIATED LANDSCAPING AND THE RENOVATION OF THE EXISTING FEED STORE BUILDING INTO A GARDEN STUDIO ROOM.

PAMPARD HOUSE, BRADDEN LANE, GADDESSEN ROW, HEMEL HEMPSTEAD, HP2 6JB

No updates

Recommendation

As per the published report

Item 5g

4/01851/16/FHA - TIMBER AND GLASS SIDE CONSERVATORY. NEW DORMER WINDOWS AND CONSERVATION ROOF LIGHTS

CAPRI, 3 PARK VIEW ROAD, BERKHAMSTED, HP4 3EY

No updates

Recommendation

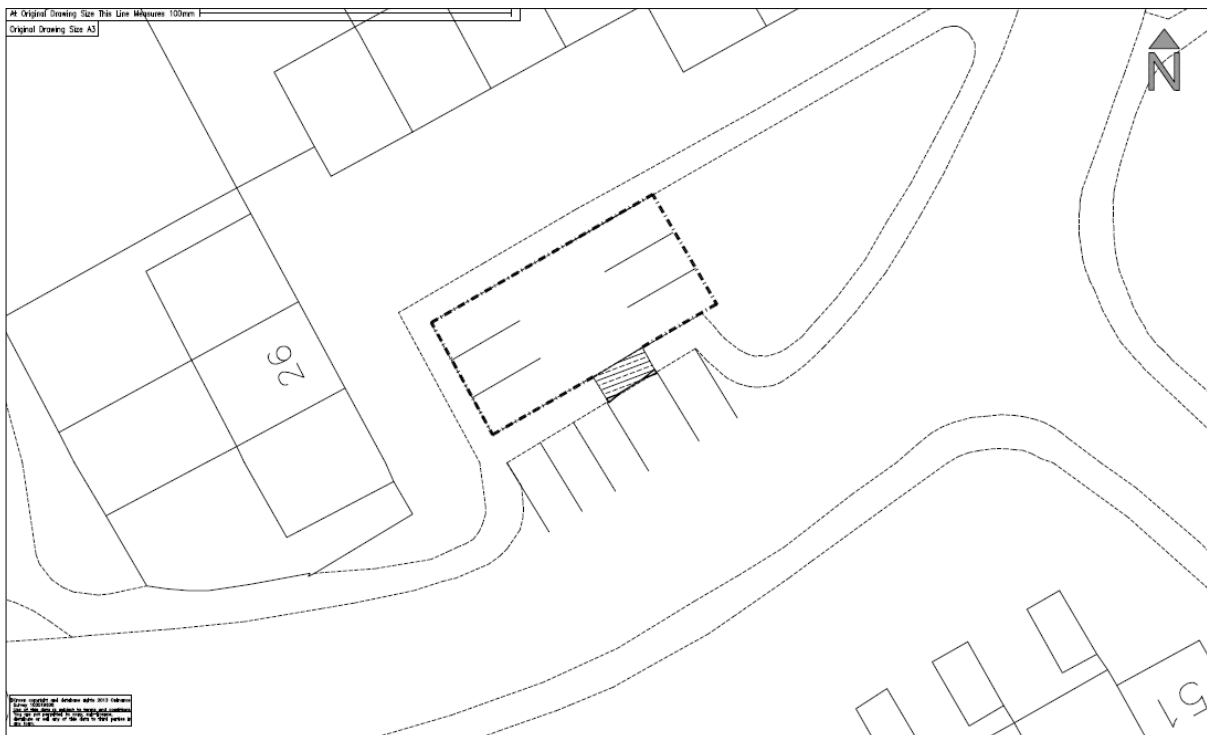
As per the published report

Item 5h

4/02201/16/FUL - INSTALLATION OF SIX PARKING BAYS

AMENITY LAND ADJ 28, NORTHEMEND, HEMEL HEMPSTEAD, HP3 8TL

It has been confirmed in plan form that the net gain in spaces would be five car parking spaces. One space within the existing layby would be lost to facilitate the 3.6m wide access to the proposed hardstanding as shown below. It is noted that the spaces within the layby (forming part of the public highway) would not be marked.



Recommendation

As per the published report

Item 5i

4/02153/16/FUL - INSTALLATION OF AIR CONDITIONING UNIT

26A BENNETTS GATE, HEMEL HEMPSTEAD, HP3 8EW

No updates

Recommendation

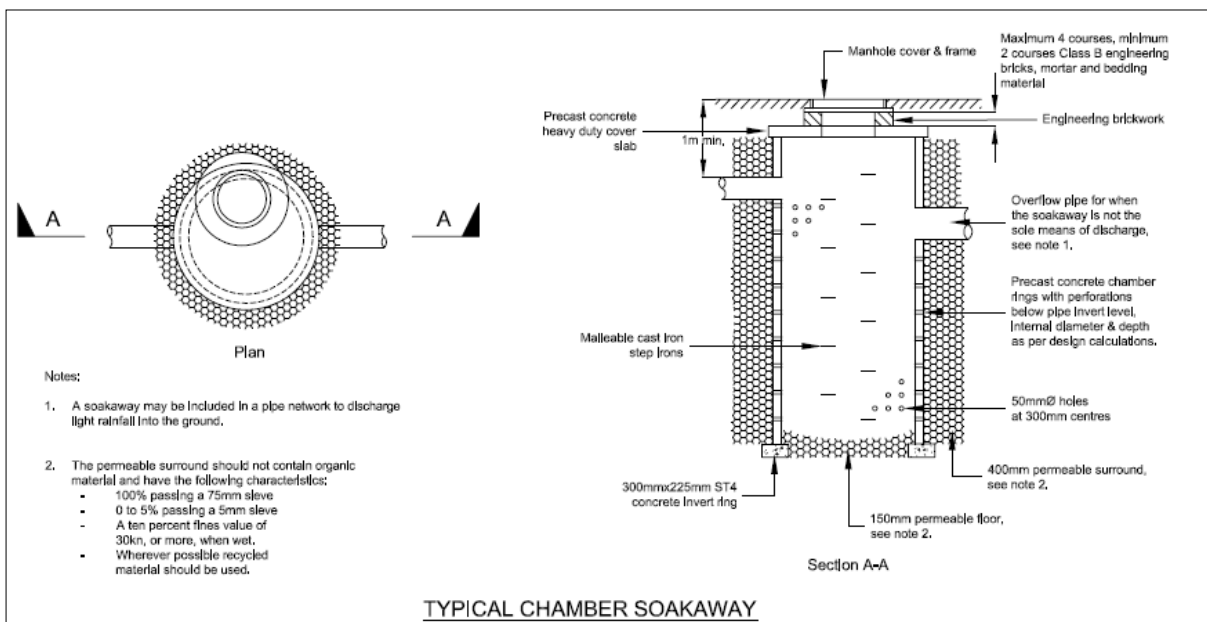
As per the published report

Item 5j

4/01866/16/FUL - TO INSTALL 7 PARKING BAYS ON THE AMENITY GREEN

AMENITY GREEN , ADJ 17-21 GOLDCROFT, HEMEL HEMPSTEAD

Additional plan showing proposed soakaway details has been submitted (as below).



As such, Condition 2 shall be amended to include this drawing within the list of approved plans.

Recommendation

As per the published report with amended Condition 2 as follows:

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

**DBC/015/017 Rev B
HST/500/004 (Typical Precast Concrete Chamber Soakaway)**

Reason: For the avoidance of doubt and in the interests of proper planning.
