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DEVELOPMENT MANAGEMENT AGENDA

**THURSDAY 13 JULY 2017 AT 7.00 PM
COUNCIL CHAMBER, THE FORUM**

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 Guest (Chairman)
Councillor Birnie
Councillor Clark
Councillor Conway
Councillor Maddern
Councillor Matthews
Councillor Riddick

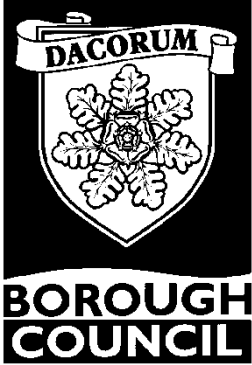
Councillor Ritchie
Councillor Whitman
Councillor C Wyatt-Lowe (Vice-Chairman)
Councillor Fisher
Councillor Tindall
Councillor P Hearn
Councillor Bateman

For further information, please contact Katie Mogan or Member Support

AGENDA

8. **ADDENDUM** (Pages 2 - 27)

Agenda Item 8



DEVELOPMENT MANAGEMENT COMMITTEE
Thursday 13th July 2017 at 7.00 PM

ADDENDUM SHEET

Item 5a

4/00738/17/FHA – TWO STOREY SIDE EXTENSION, PART TWO STOREY AND PART SINGLE STOREY REAR EXTENSION AND DEMOLITION OF GARAGE

14 COOMBE GARDENS, BERKHAMSTED, HP4 3PA

Recommendation

As per the published report

Item 5b

4/00657/17/FUL – CONSTRUCTION OF A FOUR BEDROOM DETACHED DWELLING

ADJ. 4, ASHBY ROAD, NORTHCHURCH

Recommendation

As per the published report

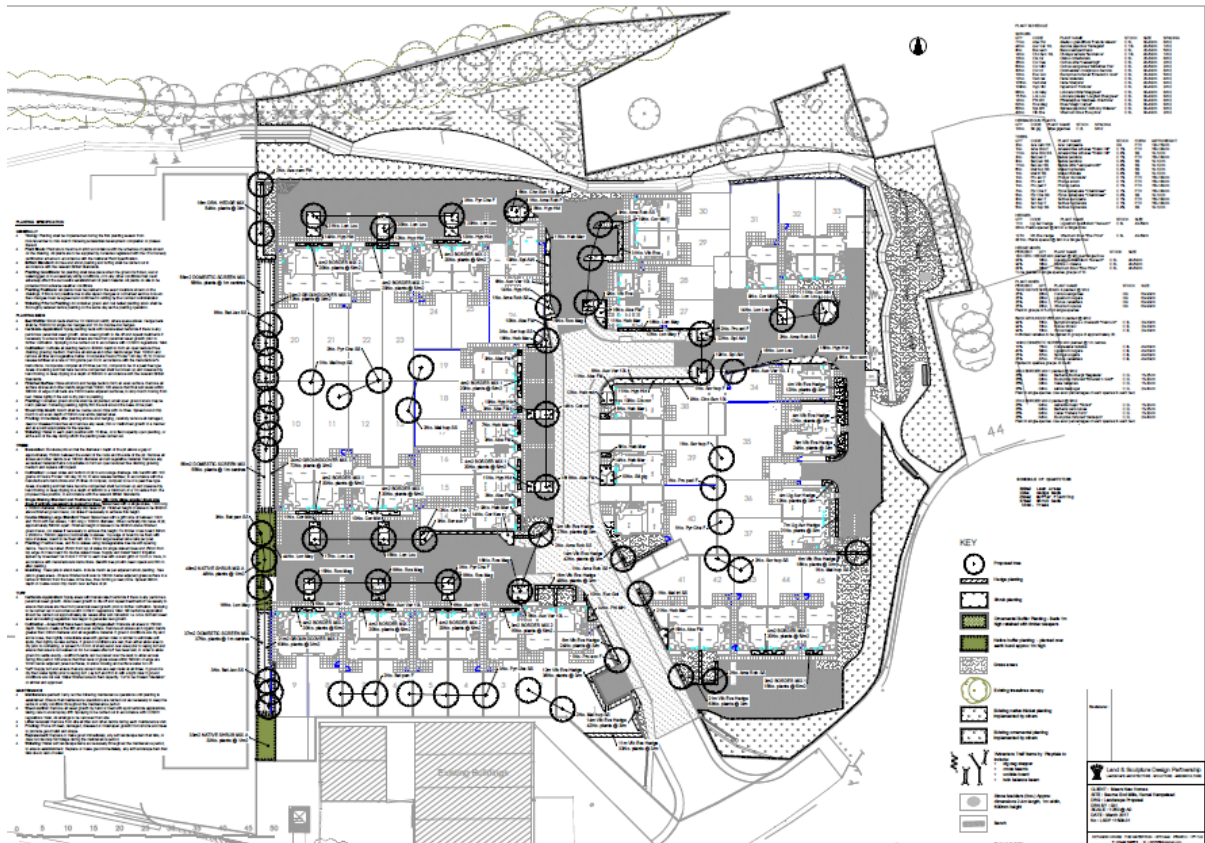
Item 5c

4/00597/17/RES - SUBMISSION OF RESERVED MATTERS (APPEARANCE, LANDSCAPING, SCALE AND LAYOUT) TO OUTLINE PLANNING PERMISSION 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 B2 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 END 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

Amended Landscaping Plan



7 Bourne End Lane

Objection

It seems a great pity that no modification has been made to the turning head at the end of Bourne End Lane. This has been suggested by the village association over a long period of time and what was shown to the village in the indicative layout in March 2015. It would -

- Enable better integration with the village.
- Reduce sense of housing inserted into an industrial estate and increase the value of the houses way beyond the cost of carrying out the work.
- Reduce the prospect of vehicles attempting to get through.
- Reduce maintenance need for Herts Highways.

There is time to get this right if the will is there. It's a win for the developers (value of houses), Herts Highways (less road to maintain), Dacorum (meeting its Core Strategy intentions), future and current residents (improved environment).

It's hard to see what's standing in the way - inertia or lack of interest in the input of local residents?

I would like this issue drawn to the attention of councillors.

Lead Local Flood Authority

The additional information relates to materials and layout, therefore does not alter the drainage and the original FRA was already approved, we can confirm that we have no objection to this application on flood risk grounds.

HCC Highways

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.

The Highway Authority recommends inclusion of the following Advisory Notes (AN) to ensure that any works that may affect the highway are carried out in accordance with the provisions of the Highway Act 1980.

AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

AN2) It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

Proposal Application for reserved matters pursuant to outline permission 4/03072/15/MFA relating to appearance, landscaping, scale and layout for the erection of 45 dwellings, associated garages, car parking, roads and infrastructure. Houses comprise: 20 x Mansfield 3b6p, 18 x Langbourne 3b5p, 6 x Barton 2b4p, 1 x Thornberry 3b4p. The site is the former Bourne End Mills industrial site in Bourne End, Hemel Hempstead and has planning permission for a hybrid development covering the whole site under planning permission 4/03072/15/MFA. This application is a reserved matters amended details application looking solely at the appearance, landscaping, internal layout and scale of the development which is for 45 dwellings.

Site and surrounding road network The application site is located to the southwest of the village of Bourne End and 3.7km west of Hemel Hempstead town centre. It has an area of approximately four hectares and is bounded to the north by open fields, to east by the residential properties of Bourne End village, to the south by Upper Bourne End Lane and to the south west by Stoney Lane
Access to the site

The access to the residential site will be from one of the existing accesses as shown on the submitted plans. This access was agreed as part of the MFA planning application and will be the only vehicular access into the site. Other pedestrian and cycle links forming sustainable ties to Bourne End Lane will be created and these too are depicted on the submitted plans.

Parking

Dacorum Borough Council as a local planning authority will determine the level of parking they require for the development proposal.

Conclusion

The highway authority has reviewed the information submitted and is fairly satisfied with the proposals. The reserved matters relates to issues within the site ie appearance, landscaping, scale and layout with the internal residential road network not being adopted by the highway authority. However, with regards to the footway connection, shown on the plans nearest to 44 Bourne End Lane, there is no detail of what preventative measures will be installed to robustly prohibit a motorist in a private motor vehicle from driving/using this footway to gain access between Upper Bourne Lane and Bourne End Lane or vice versa . Further details should be sought from the developer which may take the form of further planting or street furniture strategically placed to mitigate against this risk.

Herts Ecology

I can confirm that based on the information I have seen, and the fact that my colleague was happy with suggestions made in the Biodiversity Enhancement Strategy, that a LEMP (with further landscape details / prescriptions) as a Condition is not necessary now, as I believe enough information has already been provided with regard to soft landscape (and ecology) issues.

Recommendation

As per the published report

Conditions as Follows

- 1. The development hereby permitted shall be carried out in accordance with the following approved plans/documents:**

16086 - 02 - 001 Rev B

16086 - 02 - 003 Rev G

16086 - 02 - 004 Rev G

16086 - 02 - 005 Rev G

16086 - 02 - 006 Rev G
16086 - 02 - 200 Rev E
16086 - 02 - 201 Rev D
16086 - 02 - 202 Rev E
16086 - 02 - 250 Rev A
16086 - 02 - 300 Rev G
16086 - 02 - 302 Rev B
16086 - 02 - 303 Rev A
16086 - 02 - 304 Rev A
16086 - 02 - 305 Rev C
16086 - 02 - 400
16086 - 02 - 150
16086 - 02 - 151
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16086 - 02 - 167
16086 - 02 - 168
16086 - 02 - 169
Landscape Proposal Rev B

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

- 2. Within 6 months of the date of this permission details of the materials proposed to be used on the surfaces of the roads, footpaths, patios and driveways shall have been submitted to and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.**

Reason: To ensure a satisfactory development; in accordance with Policy CS12 of the Core Strategy (2013).

- 3. The bathroom windows at ground and first floor level in the Langbourne, Barton, Mansfield and Thronberry house types hereby permitted shall be permanently fitted with obscured glass unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings; in accordance with Policy CS12 of the Core Strategy (2013).

4. **The construction of the development shall not commence until details of construction vehicle movements and traffic management and wheel washing measures are submitted to and approved by the local planning authority.**

Reason: To ensure the impact of construction vehicles on the local road network is minimised; in accordance with Policies CS8 and CS12 of the Core Strategy (2013).

5. **Prior to the first occupation of the development a residential Travel Plan associated with the development to encourage the use of alternative modes of transport to the development shall be submitted to and approved in writing by the local planning authority. This Plan will be prepared and updated in accordance with HCC document 'Hertfordshire's Travel Plan Guidance for Business and Residential Development' available at**

<http://www.hertsdirect.org/services/transtreets/highways/highwaysinfo/hiservicesforbus/devmanagment/greentravelplans1/>.

Reason: To promote sustainable transport measures for residents, visitors and staff at the new development; in accordance with Policies CS8 and CS29 of The Core Strategy (2013).

6. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) (with or without modification) the garages hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwellings and they shall not be converted or adapted to form living accommodation.**

Reason: In the interests of highway safety and maintaining off street parking provision, in accordance with Saved appendix 5 of the Local Plan (2004)

7. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or re-enacting that Order with or without modification) no development falling within the following classes of the Order shall be carried out without the prior written approval of the local planning authority:**

**Schedule 2 Part 1 Classes A, B, C, E and F
Part 2 Class A**

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the residential amenity and visual amenity of the Green Belt locality; in accordance with Policies CS5 and CS12 of the Core Strategy

Item 5d

4/00206/17/MFA - PROPOSED CONSTRUCTION OF MARQUEE FOR THREE YEARS COMMENCING, 1ST JANUARY 2017 AND FINISHING 1ST JANUARY 2020. MAXIMUM OF 30 EVENTS IN EACH YEAR 18 EVENTS TILL MIDNIGHT AND 12 EVENTS UNTIL 11PM

THE WATERMILL HOTEL, LONDON ROAD, BOURNE END, HEMEL HEMPSTEAD, HP1 2RJ

Bourne End Residents Association

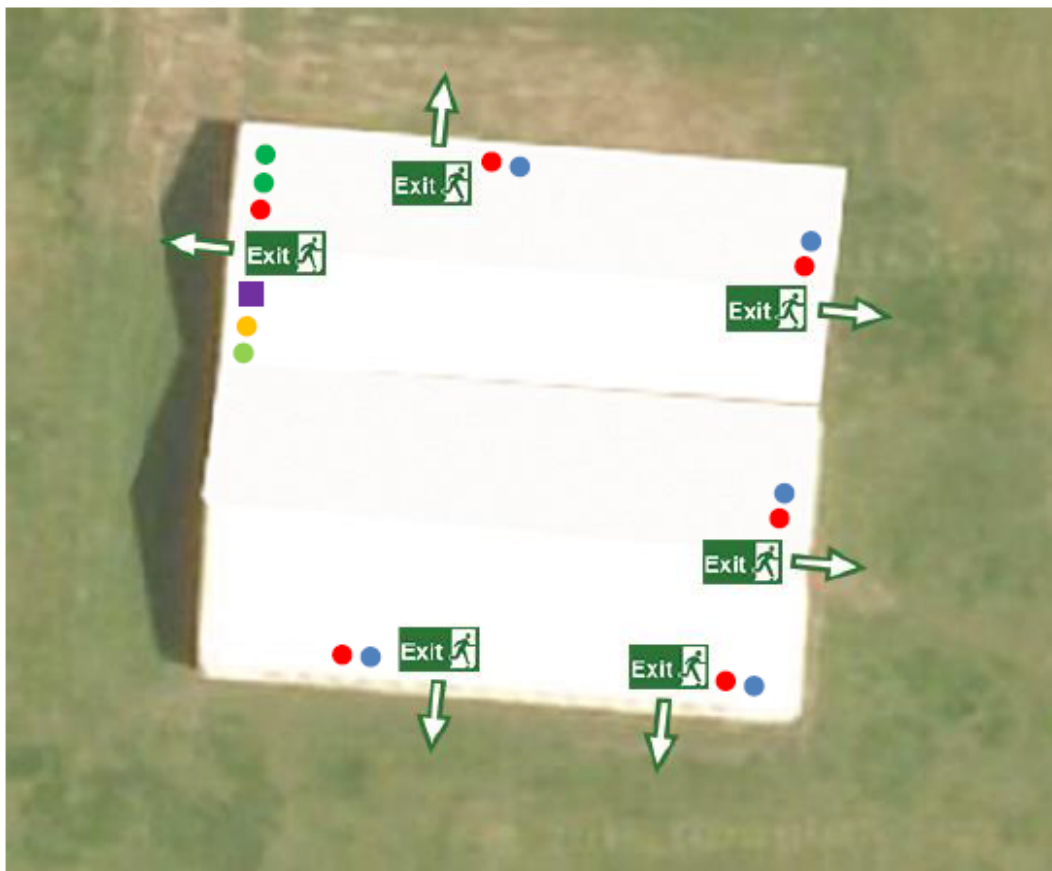
Pleased to see the incorporation of the planning conditions within our letter to the application. We assume that it will be necessary to have the applicants notify the licensing authority of the events as they occur (as they do now we believe) in order to keep track of these events. We are happy to see this come to a close.

Submission of Updated Evacuation Details

These include the evacuation route, included a couple of "Waiting Areas" and Emergency Vehicle Only Area, addressing the advice given by the Fire Officer

There is a plan showing, "Marquee Emergency Evacuation Routes & Lighting Coverage", with all the lighting (solar and powered), including localised lighting (ie. walkways, decking etc) and an updated "Marquee Fire Equipment Location Guide", with additional extinguishers.

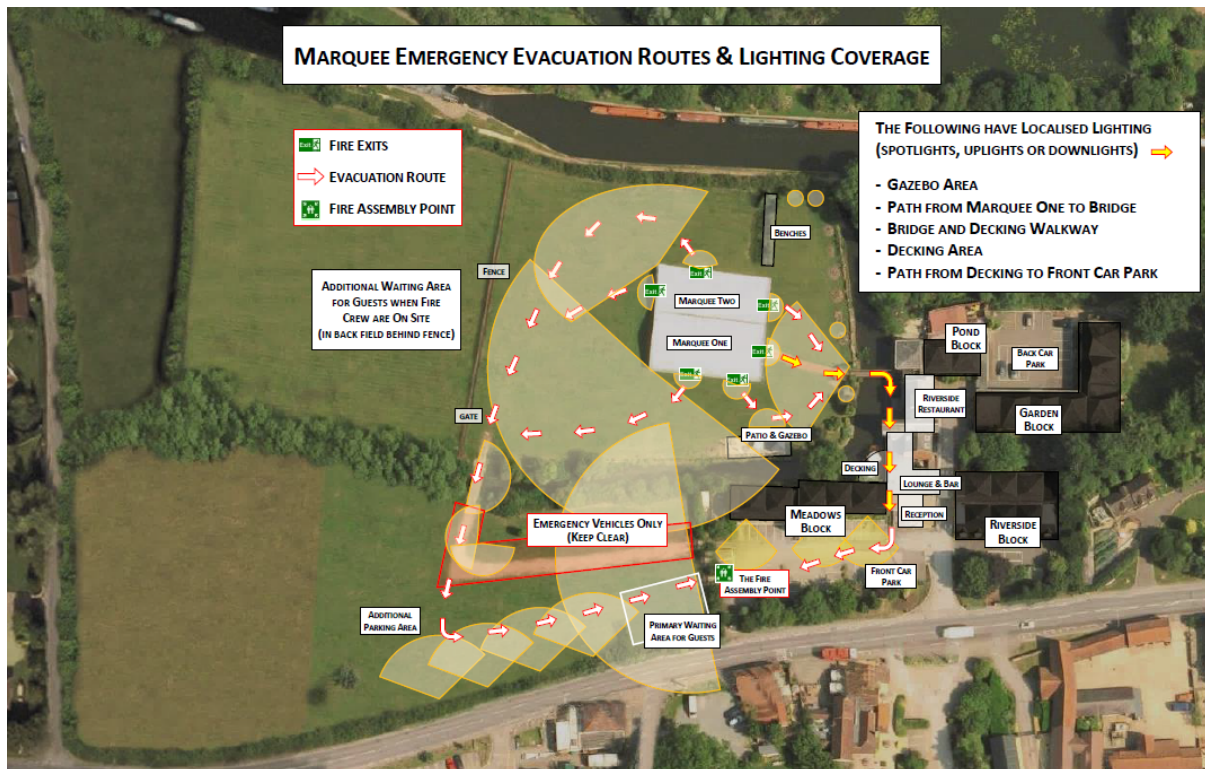
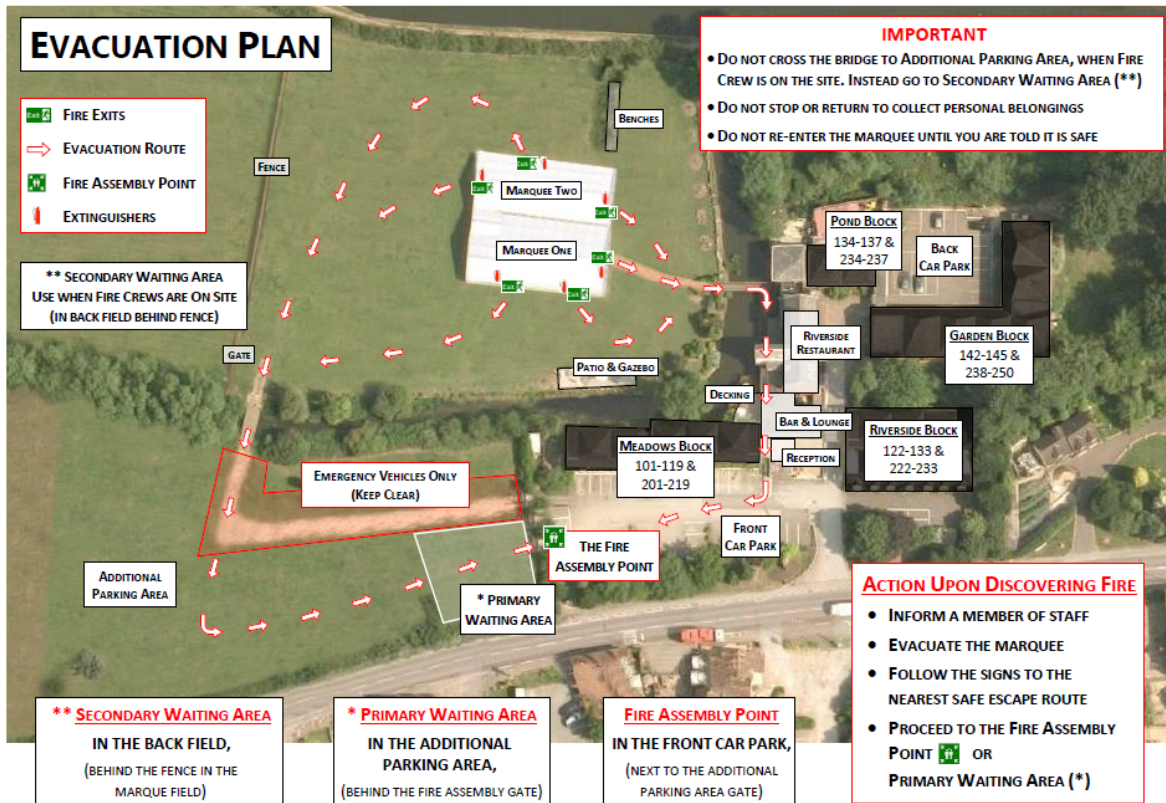
FIRE SAFETY EQUIPMENT LOCATION GUIDE



FIRE EXTINGUISHERS:


- CO²
- WATER
- WET CHEMICAL
- FOAM
- POWDER

■ FIRE BLANKET



INSTRUCTIONS IN CASE OF FIRE

ACTION UPON DISCOVERING FIRE

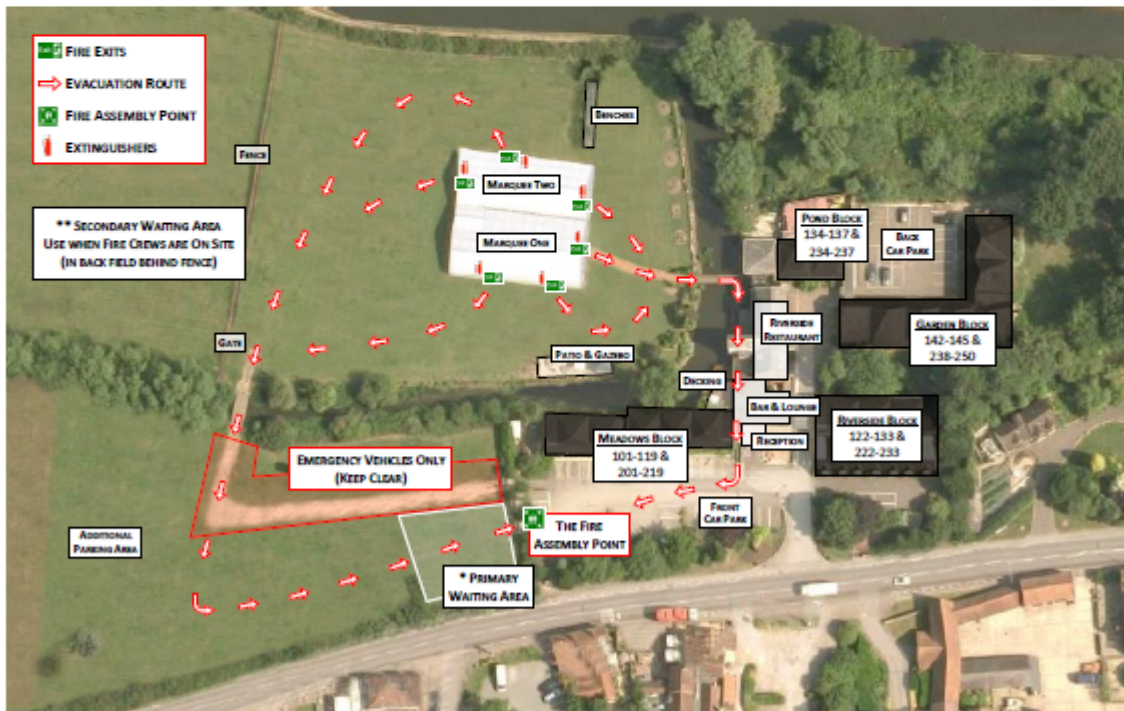
- Inform a member of staff, who will report to the assigned Fire Warden or Duty Manager
- Evacuate the marquee
- Follow the signs to the nearest safe escape route
- Proceed to the Fire Assembly Point  or Primary Waiting Area (*)

IMPORTANT

- Do not cross the bridge to Additional Parking Area, when Fire Crew is on the site. Instead go to Secondary Waiting Area (**)
- Do not stop or return to collect personal belongings
- Do not re-enter the marquee until you are told it is safe to do so

If you have advised us that you have a disability, you will have been given specific evacuation instructions by the assigned Fire Warden or Duty Manager.

If you have not had these, please contact reception now. Don't wait until there is a fire alarm.



FIRE ASSEMBLY POINT
IN THE FRONT CAR PARK,
 (NEXT TO THE ADDITIONAL
 PARKING AREA GATE)

PRIMARY WAITING AREA
**IN THE ADDITIONAL
 PARKING AREA,**
 (BEHIND THE FIRE ASSEMBLY GATE)

SECONDARY WAITING AREA
IN THE BACK FIELD,
 (BEHIND THE FENCE IN
 THE MARQUEE FIELD)

Recommendation

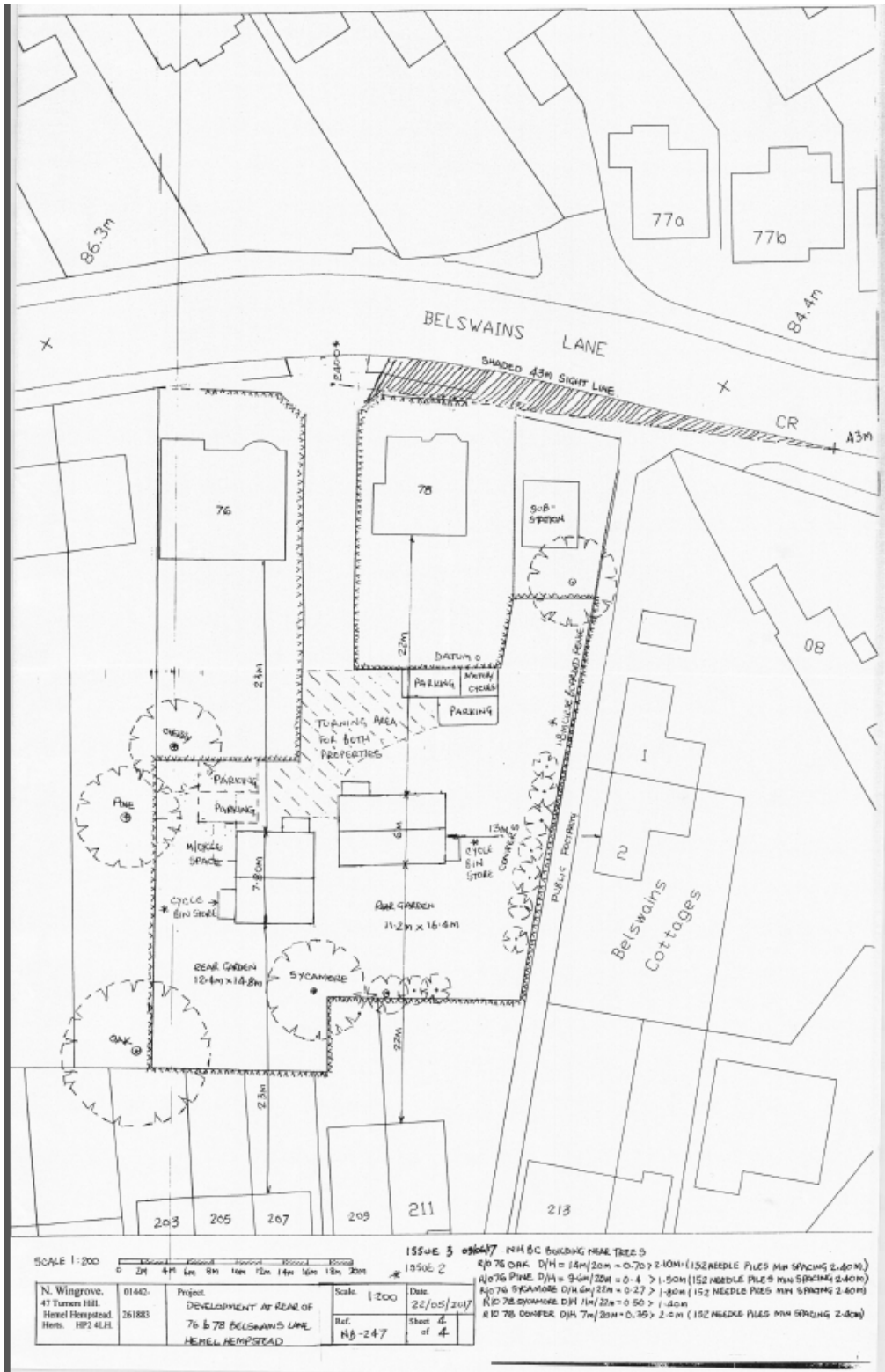
As per the published report

Item 5e

4/00726/17/FUL - TWO THREE BED DETACHED DWELLINGS (AMENDED SCHEME)

LAND R/O 76-78, BELSWAINS LANE, HEMEL HEMPSTEAD, HP3 9PP

Additional Plan showing turning area



HHC Highways

The scheme as shown (NB-247, 4 of 4, dated 22/5/17, issue 3 9/6/17 *) would address the requirements of my (late) advised condition.

The area shown, whilst appreciating the constraints on the site, would provide adequate space for a family sized vehicle to manoeuvre in order to exit the site in forward gear.

Any difficulties would be countered by an acceptance within national guidance and recommendations (Manual for Streets) that in low speed, low traffic volume locations a degree of additional manoeuvres (beyond a standard accepted three point turn) would be acceptable.

The scheme, as shown, provides adequate for vehicles likely to attend the site (noting my earlier observations in respect of the servicing requirements of the site) to leave the site in forward gear, ensuring that the visibility available at the access is maximised. Such arrangements are of notable benefit compared with local housing stock which almost exclusively fail to provide such turning facility.

My recommended condition 1 (provision and retention of car parking) still applies, and would require the area shown on this revised plan to be provided pre-occupation and retained exclusively for that use thereafter.

Ecology

1. The proposals affect a small area beyond two back gardens along Belswains Lane. We have no ecological information on this location, which is likely to support features of site interest in respect of the rough grassland and trees that were previously present. These contribute to the existing urban biodiversity resource locally, although there is no reason to suggest there is sufficient interest to represent a major constraint on the proposals.
2. 2010 aerial photos suggest several large trees were present but more recent photos which also show some groundworks indicate these may have been removed or perhaps heavily pruned. I note no arboricultural report has been submitted with this (full) application so there is no formal way of assessing the existing trees on site or the impact of the proposals. Nevertheless large canopy trees now seem missing.
3. If so, these cannot be assessed or considered for bats if they did need removal. I have no specific information to suggest there is any other protected species interest on site which would need to be considered, although if some works have already taken place, there may be little reason to consider these anyway now. Consequently all I can advise is that any tree or shrub removal should avoid the bird nesting season if possible and if not, should not take place without an inspection to assess nesting activity.
4. However, badgers were known in the area of Belswains Lane although there do not appear to be any records from this site. If they were present – or perhaps have moved onto the site recently – they will have to be dealt with accordingly. A check for badgers prior to any works commencing would follow best practice where there is a likelihood of their presence. Given there is no assessment of this submitted with the application, the LPA may wish to ensure a **check for badgers** is made prior to major site clearance by a **Condition of Approval** or as an **Informative**, as appropriate.

5. I would expect a **landscaping scheme** would be submitted as a Condition to ensure that at least some of the former habitat resource was either restored or enhanced where possible.
6. Other than the issues outlined above, I have no reason to consider there are any ecological constraints on the proposals.

Recommendation

Delegated with View to Approval

Following 21 day notification period on owners of land.

Conditions as Follows

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004

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

**NB-247 Sheet 1
NB-247 Sheet 2
NB-247 Sheet 3
NB-247 Sheet 4**

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

- 3. The windows at first floor level in the side elevations of the dwellings hereby permitted shall be permanently fitted with obscured glass and non-opening below 1.7m from the floor level unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings and future occupiers of the property; in accordance with Policy CS12 of the Core Strategy (2013).

- 4. No dwelling shall be occupied until details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority. These details shall include:**

- **hard surfacing materials;**
- **height and type of boundary treatment;**

- **soft landscape works which shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;**
- **trees to be retained and measures for their protection during construction works;**
- **proposed finished levels or contours;**

The approved landscape works shall be carried out prior to the first occupation of the development hereby permitted.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area; in accordance with Policy CS12 of the Core Strategy and saved Policies 99 and 100 of the Local Plan (2004).

- 5. Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway**

Reason: In the interests of highway safety in accordance with the National Planning Policy Framework, Core Strategy Policies CS9 and CS12 and Saved Policy 51 of the Dacorum Borough Local Plan.

- 6. No development shall commence until Conditions (a) to (d) below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until Condition (d) has been complied with in relation to that contamination.**

(a) Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme must be submitted and approved in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- **a survey of the extent, scale and nature of contamination;**

(ii) an assessment of the potential risks to:

- human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archeological sites and ancient monuments;
1. an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*'.

(b) Submission of Remediation Scheme

If contaminated land is identified through condition (a), a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(c) Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification/validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

(d) Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition (a) above, and where remediation is necessary a remediation scheme must be prepared in accordance with

the requirements of Condition (b), which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification/validation report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Condition (c).

Reason: To ensure that risks from land contamination to the future users of land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CS32 of the adopted Core Strategy.

Article 35 Statement

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

Highways

AN1) The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> telephoning 0300 1234047.

AN2) It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

AN3) It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all

times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspxor> by telephoning 0300 1234047.

Environmental Health

1. Building work and all related activities on the site, including deliveries and collections shall only take place between 7-30 am and 6-30 pm on weekdays (Monday to Saturday inclusive) and no work shall take place on site on Sundays or Bank Holidays.

2. No waste material, wood or other material shall be burnt on site at any time

Ecology informative

The developer is advised to check for badgers presence prior to any works commencing on site should be undertaken. Should any presence be encountered, then the Council must be informed without delay, advised of the situation and an appropriate course of action agreed.

Item 5f

4/01099/17/FUL - CHANGE OF USE FROM B8 (WAREHOUSE AND DISTRIBUTION) TO B2 (GENERAL INDUSTRIAL)

WOODLAND WORKS, WATER END ROAD, POTTEN END, BERKHAMSTED, HP4 2SH

Recommendation

As per the published report

Item 5g

4/00774/17/FUL - DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF 5-BED DWELLING

LAND ADJ. 25 HALL PARK, BERKHAMSTED, HP4 2NU

Change to application description

The description now reads: "Demolition of existing garage and construction of 4-bed dwelling".

Amendment to condition 4

This condition now reads:

Prior to first occupation of the dwelling hereby approved full details on a suitably scaled plan of hard and soft landscape works must be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be in addition to those shown on the approved plans and shall be carried out and retained as approved. The landscaping details to be submitted shall include:-

- a) means of enclosure.**
- b) existing and proposed finished levels and finished floor levels.**
- c) details for all external hard surface within the site, including roads, drainage detail and car parking areas.**
- d) planting plans, including specifications of species, sizes, planting centres, planting method and number and percentage mix.**

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS11, CS12 and CS13 of the Dacorum Core Strategy 2013.

Additional condition 12

Notwithstanding the details shown on the approved prior to first occupation of the dwelling hereby approved full details of the privacy screens on the terrace and first floor rear balcony shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be carried out and retained as approved in perpetuity.

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings in accordance with Policy CS12 of the Dacorum Core Strategy 2013.

Recommendation

As per the published report

Item 5h

**4/00787/17/FUL - PROPOSED ALTERATION TO LEVELS TO PROVIDE
ADDITIONAL SPACE FOR THE ADJACENT HORTICULTURAL NURSERY**

LAND AT RIVER HILL, RIVER HILL, FLAMSTEAD, AL3 8BY

Recommendation

As per the published report

Item 5i

4/00957/17/FHA - REMOVAL OF CHIMNEY. ROOF EXTENSION TO INCLUDE FOUR FRONT ROOF LIGHTS AND REAR DORMER. SINGLE STOREY REAR EXTENSION. REAR DECKING AND GARDEN STEPS

37 ABBOTS RISE, KINGS LANGLEY, WD4 8AR

Recommendation

As per the published report

Item 5j

4/03169/16/FUL - CONVERSION OF GARAGE AND FIRST FLOOR EXTENSION TO CREATE A NEW TWO BEDROOM DWELLING.

26 HAMILTON MEAD, BOVINGDON, HEMEL HEMPSTEAD, HP3 0JF

Hertfordshire Highways further comments

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission. This proposal is acceptable in a highways context. There is no proposed alteration to the existing vehicle/pedestrian access (according to S6 of the application form). There is one onsite parking and an additional space proposed, as well as extra means for parking on the street as well. Therefore we as Highway Authority do not wish to obstruct the grant of the permission.

Description of the Proposal: The proposal (4/03169/16/FUL) is for Conversion of Garage and First Floor Extension to Create a New Two Bedroom Dwelling. The development is located on 26 Hamilton Mead, Hemel Hempstead, which is a sustainable area with regular public transport nearby.

Conclusion: HCC as a Highway Authority does not object to the proposed development however I suggest the two advisory notes.

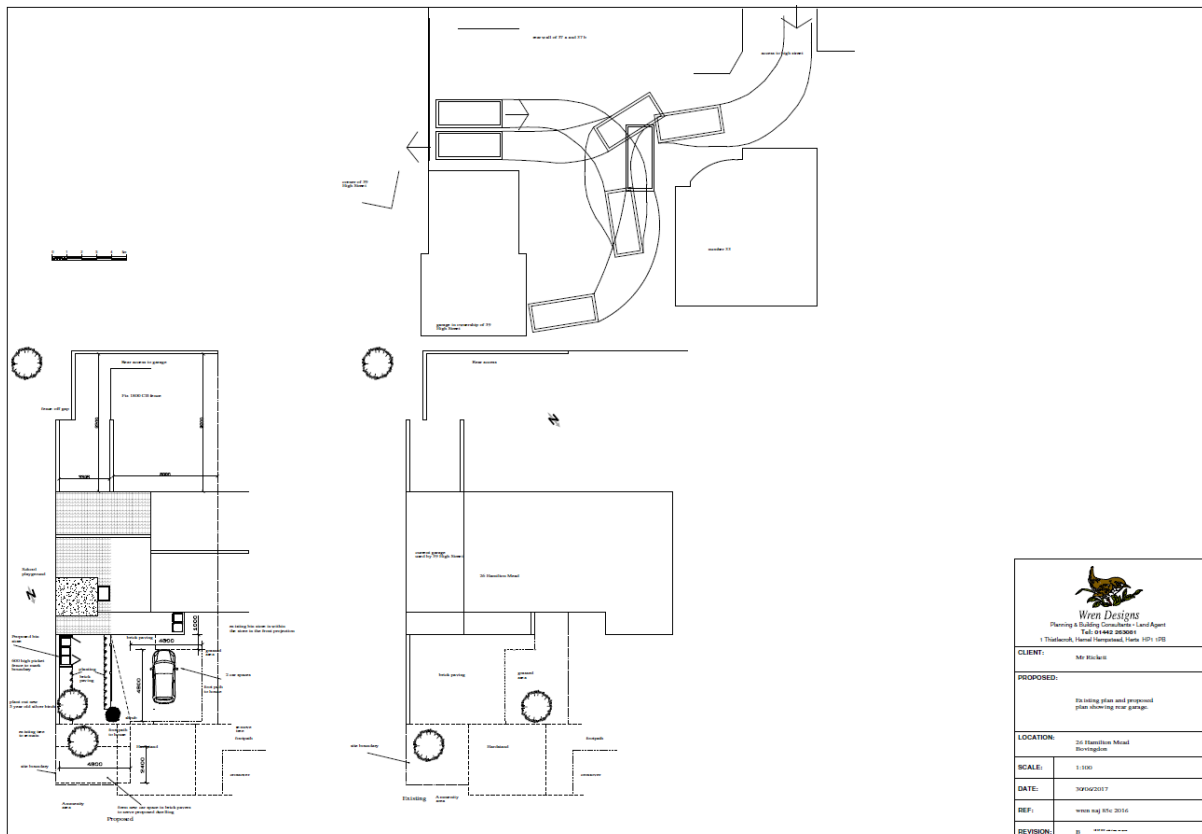
1. Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

2. Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047

Further information from applicant

The title deeds for the main part of the site have been provided which shows the extent of the site at No. 26 Hamilton Mead, and that there would be sufficient space to access the forecourt of the proposed dwelling.

The layout has therefore been amended with the following new plan (received 12 July 2017):



Recommendation - amended

Delegated to the Group Manager, Planning with a view to approval subject to the expiry of the notification period.

Condition 7 shall also be updated to make reference to the proposed layout plan and read as follows:

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

- Site Location Plan**
- wren naj 85b 2016 Rev B**
- wren naj 85c 2016 (elevations only)**
- wren naj 85c 2016 Rev B (proposed layout)**

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

Item 5k

**4/01183/17/FHA – HIP TO GABLE LOFT CONVERSION WITH REAR DORMER
20 FAIRWAY, HEMEL HEMPSTEAD, HP3 9TP**

Recommendation

As per the published report



Dacorum Borough Council
Development Management Committee

13th July 2017 at The Forum, Marlowes

Planning application for nursery expansion on land at River Hill



majestic

t r e e s



Dear Planning Committee

I am sorry that I will be unable to be here for this meeting as I am overseas on holiday. However, it is my privilege to lead a team of passionate, dedicated and highly professional people, who together have helped me realise my vision to build Majestic Trees into one of the finest nurseries in the UK. Over the past few years we have regularly lost sales as we ran out of various varieties and sizes of trees, and need to increase the depth of stock of the trees we grow every year. Many trees take a number of years to grow, so this new additional growing ground will allow us to increase our production to enable us to increase trade to satisfy our customers.

Our nursery does not prevent locals from viewing the site, as the footpath across the nursery offers everyone 24/7 access and one can literally drive in and walk the entire site 6 days per week for 10-11 hours per day. We sincerely appreciate the fact that 8 out of 10 of our future neighbours who have looked closely at our nursery have no objections and that the neighbour immediately adjacent to our nursery entrance supports our application. We will seek to maintain and protect the existing right of way through the site.

I note that there are a few objections, including some centred around the fact that a very nice bench was placed at the top of the field in the past 5 years as resting place for walkers. I have no intention of moving this bench even though it protrudes out into the field more than desirable, but plan to run a rustic post and rail fence along in front of it and down the footpath, then grade a drop in front of this fence to enable walkers to look out over the short hedging and multistem I promised to grow on this upper plateau to the views beyond. In fact at the PC meeting when this was brought up, I offered to pay all moving and relocation costs should it be decided that the bench should be moved.

Furthermore, far from our nursery not encouraging wildlife, our existing nursery attracts far more wildlife than the adjacent open field due to the protection that the trees offer. Numerous types of birds can be spotted on any visit to Majestic Trees, and lots of moorhens, ducks, geese, a regular heron, a kite, to name a few, whilst on the ground many other animals can be seen. Our current site has a far more populated *'home to many different wild fowl and other animals'* than the field we would like to add to our nursery and we think there will be an increase in wildlife as a result.

I can assure you that Majestic Trees is one of the most honest and caring nurseries. We have the strongest environmental credentials in our industry, and the **Government's Department for Environment, Food and Rural Areas (DERFA)** and also the **Food and Environment Research Agency (FERA)** consider us to be an example to our industry as to how we operate and our high standards of biosecurity.

Thank you for your consideration of our application.

Sincerely

Steve McCurdy
Managing Director



This aerial view shows the nursery site photographed in 2010 which demonstrates that Majestic Trees does not surround the village with the large field above us that is cropped serving as a buffer to the village. The field to the right is the expansion we are proposing, of which 10 Flamstead residences overlook. Only 2 of the 10 objected to the nursery expanding onto this field.



Our nursery is laid out in rows of trees for the pruning, general growing and customer selection as shown here. The trees look lovely and blend in systematically with the field beyond.

Flamstead Staff

We currently employ 30 members of staff, of which 1/3rd live in Flamstead with many others in local villages nearby. The current residents hold various positions, and we hope to increase our local employment with the addition of this field. They are;

1. Steve McCurdy, MD
2. Christina Glynn-Jones, Marketing Manager
3. Katrina Rhodes, Scheduling
4. Nicola Byrne, Horticultural Advisor/Sales Assistant
5. Fern Snowling, Logistics Manager
6. Nick Wild, Yard Supervisor
7. Carlos Guinand, Nursery Manager
8. Iain Heaslip, HGV 1 & Tree Planting Team
9. Bruno Lechevalier, HGV 1 & Tree Planting Team
10. Tommy Forrester, Tree Planting Team

Furthermore, many are very much engaged in village life with the longest serving team member being with us since early 2003, shortly after we opened.



majestic

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