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# DEVELOPMENT MANAGEMENT AGENDA

**THURSDAY 16 NOVEMBER 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

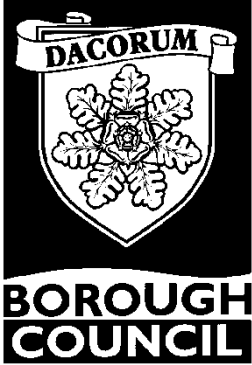
Councillor Ritchie  
Councillor Whitman  
Councillor C Wyatt-Lowe (Vice-Chairman)  
Councillor Fisher  
Councillor Tindall  
Councillor P Hearn  
Councillor Bateman

For further information, please contact Katie Mogan or Member Support

## **AGENDA**

7. **ADDENDUM** (Pages 2 - 9)

# Agenda Item 7



**DEVELOPMENT MANAGEMENT COMMITTEE**  
**Thursday 16th November 2017 at 7.00 PM**

## ADDENDUM SHEET

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### Item 5a

**4/00601/17/FHA CONSTRUCTION OF OUTBUILDING AT REAR OF  
PROPERTY CONSISTING OF GYM AREA AND DETACHED GARAGE**

**17 HIGHCLERE DRIVE, HEMEL HEMPSTEAD, HP3 8BY**

### Recommendation

As per the published report

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### Item 5b

**4/01879/17/RET - CHANGE OF USE TO NURSERY D1 FROM C3 RESIDENTIAL  
(PREVIOUSLY DEEMED ANCILLARY TO RESIDENTIAL USE)**

**21 CHURCH ROAD, FLAMSTEAD, ST ALBANS, AL3 8BN**

### Recommendation

As per the published report

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### Item 5c

**4/03283/16/MFA - DEMOLITION OF EXISTING BUILDINGS AND  
CONSTRUCTION OF 31 RETIREMENT APARTMENTS AND ANCILLARY  
FACILITIES INCLUDING COMMUNAL LOUNGES, GUEST ACCOMMODATION  
AND STAFF OFFICES WITH ASSOCIATED ACCESS, PARKING, SERVICING  
AND AMENITY SPACE.**

**SITE AT JUNCTION OF BROOK STREET AND MORTIMER HILL, TRING, HP23  
5EE**

9 comments have been received following publication of the report although no fresh material planning issues were raised. The email below raises matters pertaining to the Council's website and the content of the submitted Parking Survey.

*There are a few points I would like to bring to your attention regarding the planning application concerning the Shell garage in Tring.*

*1. The URL below points to the Dacorum website section that deals with this planning application and as stated in a letter received from the planning department on 19/12/2016 this is where the application could be tracked. The information on this site has not been updated for months plus some objections that were listed on the site last December disappeared around September of this year. I was informed this was due to a migration to a new computer system but that does mean the data on the Dacorum website cannot be relied upon and important date updates were non-existent.*

*[https://site.dacorum.gov.uk/publicaccess/applicationDetails.do?activeTab=summary  
&keyVal=DCAPR\\_220824](https://site.dacorum.gov.uk/publicaccess/applicationDetails.do?activeTab=summary&keyVal=DCAPR_220824)*

*2. As part of my written objection and at the Tring Council meeting concerning this application, I noted that the Transport Assessment Survey had very obvious errors concerning the parking survey. A few points are listed below*

*a. It is not possible to park on the London road from the roundabout to Tesco's. Although no yellow lines parking is impossible due to weight of traffic and road position and size. To try would be a danger to all and that is why cars are never parked there due to common sense. (14 places of available parking noted in the plan)*

*b. The north side of Station Road between the junction and the clinic has double yellow lines so cannot be used. (12 places of available parking noted in the plans)*

*c. Plaiters Close consists of parking bays owned and maintained by the developer and allocated in the deeds to the residents of the close. (23 places of available parking noted on the plans)*

*The Transport Assessment Survey is still on the Dacorum site as part of the planning application although the errors have been pointed out. It is a worry that these errors have been made on such an important issue and should prompt checking of other details of the planning application. The Transport Survey is Appendix A at the following URL: <http://plandocs.dacorum.gov.uk/NorthgatePublicDocs/44771119.pdf>*

Proposed Condition 6 is to be amended as follows:

**Prior to the commencement (excluding demolition) of the development hereby permitted a Phase II Report shall be submitted to and approved in writing by the local planning authority. If the Phase II report establishes that remediation or protection measures are necessary a Remediation Statement shall be submitted to and approved in writing by the Local Planning Authority.**

**For the purposes of this condition:**

**A Phase II Report consists of an intrusive site investigation and risk assessment. The report should make recommendations for further investigation and assessment where required.**

**A Remediation Statement details actions to be carried out and timescales so that contamination no longer presents a risk to site users, property, the environment or ecological systems.**

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development in accordance with Policy CS32 of the Core Strategy.

A revised Highway Authority response has also been provided which corrects the figures which were previously presented within the parking assessment, a copy of which is attached to this addendum.

**Recommendation**

As per the published report

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**Item 5d**

**4/01060/17/FUL - DEMOLITION OF EXISTING PROPERTY AND REPLACEMENT WITH TWO 3-BED DWELLINGS**

**2 KITSBURY ROAD, BERKHAMSTED, HP4 3EG**

**Recommendation**

As per the published report

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**Item 5e**

**4/00545/17/MFA - DEMOLITION OF EXISTING GARAGES AND CONSTRUCTION OF 14 FLATS WITH CAR-PARKING**

**GARAGE COURT ADJ 83 TURNERS HILL, HEMEL HEMPSTEAD, HP2**

**Recommendation**

As per the published report

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**Item 5f**

**4/01008/17/FUL - NEW 3-BED DWELLING**

**THE FIRS, MEGG LANE, CHIPPERFIELD, KINGS LANGLEY, WD4 9JN**

**Recommendation**

As per the published report

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**Item 5g**

**4/01804/17/FUL - TWO STOREY, SINGLE STOREY EXTENSION, FRONT AND REAR DORMER TO EXISTING DWELLING. CONSTRUCTION OF NEW 4 BED DWELLING ADJACENT TO EXISTING DWELLING**

**17 CHESTNUT DRIVE, BERKHAMSTED, HP4 2JL**

**Recommendation**

As per the published report

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**Item 5h**

**4/02266/17/FHA - TWO STOREY FRONT EXTENSION, SINGLE STOREY FRONT/SIDE EXTENSIONS, TWO STOREY REAR EXTENSION, RE-TILING OF EXISTING ROOFS AND CHANGES TO EXTERNAL FINISHES AT THE REAR.**

**33 STATION ROAD, TRING, HP23 5NW**

**Recommendation**

As per the published report

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**Item 5i**

**4/01547/17/FHA - CAR PORT**

**ELM COTTAGE, CHAPEL CROFT, CHIPPERFIELD, KINGS LANGLEY, WD4 9EQ**

**Recommendation**

As per the published report

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**Item 5j**

**4/02236/17/ROC - VARIATION OF CONDITION 16 (APPROVED PLANS) ATTACHED TO PLANNING PERMISSION 4/00276/16/FUL (DEMOLITION OF EXISTING BUNGALOW AND CONSTRUCTION OF 2 SEMI-DETACHED DWELLINGS AND CREATION OF NEW ACCESS.)**

**WOODTHORPE, 1B BOXWELL ROAD, BERKHAMSTED, HP4 3ET**

**Recommendation**

As per the published report

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**Item 5k**

**4/02214/17/ROC - VARIATION OF CONDITIONS 12 (FLOOD RISK ASSESSMENT),19 (CONSTRUCTION PHASE MITIGATION MEASURES), 20 (NOISE MITIGATION) AND 26 (APPROVED PLANS) ATTACHED TO PLANNING PERMISSION 4/00064/17/MFA (COMPREHENSIVE REDEVELOPMENT OF THE SITE TO PROVIDE 54,714 SQM OF FLEXIBLE COMMERCIAL FLOORSPACE WITHIN USE CLASSES B1C / B2 / B8 AND ANCILLARY OFFICES, TOGETHER WITH CAR AND CYCLE PARKING, ACCESS AND LANDSCAPING)**

**MAYLANDS GATEWAY, MAYLANDS AVENUE, HEMEL HEMPSTEAD**

One additional letter of objection has been received raising the following concerns:- loss of ancient trees and footpath; loss of wildlife habitat, and impact of traffic on local highway network and residents amenity.

Some conditions have been discharged on the previously approved scheme leading to some consequential amendments to the conditions recommended on this variation application. These are set out below:-

### **Recommendation**

As per the published report with amendments to the following conditions:-

**11. The proposal shall be carried out in accordance with the access junction arrangements approved on 8<sup>th</sup> November 2017 under reference 4/02460/17/DRC.**

Reason: In the interests of maintaining highway efficiency and safety

**15. The development hereby approved shall be carried out in accordance with the Site Waste Management Plan approved by the local planning authority on 13<sup>th</sup> November 2017 under reference 4/02463/17/DRC.**

Reason: To ensure the sustainable construction in the development of the site in accordance with Policies CS29 of the Dacorum Core Strategy.

**22. The development hereby permitted shall be carried out in accordance with the Reptile Report approved on 10<sup>th</sup> November 2017 under reference 4/02539/17/DRC.**

Reason: To avoid harming reptiles which may potentially be present and to accord with adopted Core Strategy Policy CS26.

**24. Amend plan reference to 30830-PL-220A**

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### **Item 5I**

**4/02073/17/FUL - REDEVELOPMENT OF INDOOR SCHOOL BUILDING,  
STORAGE BARN, HARDSURFACE AND AREA OF OUTDOOR STORAGE FOR 4  
NO. DWELLINGS**

**PENDLEY FARM, STATION ROAD, TRING, HP23 5QY**

Amended plans received with reduced rooflights and a mixture of plain and slates roof tiles to dwellings.

**Recommendation**

As per the published report

**Condition 2 updated as follows (approved plans)**

**Application Form received 11/11/17**

- 2105/02A**
- 2105/05A**
- 2105/06A**
- 2105/09A**
- 2105/11A**
- 2105/12A**
- 2105/13A**
- 2105/14B**

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**Item 5m**

**4/01977/17/FUL - CONSTRUCTION OF 4 NEW DWELLINGS WITH AMENITY SPACE, CAR PARKING AND CYCLE STORAGE. PRIVATE GATED ACCESS DRIVE. PROPOSED NEW RETAINING WALL OF CONTIGUOUS PILING AND STEPOC BLOCK RETAINING WALL WITH GREEN WALL AND NATIVE TREE AND SHRUB SOFT LANDSCAPING.**

**LAND TO THE REAR OF THE OLD SILK MILL, BROOK STREET, TRING, HP23 5EF**

**Amended condition**

Condition 13 incorrectly refers to a remediation statement in condition 16. It should say condition 12.

**Recommendation**

As per the published report

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**Item 5n**



**4/02557/16/FUL - CHANGE OF USE OF HOME WORKSHOP TO THREE BED DWELLING**

**THE LAURELS, SHENDISH DRIVE LEADING FROM LONDON ROAD, SHENDISH, HEMEL HEMPSTEAD, HP3 0AA**

**Recommendation**

As per the published report

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**Item 5o**

**4/02124/17/FHA - FIRST FLOOR SIDE EXTENSION AND EXTERNAL ALTERATIONS**

**8 HIGHCLERE DRIVE, HEMEL HEMPSTEAD, HP3 8BT**

**Recommendation**

As per the published report

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