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DEVELOPMENT MANAGEMENT AGENDA

THURSDAY 14 DECEMBER 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

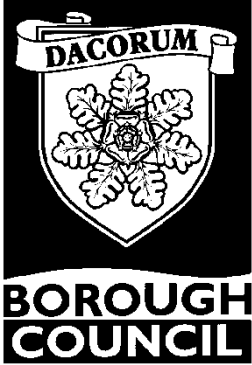
Councillor Ritchie
Councillor Whitman
Councillor C Wyatt-Lowe (Vice-Chairman)
Councillor Fisher
Councillor Tindall
Councillor P Hearn
Councillor Bateman

For further information, please contact Katie Mogan or Member Support

AGENDA

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

Agenda Item 8



DEVELOPMENT MANAGEMENT COMMITTEE
Thursday 14th December 2017 at 7.00 PM

ADDENDUM SHEET

Item 5a

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

Item 5b

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

Item 5c

4/01547/17/FHA - CAR PORT

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

Recommendation

As per the published report

Item 5d

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

Item 5e

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

8 HIGHCLERE DRIVE, HEMEL HEMPSTEAD, HP3 8BT

Recommendation

As per the published report

Item 5f

4/01845/17/MFA – DEMOLITION OF FOUR EXISTING DWELLINGS. REDEVELOPMENT TO FORM 40 UNITS OF RETIREMENT LIVING (CATEGORY II SHELTERED HOUSING) APARTMENTS FOR THE ELDERLY WITH ASSOCIATED COMMUNAL FACILITIES, PARKING AND LANDSCAPING

27-33 HEMPSTEAD ROAD, KINGS LANGLEY

Amendment Parking Assessment

Policy CS12 of the Core Strategy (2013) seeks to ensure developments have sufficient parking provision. Paragraph 39 of the NPPF (2012) states that if setting local parking standards authorities should take into account the accessibility of the development, the type, mix and use of the development, availability of public transport; local car ownership levels and the overall need to reduce the use of high emission vehicles. Policies CS8 of the Core Strategy (2013) and Saved Policy 58 and Appendix 5 of the Local Plan (2004) promote an assessment based upon maximum parking standards.

The application seeks to provide 40 warden controlled retirement units comprising 20xone bed flats and 20x two bed flats. The application proposes 29 off street parking spaces to serve the units. DBC car parking policy standards for warden controlled sheltered housing within Saved Appendix 5 require 0.75 spaces per retirement unit with a further 0.25 visitors spaces per unit. This would require provision of maximum 40 parking spaces required (100%) and minimum 30 spaces required (75%); as such the proposed number of car parking spaces falls marginally short of the DBC maximum car parking standard.

Recommendation

As per the published report

Condition 8

No demolition shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

- 1. The programme and methodology of site investigation and recording**
- 2. The programme for post investigation assessment**
- 3. Provision to be made for analysis of the site investigation and recording**
- 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation**
- 5. Provision to be made for archive deposition of the analysis and records of the site investigation**
- 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.**

Reason: In order to provide properly for the likely archaeological implications of this development proposal; in accordance with Policy 12 (para. 141, etc.) of the National Planning Policy Framework, Saved Policy 118 of the Local Plan (2004) and the guidance contained in the Historic Environment Planning Practice Guide.

Item 5g

4/02553/17/MFA – CHANGE OF USE FROM AGRICULTURAL LAND TO CEMETERY, TO INCLUDE VISITOR ADMINISTRATION BUILDINGS, ROAD AND PATHWAYS, CAR PARKING AND LANDSCAPING

LAND SOUTH WEST, BEDMOND ROAD, HEMEL HEMPSTEAD, HP3 8LN

Nash Mills Parish Council

Nash Mills Parish Council have **no objections** to this application but would like to request that a condition be inserted that ensures the road and car park are brought up to a highway standard and that the height restriction remains in place.

Neighbours

No Comments Received

Recommendation

Grant subject to conditions listed

Item 5h

4/02649/17/FUL - CONSTRUCTION OF SIX 2 - BED FLATS (AMENDED SCHEME)

GARAGE SITE ON CORNER OF TEESDALE AND, WESTERDALE, HEMEL HEMPSTEAD, HP2

Recommendation

As per the published report

Item 5i

4/02269/17/MFA – DEMOLITION OF 20 GARAGES AND CONSTRUCTION OF NINE TWO-BED AND TWO ONE-BED DWELLINGS IN TWO BUILDINGS WITH LANDSCAPING, BIN STORE AND CYCLE STORE AND 16 PARKING SPACES

LAND NORTH EAST OF 25, GOLDCROFT, HEMEL HEMPSTEAD

Delegated with a view to grant (subject to completion of a S.106 agreement).

Item 5J

**4/02647/17/FUL - CONSTRUCTION OF FOUR 2-BED AND TWO 1-BED FLATS
(AMENDED SCHEME)**

**GARAGES, ADJ STORNOWAY, NORTHEND, HEMEL HEMPSTEAD, HP3
Recommendation**

Granted subject to conditions listed and amended as follows:

Amended Condition 4

The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation, loading and unloading shown on Drawing No. WNS-AHR-S0-00-DR-A-05-002 Revision B shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

Amended Condition 7

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

- WNS-AHR-B1-00-DR-A-05-001 Revision B**
- WNS-AHR-B1-01-DR-A-05-001**
- WNS-AHR-B1-02-DR-A-05-001**
- WNS-AHR-B1-03-DR-A-05-001**
- WNS-AHR-B1-ZZ-DR-A-05-001 Revision A**
- WNS-AHR-B1-ZZ-DR-A-05-002 Revision A**
- WNS-AHR-S0-00-DR-A-05-000**
- WNS-AHR-S0-00-DR-A-05-001**
- WNS-AHR-S0-00-DR-A-05-002 Revision B**

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

Item 5K

4/02224/17/FUL - CONVERSION OF BOXMOOR HALL INTO 7 RESIDENTIAL UNITS

**BOXMOOR HALL, ST JOHNS ROAD, HEMEL
HEMPSTEAD, HP1 1JR**

Response from Hertfordshire Ecology

The site is a confirmed bat roost (2016); although the survey is a year old, unless the applicant objects to the findings remaining valid etc.

HE is satisfied that the application may still be determined on the previous basis, namely that a low status roost is affected and the mitigation proposed as previously outlined is acceptable.

However, there remains an outstanding survey which technically NE may require in order to issue a licence, although on the basis of the existing knowledge of the roost and mitigation / compensation proposed, HE have no reason to consider that a licence would not be obtained. In this respect HE do not consider this justifies a further survey to demonstrate how the Third Habitat regulations test has been satisfied from a planning perspective.

However whilst in any event a licence will be required, this may necessitate further surveys being undertaken if NE will not accept the previous records as recent enough or require another survey to inform the licence, but that is their opinion.

In respect of planning purposes, given the roost status and age of records, HE consider this is sufficient for determination and inform appropriate compensation.

Nevertheless, to ensure that all necessary surveys and appropriate mitigation has been agreed according to the requirements of NE, it is advised by HE that the previously suggested Condition should be amended and included to state:

No works to the building which will cause disturbance to bats or their roost should be undertaken until the local planning authority has been provided with a copy of the licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity / development to go ahead.

This would also enable internal works to the building to proceed as necessary following any permission that did not impact upon bats.

Consequently, an Informative regarding bats is not required.

Top of Page 170 Correction

This should read if the highway rights were **not** extinguished the development could not proceed.

Drawings of the Development

These are not on the Council's website. The reason is unknown.

Recommendation

(1).Modified Condition 15

In addition to the requirements of Conditions 14 (Bat Boxes) and 13 (Exterior Lighting) all the other Bat Mitigation measures shall be carried out fully in accordance with the submitted Bat Report and no works to the building which will cause disturbance to bats or their roost should be undertaken until the local planning authority has been provided with a copy of the licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity / development to go ahead..

Reason: In the interests of biodiversity in accordance with Policies CS26 and CBS 29 of Dacorum Core Strategy.

(2). If the Hertfordshire County Council support the extinguishment of highway rights subject to recommended Condition 2 the existing s106 Agreement is subject to a variation. This is because it currently specifies the use to be for social, voluntary ,educational arts and community activities.

(3). Informatives

Deletion of that regarding bats.
