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# DEVELOPMENT MANAGEMENT AGENDA

**THURSDAY 4 JULY 2019 AT 7.00 PM**  
**DBC 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 Oguchi
Councillor Maddern	Councillor McDowell
Councillor Riddick	Councillor Uttley
Councillor C Wyatt-Lowe (Vice-Chairman)	Councillor Woolner
Councillor Beauchamp	Councillor Symington
Councillor Durrant	

For further information, please contact Corporate and Democratic Support on 01442 228209

## **AGENDA**

- 7. ADDENDUM** (Pages 2 - 11)

# Agenda Item 7



**DEVELOPMENT MANAGEMENT COMMITTEE**  
**Thursday 4<sup>th</sup> July 2019 at 7.00 PM**

## ADDENDUM SHEET

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### Item 5a

**4/02925/18/MFA      DEMOLITION OF EXISTING GARAGES AND CONSTRUCTION OF  
9 FLATS WITH ASSOCIATED PARKING AND LANDSCAPING**

**LAND ADJACENT TO EPPING GREEN, HEMEL HEMPSTEAD**

The following comments were received (via e-Post) and considered during the determination of the application but are provided here for completeness;

23-APR-2019

22 EPPING GREEN  
WOODHALL FARM  
HEMEL HEMPSTEAD  
HERTS HP2 7JP

TO JASON SEED

we would like to make an objection to the Planning Application 4/02925/18/MFA For 10 Flats on Garage site in EPPING GREEN woodhall farm.

EPPING GREEN is already full up with residence cars. And any excess cars from the flats and would be a fire HAZARD making it difficult for emergency services to access. And the building is too high for such a small area, and obstructing daylight to the existing Houses.

we think two Houses would be more suitable in this road EPPING GREEN.

Yours Sincerely

7<sup>th</sup> December 2019

CORPORATE SUPPORT

12 DEC 2018

29 Epping Green  
Hemel Hempstead  
HP2 7JP

Jason Seed – Planning Case Officer  
Dacorum Borough Council  
The Forum, Marlowes  
Hemel Hempstead  
HP1 1DN

**Re: Planning Application 4/02925/18/MFA**

I write with reference to the above application and further to my objection on the online application. I object to this development on many counts;

The first is due to the lack of privacy in my rear garden and into my back bedroom and kitchen windows. Looking at the plans there would be 10 bedroom windows with clear vision into all the above areas.

I also believe that, in spring and winter months in particular, I will experience less sunlight as the property will sit between my property and the lower sun during these months.

The parking that has been provided for this block of 10 dwellings is not sufficient. Due to the nature of the housing there is likely to be couples or multiple adults living in this accommodation and thereby attracting more than 1.4 cars per dwelling. I also note the comments of an independent architect who has looked at the plans and suggests that of the 14 spaces at least 3 of them will be impossible to use and 2 are allocated disabled - this then leaves only 9 spaces for the rest of the occupiers to use.

Epping Green already experiences huge problems of parking, particularly during the evenings. There is a lack of spaces and this attracts parked cars on both sides of the street and often across pavements as well as on corners and across driveways. On at least 2 occasions recently the fire brigade were unable to move their appliance to the end of the cul-de-sac due to parked cars. This has also been the case for the refuse truck. I do not feel that there is any room for further overspill of cars which will be present from 10 further dwellings in this street.

The size of the development is very imposing compared to the size of the plot of land and also compared to the other properties nearby.

The style of property is not at all in keeping with the local area.

If you wish to attend the street and view the proposed property from my view point I would be more than happy to assist with this.

Further to this I would be happy to furnish you with photographic proof of the parking problems if this will assist with our objections.

Yours faithfully

Kelly Hawes

COMPANY REGISTERED IN ENGLAND No. 5191605  
**BURNS DRIVE ASSOCIATES LIMITED**  
CORRESPONDENCE ADDRESS:  
2 LINFIELDS, LITTLE CHALFONT, BUCKINGHAMSHIRE HP7 9QH

CENTRAL ADMIN

20 DEC 2018

Jason Seed  
Planning Case Officer  
Planning and Regeneration  
The Forum  
Marlowes  
Hemel Hempstead  
HP1 1DN

17<sup>th</sup> December 2018

**OBJECTION** to case 4/02925/18/MFA

Dear Mr Seed,

I am writing in my capacity as the Managing Director of Burns Drive Associates Ltd, (which owns the freehold of the flats at 9 to 81 Burns Drive), to object to the planning application to build more flats at Epping Green, which is adjacent to us. (Ref: Attachment 1).


I have been unable to use the Dacorum Planning website to submit this objection as each time I try I get the error message shown in Attachment 2.

More flats will mean more cars. Already the local area has insufficient parking and our concern is that the overspill will come to Burns Drive, which is already overcrowded.

The planning application mentions 'associated parking' but it is unlikely that sufficient parking can be provided on the current Epping Green garage area as well as 10 flats.

On this basis I object to the planning application and I ask for it to be dismissed.

Yours sincerely



Burns Drive Associates Ltd

19 DEC 2018

[REDACTED]  
39 Epping Green  
Hemel Hempstead  
HP2 7JM  
[REDACTED]

10.12.2018.

Planning Application 4/02925/12/MFA -  
Demolition of existing garages and  
construction of 10 flats with associated  
parking.

I Pam Eldridge was in shock to read of the  
request made by Kelly & Kevin Howes.

I am dead against it.

Parking already have serious problems,  
when the residents from the flats return  
from work, having parked their cars, also  
a number of vans and Lorry. Parking is so  
bad should anyone need a Ambulance or  
Fire Engine, they at times would not be  
able to get past parked cars, vans etc.

Yours Sincerely

CENTRAL ADMIN

24 APR 2019

4 Epping Green  
Woodhall Farm  
Hemel Hempstead  
Hertfordshire  
HP2 7JP

Planning Department  
Dacorum Borough Council  
The Forum  
Marlowes  
Hemel Hempstead  
HP1 1DN

21<sup>st</sup> April 2019

Dear Jason Seed,

I am writing to object to the planning application 4/02925/18/MFA. My reasons are as follows:

- Epping Green is already under huge parking pressure. Cars are frequently parked on the pavement, partially blocking drives and at points along the road that reduce visibility and cause a hazard.
- Cars are often parked up on the pavement resulting in obstructions for wheelchair and buggy users. This means I frequently have to walk in the road with my baby in the pushchair, at a point where the road bends. It also means that twice a day, parents and children are forced into the road walking to and from the local primary school, as well as other pedestrians throughout the day.
- Cars and vans already park on the greenery at the entrance to the road due to the lack of parking. This reduces visibility greatly and is a hazard. This would only be exacerbated by adding further pressure on parking.
- The road also experiences additional pressures on parking at school drop off and pick up, with many parents using the road to park in order to take their children to the local primary school. This has meant that our driveway has been blocked and we have not been able to leave our property in our car.
- There has also been an instance where an emergency service vehicle was unable to access the end of the road due to poor parking. This is obviously a huge concern and could potentially become a more frequent event with increased pressures on parking. With the proposed development, it is highly likely that residents would have more cars than spaces provided as households are now more commonly multi vehicle owners. This would therefore increase pressures on parking as would potential visitors to the development.
- I am also concerned for local facilities, I already struggle to get an appointment at the local doctors' surgery and more residents would increase the pressure here.

I am hugely concerned about the impact of this development on parking in Epping Green and I strongly oppose the planning application. I hope you will seriously consider the views of the residents; many of whom have logged their concerns on the initial application online and recognise that the road cannot accommodate the additional parking needs that would come with the development.

Yours sincerely,

[Redacted Signature]

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Recommendation:

As per the published report.

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## **Item 5b**

### **4/00266/19/MOA DEMOLITION AND REMOVAL OF EXISTING BUILDINGS AND CONSTRUCTION OF 8 DWELLINGS WITH DETACHED CAR-PORT, GARAGES AND ALTERED VEHICULAR ACCESS (ACCESS, LAYOUT AND SCALE SOUGHT)**

**FOURWAYS GARAGE, HUDNALL CORNER, LITTLE GADDESSEN, HP4 1 QP**

#### Recommendation:

As per the published report.

#### Correction to report:

#### Changes to Paragraph 9.23

The proposal would provide for 21 off-street parking spaces, located within the courtyard and the car port. The closing off of the secondary access to the track would allow for two additional visitor parking spaces above. Therefore the proposal would meet the Council's technical parking standards and with additional space provided for visitor parking would be better able to contain any additional parking pressures within the site. There are also one cycle space to be provided per unit. The Parish Council has raised the possibility of parking restrictions to be placed at the corner of Hudnall Lane and the adjoining track the runs behind the application site that could mitigate the harm of any parking overflow from the proposed development in terms of disrupting farming operations in the area. However, The proposed development would now go beyond Council's technical parking standards in terms of parking spaces including two visitor parking spaces hence it is considered that there is no justification originating from this proposed development for placing parking restrictions in the area.

#### Changes to Paragraph 11.2

That the following Heads of Terms for the planning obligation, or such other terms as the Committee may determine, be agreed:

Requirement for a financial viability appraisal exercise to be undertaken at reserved matters stage to demonstrate whether or not the scheme would be viable if a contribution could be made for off-site affordable housing, and if so, the level of contribution that would be viable and would be reviewed by consultants appointed by the Council with costs met by the owner or developer; and

Requirement for land between Units A to E inclusive fronting Dagnall Road A4145 to be maintained as open grassland and restriction on no children's play equipment or other structures to be allowed at any time on that strip of land.

Requirement to enter into a S.278 agreement with Hertfordshire County Council relating to the closure of existing vehicular accesses into the site from the A4146 adjoining the site.

Requirement to enter into an agreement with Hertfordshire County Council relating to the provision of a fire hydrant on site.

9.23 The proposal would provide for 21 off-street parking spaces, located within the courtyard and the car port. The closing off of the secondary access to the track would allow for two additional visitor parking spaces above. Therefore the proposal would meet the Council's technical parking standards and with additional space provided for visitor parking would be better able to contain any additional parking pressures within the site. There are also one cycle space to be provided per unit. The Parish Council has raised the possibility of parking restrictions to be placed at the corner of Hudnall Lane and Dagnell Road that could mitigate the harm of any parking overflow from the proposed development. However, The proposed development would now go beyond Council's technical parking standards in terms of parking spaces including two visitor parking spaces hence it is considered that there is no justification originating from this proposed development for placing parking restrictions in the area.

#### Amended Condition 9

All remediation or protection measures identified in the Remediation Statement referred to in Condition 8 shall be fully implemented within the timescales and by the deadlines as set out in the Remediation Statement and a Site Completion Report shall be submitted to and approved in writing by the local planning authority prior to the first occupation of any part of the development hereby permitted.

For the purposes of this condition a Site Completion Report shall record all the investigation and remedial or protection actions carried out. It shall detail all conclusions and actions taken at each stage of the works including validation work. It shall contain quality assurance and validation results providing evidence that the site has been remediated to a standard suitable for the approved use.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development.

Informative:

Paragraph 121 of the NPPF states that all site investigation information must be



prepared by a competent person. This is defined in the framework as 'A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.'

Contaminated Land Planning Guidance can be obtained from Regulatory Services or via the Council's website [www.dacorum.gov.uk](http://www.dacorum.gov.uk)

**Indicative Elevations:**



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**Item 5c**

**4/00405/19/FUL DEMOLITION OF EXISTING GARAGES AND CONSTRUCTION OF 5 X 2 BED DWELLINGS AND CAR PARK**

Additional Comments

Hertfordshire County Council Highways Section

The proposals in the application consist of the demolition of 19 single-storey garages and the construction of five x two-bedroom dwellings with off-street parking and private rear gardens at the same site. An amended / supplemental plan has been submitted detailing those provisions requested as part of the original consultation response from HCC as Highways Authority, namely a passing bay and swept path analysis. A swept path analysis for a refuse truck and a fire tender have been illustrated on submitted plan no. SK02 A, the general details of which are considered to be acceptable by HCC as Highway Authority.

Recommendation:

As per the published report.

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**Item 5d**

**4/00628/19/FUL DEMOLITION OF GARAGES AND CONSTRUCTION OF 2 X 2 BED HOUSES AND 1 X 1 BED HOUSE, PARKING AND LANDSCAPING**

**GARAGES AND GREAT HEART, HEMEL HEMPSTEAD**

Recommendation:

As per the published report

Addition of paragraph 9.21

The proposed housing are all proposed to be affordable housing units however had they not been the proposal would still be considered acceptable therefore the imposition of a legal agreement in this regard.

Addition of following condition:

Prior to the occupation of the development, details to be submitted for the approval in writing by the local planning authority of all the proposed means of enclosure within and around the site whether by means of walls, fences or hedges. The approved means of enclosure round the external boundaries of the site shall be constructed, erected or planted prior to the occupation of the development and maintained thereafter.

Reason: To ensure a satisfactory appearance to the development and to protect the amenity of neighbouring residents.

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**Item 5e**

**4/00655/19/FUL CHANGE OF USE OF UNIT2 (A1/A2/A3/A4/B1) TO 3 DWELLINGS WITH ASSOCIATED EXTERNAL ALTERATIONS AND PARKING.**

**UNIT 2 RICHMOND SQUARE, HICKS ROAD, MARKYATE, AL3 8FL**

Recommendation

As per the published report

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**Item 5f**

**4/00677/19/FHA FIRST FLOOR SIDE EXTENSION, HIP TO GABLE LOFT  
CONVERSION, REAR DORMER WINDOW AND FRONT ROOFLIGHTS**

**3 CHAMBERSBURY LANE, HEMEL HEMPSTEAD HP3 8AY**

Recommendation:

As per the published report

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**Item 5g**

**4/00881/19/FHA SINGLE STOREY REAR EXTENSION, SINGLE STOREY  
SIDE/REAR EXTENSION, NEW PORCH, CANOPY, REPLACEMENT FRONT BAY  
WINDOW, ENLARGED SECOND FLOOR WINDOW AND INSERTION OF A REAR DOOR**

**12 PULLER ROAD, HEMEL HEMPSTEAD, HP1 1QL**

Recommendation:

As per the published report.

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**Item 5h**

**4/01101/19/FHA HIP TO GABLE LOFT CONVERSION WITH RAISED ROOF  
AND REAR DORMER.**

**40 WOODLANDS AVENUE, BERKHAMSTED. HP4 2JQ**

Recommendation:

As per the published report