



Public Document Pack

DEVELOPMENT MANAGEMENT AGENDA

THURSDAY 12 MARCH 2020 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 C Wyatt-Lowe (Vice-Chairman)	Councillor Riddick
Councillor Beauchamp	Councillor R Sutton
Councillor Durrant	Councillor Symington
Councillor Hobson	Councillor Uttley
Councillor Maddern	Councillor Woolner
Councillor McDowell	

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

AGENDA

- 7. ADDENDUM** (Pages 2 - 12)

Agenda Item 7



DEVELOPMENT MANAGEMENT COMMITTEE
Thursday 12th March 2020 at 7.00 PM

ADDENDUM SHEET

Item 5a

4/01730/19/FHA - Raised decking areas, log cabin to rear garden and boundary fencing

17 Pickford Road, Markyate, St Albans, AL3 8RS

Recommendation changed to **DELEGATE WITH A VIEW TO APPROVAL SUBJECT TO EXPIRY OF NEIGHBOUR NOTIFICATION (amended plans 14 days).**

Comments from Parish Council on amended plans

The parish council feel that they cannot pass these plans as they have been advised that the plans have not been amended in accordance with the committee's recommendations.

Comments from neighbours on amended plans

15a Pickford Road;

My previous objections to the log cabin still stand. At the Development Management Meeting in February the officers stated that the decking area needed to be lowered. The latest plans do not show this has been done. The owners of the property have completely ignored the development committee.

I had a letter dated 3rd March advising me of the latest plans and the letter states I have 14 days to reply. These plans are now to be discussed at the planning meeting on Thursday 12 March. This does not give the statutory 14 days in which to respond.

I object most strongly to this development.

19 Pickford Road

Our objection to this application still remains. Mr Devoti, in submitting another set of plans yet again fails to try and address any of our concerns and issues with this structure.

He has also made no attempt to comply with the recommendations of the planning committee that he should lower the whole top deck and fences.

As we have already said we object most strongly to this application.

Recommendation

Delegate with a view to approval subject to expiry of neighbour notification period.

Item 5b

4/02119/19/FUL

Demolition of existing old dairy building. Redevelopment of site to provide a site facilities building and associated Development.

Land To Rear Of 25-26 Castle Street, Berkhamsted

Additional comments / notes from neighbours

24 Castle Street

- My name is Lisa Keys and I own No24 Castle St -My home is directly adjacent to this site
- The height and bulk of this replacement building is totally unacceptable and Planning Consent should be Refused
- The Planning Officer states in the report that 'The overall height of the building has been reduced since first submission'
- That is not the case adjacent to my and the Chapel St boundary
- The existing building adjacent to me is only single storey
- The proposed building will be 2 storey – which will be twice as high as the existing and this right up to my boundary

- The new ridge height will be approx. 10-11m high
- Currently the boundary wall is approx. 3.4m high
- The proposed new boundary wall will be 6m high
- We have erected a flagpole to illustrate the height on my boundary
- No consideration has been made to alter the impact this will have
- The Planning Officer has not arranged a visit with me to No 24 to view the impact the proposed building will have
- The Officers statement that 'It (the proposed building) would not appear highly dominant or oppressive to No. 24 Castle St '.....is totally incorrect and unacceptable
- At the very least the 3rd Gable adjacent to No24 should be reduced to Single Storey – as existing
- This Application should not be granted in its present state

Recommendation

As per the published report

Item 5c

19/02993/FUL - Redevelopment of site to provide 6 no. dwellings with associated parking, landscaping and hardstanding (amended scheme)

Land R/O 12 Trowley Hill Road, Flamstead, St Albans

A neighbour at no.14 Trowley Hill Road objecting to the application has requested that photographs be attached to the addendum sheet for the committee's attention. The neighbour proposes to speak to the committee on the night.

The photographs are attached to the end of the addendum sheet.

Recommendation

As per the published report

Item 5d

4/00222/19/FUL Demolition of existing building and construction of 7 flats in two buildings with undercroft parking provision for 9 cars and landscaping. (Amended Scheme).

16 Hempstead Road, Kings Langley

Additional Comments from neighbours on amended plans

26 Hempstead Road

I totally object to the proposed development as it is too close to adjoining properties. The lack of allocated parking will add to our road being more overcrowded. The added traffic entering and leaving our close will cause obstructions and add to congestion on what is a congested part of the village.

The development would be too high and overlooking existing residence.

There is a turning point next to the development so if construction vehicles are obstructing it whilst works are going ahead this will cause danger to residence with cars unable to turn around to leave the close.

Also it is a wrong to allow a single dwelling to be made into 7 flats this will open the flood gates to proposed further similar schemes causing overcrowding and misery to existing residence.

30 Hempstead Road

Many local residents have not received formal notification of the proposed development.

Residents are not planning experts and do their best to follow the information in the planning documents, despite the area being described as Hempstead Road, Hampstead Road, the Lower Road, Slip Road and Service Road at various points throughout the application!!!

In fact one of the maps in the supporting information, appendix A, isn't even of Kings Langley, more likely to be Seven Kings in Redbridge!

I object to this planning application on the grounds that due to its size and bulk it would result in a serious over-cramping of the site, be out of-keeping with neighbouring properties and exacerbate problems with parking and access, in particular with access for refuse collections and emergency vehicles.

I'd like to refer to points made in the applicant's DESIGN AND ACCESS STATEMENT:

P24 - with regard to parking spaces talks about "justification of a reduced provision" compared to what is required by Dacorum Borough Council If there isn't enough

room for the parking required then the obvious solution is to reduce the number of dwellings, NOT reduce the amount of parking.

I feel this is particularly important due to the proximity to the fire station and not wanting to congest the surrounding roads.

According to minutes of 6th August, Kings Langley Parish Council discussed the idea of 1.75 spaces per dwelling which would be $8 \times 1.75 = 14$ spaces.

P26 - the document says "The pre-app report states:

Due to the relative high-density nature of the proposal, full landscaping details should be submitted with any subsequent application" and that "a Tree Survey report is enclosed to the present application."

However, the document listed as the tree survey provided in the application is merely a diagram and does not list the type of tree or any new planting details. This is relevant as the type of trees would decide the type of protection required during construction due to root depth etc. and the amount of screening provided upon completion.

We are lucky enough to have bats in the area. There is no bat report included in the application. I feel this needs to take place BEFORE any demolition is considered.

If ANY development was to go ahead - albeit on a smaller scale, I would like the following conditions to be considered:

Lower number of dwellings with increased parking provision.

All existing trees and grass verges to be protected, possibly with the provision of wooden bollards similar to those seen in other places on Hempstead Rd. (e.g. opposite Taylors Tools.)

During construction there must be no disruption or congestion caused to the rights of way surrounding the site. Access routes must be kept clear at all times, including turning spaces at either end of the 'lower road.'

21 Tylers Close

I strongly object to this planned development. To knock down one property and put up 7 is total over-development and yet another example (in our village) of 'greed not need'.

The design is out of keeping with surrounding detached properties and would obviously result in loss of light and privacy to the immediate properties. Clearly whoever thought of this has no regard for the practicalities of day to day living in such a development on what is an already VERY busy High Street. It is also on a bend in the road.

The nearby overdevelopment on Green Belt land at Rectory Farm will already add a potential of over 100 cars entering Hempstead Road at rush hour times and this one now adds the potential for 14 or more cars – 7 dwellings, maybe with 3 working people living in them. The parking plan is inadequate and does not allow for spaces for visitors – where will they park - all the surrounding roads and car parks are full now every day.?? There are also existing issues at school arrival and leaving times with cars surging up and down Common lane, The Nap, Vicarage Lane and Langley Hill, all within yards of the planned development. On-going, on rubbish collection days there could be further issues.

Thornhill, Barnes Lane

This application is far too big for a relatively small plot. It is out of character with all other properties on that side of Hempstead Road and the surrounding roads.

The 7 dwelling and 9 garages will dwarf the surrounding properties, reducing the natural light and casting a shadow on many properties. The slip road is currently adequate for the present occupiers. An additional 7 desirable dwellings with potentially 14 residents there will be a shortfall of 5 parking spaces and that is without any visitor parking. Whatever the National or local guidance is on parking ratios per house or bedrooms the space for parking on this site is well below what we all know is 'real life'.

Access in the mornings for an additional 14 residents will make the locality far more congested and undesirable. The slip road is the only entrance from a VERY busy High Street for houses. There are at present 5 garages. The proposed development will increase the garages up to 13. The slip road is small, and increased traffic on this scale has inevitably got to cause problems for residents.

In the event of an emergency vehicle needing to come into this end of the slip road, this would be virtually impossible, once any building was to commence.

75 Hempstead Road

I wish to add my objection to this application.

The cramming of 7 flats onto this site is clearly overdevelopment.

The access via a narrow road already crowded with existing residents cars and with only 9 spaces new residents will put further pressures on parking. I understand the need to provide disabled parking but that will put further pressure on the remaining 7 and on street. Once this road is full, new residents might be tempted to park on the pavement along the main road.

21 Tylers Close

I am writing to register an objection to this proposed development on the grounds that it constitutes over-development of the site and an under-provision of car-parking spaces, which will result in further parking difficulties for local residents.

I hope these comments will be taken into consideration.

Thank you for your attention to this.

Recommendation

As per the published report

Item 5e

19/02790/FUL - Variation of Conditions 6 (Roof/Covered Structure) and 8 (Development usage) attached to planning permission 4/01793/19/MFA (Replacement covered ménage (re-submission))

Top Common, The Common, Chipperfield, Kings Langley

No update.

Recommendation

As per the published report

Item 5f

19/022895/ART - Article 4 Direction

Land North End of Cupid Green Lane, Hemel Hempstead

Further comment received 06.03.20

Firstly the possibility of the removal of the Article 4 Direction regarding the land off Cupid Green Lane.

I am aware the majority of the applications from the group of landowners concern 'agricultural' or 'horticultural' uses.

However I am concerned to have seen evidence of habitation on at least two of the plots.

I am pleased you are on the case regarding the mobile home but may I draw your attention to the tent-like structure.

This structure has a chimney and I have witnessed smoke coming out of it at various times of the day during the past few months.

In addition I have witnessed lights on in the tent late at night and heard a generator running on many occasions both during the day and night.

Whilst I appreciate the situation regarding permitted development I think DBC should be very careful when considering the removal of the article 4 direction.

The way in which this land was marketed by Vantage Land (Redbourn/St Albans) would certainly have appealed to those of a speculative nature who may very well have been aware of local land purchases by the Crown Estate and the proposed development areas set out within the core strategy and vision for 2036.

Recommendation

As per the published report

Photographs for Item 5c on next page

Item 5c - 19/02993/FUL - Land to Rear of 12 Trowley Hill Road - Photographs

Submission from [REDACTED] 14 Trowley Hill Road.

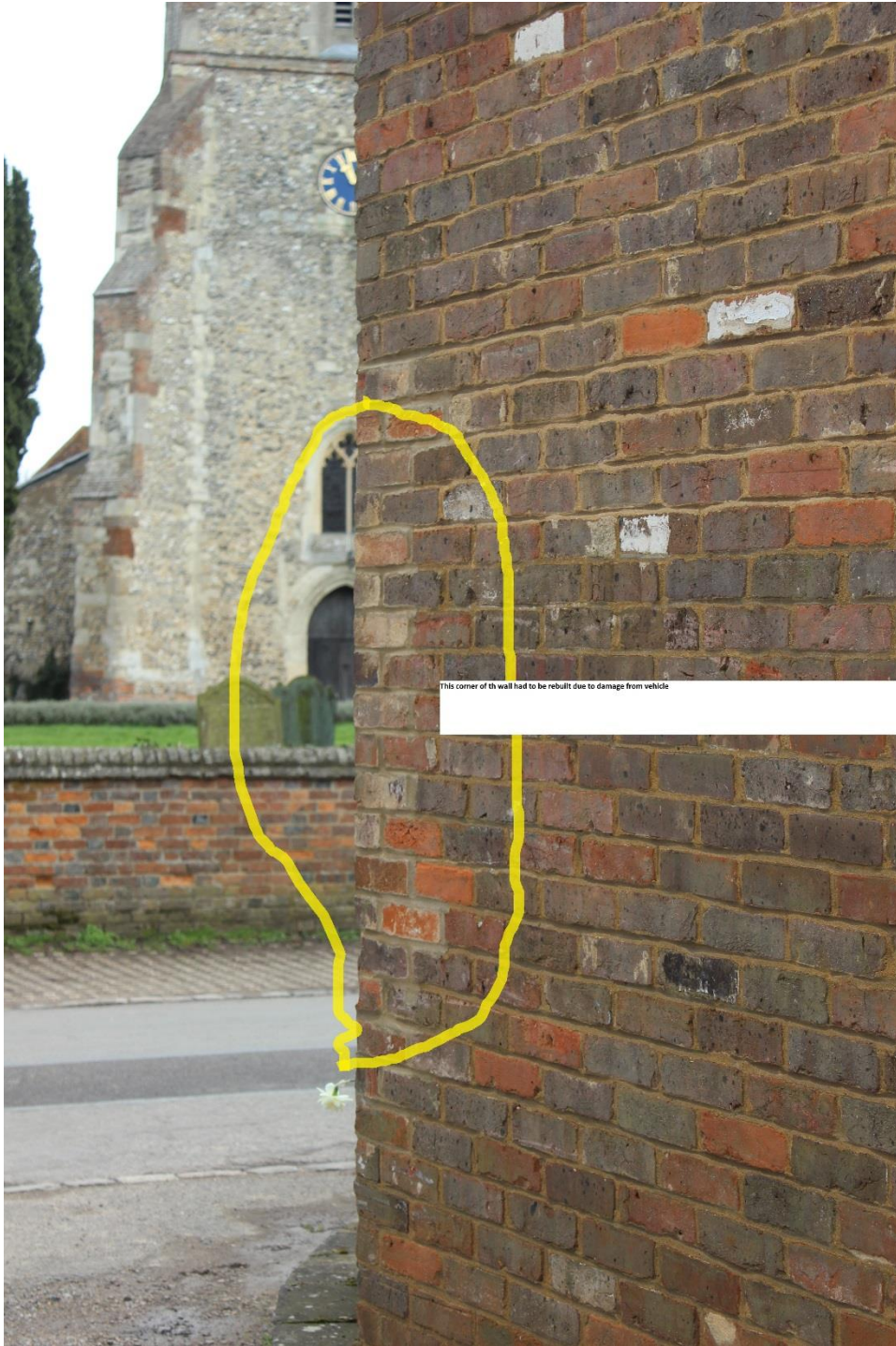
Photographs illustrating existing damage to number 12 & 14 Trowley Hill Rd, proposed access for the development. The Access is 3.3 metres wide, not 4 metres.

19/02993/FUL - Redevelopment of site to provide 6 no. dwellings with associated parking, landscaping and hardstanding (amended scheme) - Land R/O 12 Trowley Hill Road Flamstead

St Albans Hertfordshire AL3 8EE



14 Trowley Hill rd



14 Trowley Hill Road- substantial vehicle damage- wall needed to be re built



12 Trowley Hill Road- listed building- existing damage.