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DEVELOPMENT MANAGEMENT AGENDA

THURSDAY 5 NOVEMBER 2020 AT 6.30 PM
MICROSOFT TEAMS - MICROSOFT TEAMS

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 Uttley
Councillor Hobson	Councillor Woolner
Councillor Maddern	Councillor Tindall
Councillor McDowell	

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

AGENDA

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

Agenda Item 9



DEVELOPMENT MANAGEMENT COMMITTEE

5th November 2020

ADDENDUM SHEET

Item 5a

20/02021/MFA CONSTRUCTION OF EXTRA CARE (CLASS C2) (103 UNITS) DEVELOPMENT INCLUDING ASSOCIATED HIGHWAY ACCESS WORKS, CAR PARKING, LANDSCAPING AND OTHER WORKS INCIDENTAL TO THE DEVELOPMENT.

Land To Rear Of Hanburys Shootersway Berkhamsted Hertfordshire

Amended Condition 9

No development, except that involved in the provision of foundations, contamination or other site investigations or services, shall take place until full details of both hard and soft landscape works has been submitted to and approved in writing by the Local Planning Authority. These landscaping works shall be based on the details contained within the approved Design and Access Statement, drawing 649.02.001 Revision F (Landscape Masterplan) and the Landscape and Ecology Management Plan by Bradley-Hole Schoenaich and FPCR Environment and Design Ltd dated July 2020

These details shall include:

- means of enclosure **including any measures to restrict access into and around the application site;**
- soft landscape works including a planting scheme with the number, size, species and position of trees, plants and shrubs;
- refuse storage facilities;
- minor artefacts and structures (e.g. furniture, play equipment, signs, or other storage units, etc.); and
- the siting and design of any bird boxes, bat boxes and other habitat creation.

The planting must be carried out within one planting season of completing the development.

Any tree or shrub which forms part of the approved landscaping scheme which within a period of 5 years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a similar species, size and maturity.

Reason: To ensure the adequate landscaping and security of the site in accordance with Policies CS12, CS26 and CS29 of the Core Strategy

Recommendation

As per the published report.

Item 5b

20/00098/FUL DEMOLITION OF EXISTING HOUSE AND DEVELOPMENT OF 8 NEW HOUSES

143 Belswains Lane Hemel Hempstead Hertfordshire

Amended plan showing proposed street view – plans list to be amended to include this plan SLO6 Rev F. This plan was amended to correct the scale/presentation.



Para 9.20 of the Committee report must be amended to read:

The proposed development will be approximately .74 metres higher than the adjacent dwelling 14 Pinecroft and approximately 2.31 metres (not 1.94) lower than the adjacent neighbour at 15 Pinecroft.

Recommendation

As per the published report.

Item 5c

20/01839/FHA REAR DORMER WITH ROOF LIGHTS ON FRONT SLOPE

1 Birtchnell Close Berkhamsted Hertfordshire HP4 1FE

Consultee comments from Berkhamsted Town Council received on 27th October 2020:

The Committee could see no difference in the amended plans from those previously submitted in August 2020 and objected to the scale, mass and bulk of the proposed rear dormer and the inappropriateness of a full-width dormer.

CS12, Appendix 7

Recommendation

As per the published report.

Item 5d

20/01422/FHA CONSTRUCTION OF GARDEN OUTBUILDING.

67 The Horseshoe Hemel Hempstead Hertfordshire HP3 8QS

Representation received from neighbour:

I understand that the application goes to the Planning Committee Meeting on 5th November, and I do appreciate you must have lots of photos from all the neighbours involved. However, I just wanted to submit one more for consideration- we are 69, to the

right of the photo and our actual garden boundary can be seen more clearly, it's the dark wood stake with the trellis attached. In my last objection I mentioned that Mr Welch had encroached by approx 150mm onto our property to erect the fence. We have advised him of this without any action being taken to resolve, but my point is even if he doesn't retract the fence onto his own boundary there is still no, or very little space to fix the proposed cladding and drainpipe in his secondary plan.

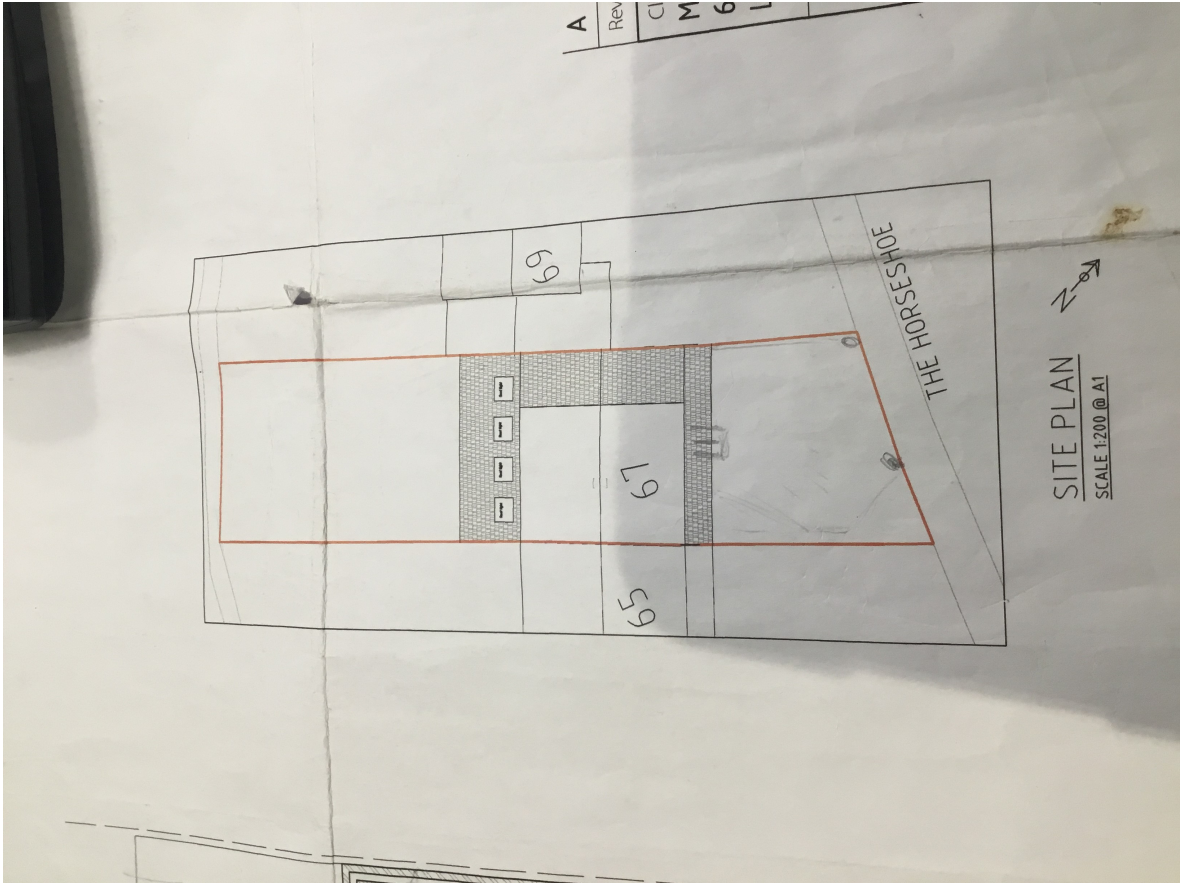


Response from applicant:

According to the sizes of this plot on a previous planning application drawing no 6450-02 for the front side and rear extension of the for mentioned the rear of the property measured 9.2 meters scaled at 1:200 and is correct. The bottom of the garden is meant to be 9.4 meters.

Having constructed a building of 8:760 meters How is that the building is so close to the boundary of 65 and 69. Ordinance survey and site measures will conclude this to be a fact. Please press on with the Thursday hearing.

Top of garden 9.2 meters confirmed. Bottom of garden should be 9.4 meters. Width of garden room 8.760 meters. What is the issue?





As you can see, the gap is approximately 400mm at the front, and 150mm at the rear. The applicant informs me the proposed cladding would be approximately 20mm thick leaving plenty of room either side of the building to install this. As you can appreciate, the fence line is not completely straight (deviates in places), however, as confirmed by the applicant in his email yesterday evening, they believe the plans are accurate.

Recommendation

As per the published report.
