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# DEVELOPMENT MANAGEMENT AGENDA

**THURSDAY 18 FEBRUARY 2021 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 [member.support@dacorum.gov.uk](mailto:member.support@dacorum.gov.uk) or 01442 228209

## AGENDA

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

# Agenda Item 7



## DEVELOPMENT MANAGEMENT COMMITTEE

18th February 2021

### ADDENDUM SHEET

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#### Item 5a

**20/02754/ROC Variation of Condition 6 (Hard and Soft Landscaping), Condition 22 (External Electricity and Gas Meters) and Condition 24 (Approved Plans) Attached to Planning Permission 4/00658/19/MFA (Demolition of existing buildings, construction of 15 dwellings (class c3) and one retail (class a1 shop) unit and parish store room, alterations to vehicle and pedestrian accesses)**

**Garden Scene Chapel Croft Chipperfield Hertfordshire WD4 9EG**

The wording of Condition 13 is to be amended from:

***The development permitted by this planning permission shall be carried out in accordance with the approved the Drainage Statement carried out by Fairhurst reference 103795-100 Issue 3 dated March 2019, the following mitigation measures detailed within the FRA:***

- 1. Limiting the surface water and foul water discharge to a maximum of 2l/s with discharge into the Thames foul water sewer; with the southern plots draining into manhole 4001 to the east of the site at 0.7l/s, and the northern plots into manhole 3003 at 1.3l/s.***
- 2. Providing attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event.***
- 3. Undertake drainage strategy to include to the use tanked permeable paving and attenuation tanks as indicated on drainage strategy drawing 103795/2001 Rev A***

***Reason: To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants in accordance with Policies CS31 and CS32 of the Dacorum Core Strategy 2013.***

To:

***Construction of the buildings hereby permitted shall be carried out fully in accordance with the drainage strategy and details approved under 20/03673/DRC.***

*Reason: To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants in accordance with Policies CS31 and CS32 of the Dacorum Core Strategy 2013.*

The wording has been amended to reflect the fact that the Lead Local Flood Authority (LLFA) are satisfied with the details submitted in respect of 20/03673/DRC, which sought to discharge Conditions 13 and 14 of planning application 4/00658/19/MFA. As 20/03673/DRC has now been approved, it is merely necessary for a compliance-style condition to be included with this application.

Condition 14 will be DELETED.

Conditions 15 – 27 will be renumbered accordingly.

Recommendation

As per the published report.

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**Item 5b**

**4/02204/18/MFA Demolition of existing buildings. construction of extra care scheme comprising 41 no. Apartments with associated landscaping and Parking.**

**Old Silk Mill Brook Street Tring HP235EF**

No update required.

Recommendation

As per the published report.

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**Item 5c**

**20/03908/FUL Demolition of 33 residential garages and construction of 3 no. dwelling houses**

**Garage Site At Housewood End Hemel Hempstead Hertfordshire**

Information on sustainability provided by Architect:

In the course of developing projects from initial planning to detail design we always seek to develop sustainable design solutions that are tailored to each site.

Clearly, the development of brown field sites, such as we have here e.g. previously built upon, is of a sustainable benefit as it results in a continuance of built development for each site thereby minimising the loss of green field sites and consequential trees/ habitat thereto. However, we have also been sensitive to each sites surrounding land some of which are occupied by woodland/ trees and/ or provide for wildlife habitat. The commissioning of specialist consultants (trees/ ecology) has informed and helped shape each of the site layout proposals so as to minimise adverse effect on the adjacent environment. Existing trees and ecological features will be protected from damage during site preparation works through to the completion of construction works as recommended by the specialist tree and ecology consultants.

We would also confirm that each site will have appropriate features to ensure that no nett loss of ecological value is incurred.

With regard to energy use, initially, where possible we have developed site layout proposals that orientate the dwellings in an east west aspect, which reduces the number of hours that artificial lighting will be required, and removes the need to introduce energy-hungry cooling to control solar overheating. Windows are sized at 20% of habitable room footprints, to further reduce the demand for artificial lighting.

Heat, rather than power, is the largest contributor to Greenhouse Gas Production from homes, so this forms our next focus in respect to reducing energy and carbon emissions. We will adopt a fabric first approach, with high levels of insulation, low levels of air leakage and systems to ensure controlled ventilation - all of which reduce the demand for mechanical heating and cooling. In terms of renewable technologies, it is likely that technologies in support of domestic heating will be first selected, including, for example, Air Source Heat Pumps. Though these are less visible than solar panels, they are a greater contributor to reducing the energy demand of homes. Of course, PV panels can be employed to further add to the reduction in carbon emissions where practicable.

Each site will be subject to separate application for Building Regulations approval. These Regulations set out stringent statutory requirements for energy use and carbon emission targets, as defined by Part L1A: Conservation of Fuel and Power in New Dwellings.

With regard to water usage and conservation the following measures will be implemented:

All external planting will be native and will rely on natural precipitation only.

Water saving devices will be specified e.g. low flush toilets.

On site surface water disposal and attenuation measures have been considered and are included in the Drainage Strategy for each site.

With regard to the materials used in construction these will be of a low environmental impact over the full life cycle of the building.

We have also designed the dwellings to be suited to elements of modern methods of construction and off-site manufacture, all of which contribute to reduced energy use in the construction phase. This can also reduce the site construction phase period.

During the construction phase of each site, the building contractor will be required to establish a Site Waste Management Plan in order to reduce, and enable the recycling of, waste building materials.

The building contractor will also register each site under the Considerate Constructors Scheme to ensure that appropriate targets are met with regard to site management i.e. in an environmentally, socially considerate and accountable manner.

We hope this provides reassurance that the sustainable design and construction informs all aspects of the development of our projects.

Approved plans condition (no. 9) updated to include revision numbers

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

**DBC-IW-HOU-00-DR-A-0010  
DBC-IW-HOU-00-DR-A-0100 (Revision P2)  
DBC-IW-HOU-XX-DR-A-2205 (Revision P1)  
S232-J1-IA-1  
S232-J1-P1 Rev 2  
S232-J1-P2 Rev 2  
S232-J1-P3 Rev 2**

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

The amendments include improvements to the design of the units (brick detailing) and the provision of EV charging points.

EV charging points condition (no. 6) updated following receipt of updated site plan

**The dwellings hereby approved shall not be occupied until the Electric Vehicle Charging Points and associated infrastructure has been provided in accordance with drawing DBC-IW-HOU-00-DR-A-0100 (Revision P2). The Electric Vehicle Charging points and associated infrastructure shall thereafter be retained in accordance with the approved details.**

Reason: To ensure that adequate provision is made for the charging of electric vehicles in accordance with Policies CS8, CS12 and CS29 of the Dacorum Borough Core Strategy (2013) and the Car Parking Standards Supplementary Planning Document (2020).

Objection from 71 Marlins Turn, Hemel Hempstead, Hertfordshire HP1 3LL

I am objecting to the planning of these houses based on the impact it will have on the parking in marlins turn and Houswood end. I live on the green and have been in favour of some form of parking been added, however there was a consultation last year about the parking which was turned down on a 60/40 split. I have been advised that there will be no further consultation on marlins turn parking. Most of the houses on Housewood end have now got their own drives causing further parking challenges for Marins Turn residence. Because of this I am Objecting the development of the houses.

Currently most of the residence of Marlins turn have to park in the location of the garages as well as renting the garages for car parking. This already results in feeling very unsafe having to walk up ally ways in the dark late at night and has caused some significant neighbourly disputes over the perception of how people should park. In the absence of been able to park in the garages area and the absence of further parking consultation the residence of marlins Turn the parking situation would become unbearable pushing us to have to park on Galley hill, having to walk a long distance in the dark and I suspect would cause further relationship issues between neighbours.

I am concerned that this parking situation would have a significant negative impact on the value of the houses.

While their remains no resolution to the marlins turn parking my stance is to object against the plans.

Recommendation

As per the published report.

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**Item 5d**

**20/03819/FUL Demolition of 31 residential garages and construction of 4 no. dwelling houses**

**Garage Court Dione Road Hemel Hempstead Hertfordshire**

Final comments received from Hertfordshire County Council's Ecology Department:

Thank you for making us aware of the most recent proposal map showing 4 new properties and revised parking - DBC-IW-DIO-00-DR-A-0100 **Revision: P1**. Our previous comments (dated 01/02/2021) were based on DBC-IW-DIO-00-DR-A-0100 and the submitted ecological information.

Parking and trees

I understand parking has been moved from the eastern end of the site to a more north-central location to avoid the removal of trees on the edge of the woodland. This is commendable; and **clarifies the (lack of) impact to trees and woodland** now.

The Ecological Constraints and Opportunities Plan (by Bernwood Ecology, 10/02/2021), based on DBC-IW-DIO-00-DR-A-0100 Revision:P1, shows **suitable biodiversity enhancements to achieve net gain** – features for bats, birds and hedgehogs; native trees; wildflowers and woodland bulbs - and the extent of Yewtree Wood ASNW (ancient semi-natural woodland) to be protected during construction.

Badgers

I am pleased to see updated badger information has also been submitted. A walkover survey in January 2021 found no sign of badger activity in the wood. The two previously identified setts were considered inactive (including sett 2, which was active in October 2020). Additional potential badger setts were found and will be “monitored in the lead up to a licence application due to the changeable use of setts by badgers over time”.

With this additional information in place, I am confident that badgers will be safeguarded from harm through the proposed monitoring and temporary closure of sett(s) under licence and following advice from Bernwood Ecology. **This addresses our previous concerns about badgers and we now withdraw our ‘holding objection’.**

I read with interest the comments relating to ground penetrating RADAR and have no reason to dispute them.

For clarity, the following recommendations in the ecology reports should be followed:

- All the proposals in section 8 of the PEA & PRA\* with the exceptions of 8.7 and 8.8 (which have already been completed).

*\*Preliminary Ecological Appraisal and Preliminary Roost Assessment, 7 September 2020 by Bernwood Ecology.*

N.B. The submitted Bat Survey Report expands on the recommendation for integrated bat boxes (8.4), otherwise all recommendations in this report are generally covered by those in the PEA & PRA.

- The recommendations in the Badger Survey Report \*\*, and supported by the recently submitted badger information\*\*\*:

*\*\*Badger Survey Report, 27 October 2020 by Bernwood Ecology;*

*\*\*\*Badger Winter Walkover, 9 February 2021 by Bernwood Ecology, and 'Planning Response-Ecology' letter, 10 February 2021 by Bernwood Ecology.*

Updated landscaping condition to include 'cycle storage'.

**No construction of the superstructure shall take place until full details of external lighting and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:**

- o any external lighting;
- o cycle storage;
- o soft landscape works including a planting scheme with the number, size, species and position of trees, plants and shrubs;
- o minor artefacts and structures (e.g. furniture, play equipment, signs, refuse or other storage units, etc.).

**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 three 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 improve the appearance of the development and its contribution to biodiversity and the local environment, as required by saved Policy 99 of the Dacorum Borough Local Plan (2004) and Policy CS12 (e) of the Dacorum Borough Council Core Strategy (2013).

Information on sustainability provided by Architect:

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We hope this provides reassurance that the sustainable design and construction informs all aspects of the development of our projects.

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- DBC-IW-DIO-00-DR-A-0010**
- DBC-IW-DIO-00-DR-A-0100 (Revision P1)**
- DBC-IW-DIO-XX-DR-A-2203 (Revision P1)**
- DBC-IW-DIO-XX-DR-A-2204 (Revision P1)**
- S231-J1-IA-1**
- S231-J1-P1-v2**
- S231-J1-P2-v2**
- S231-J1-P3-v2**

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

The amendments include improvements to the design of the units (brick detailing), an alteration to the parking layout and the provision of EV charging points.

EV charging points condition (no. 6) updated following receipt of updated site plan

**The dwellings hereby approved shall not be occupied until the Electric Vehicle Charging Points and associated infrastructure has been provided in accordance with drawing DBC-IW-DIO-00-DR-A-0100 (Revision P1). The Electric Vehicle Charging points and associated infrastructure shall thereafter be retained in accordance with the approved details.**

Reason: To ensure that adequate provision is made for the charging of electric vehicles in accordance with Policies CS8, CS12 and CS29 of the Dacorum Borough Core Strategy (2013) and the Car Parking Standards Supplementary Planning Document (2020).

Recommendation

As per the published report.

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**Item 5e**

**20/03753/FUL Construction of five dwellings, the creation of a new priority junction and access road, associated landscaping and ancillary works.**

**Land At, Green End Gardens Hemel Hempstead Hertfordshire**

No update required.

Recommendation

As per the published report.

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**Item 5f**

**20/03089/ROC Variation of condition 3 (Opening hours) attached to planning permission 4/00868/14/ful (Change of use from retail (a1) to fast food outlet (a5), opening hours 11am-11 pm and installation of an external flue pipe). Allowed on appeal ref APP/A1910A/14/2227697.**

**Entreat 59B Gossoms End Berkhamsted Hertfordshire HP4 1DF**

No update required.

Recommendation

As per the published report.

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**Item 5g**

**21/00090/RET Use and extend the original walls, and use the original foundation slab, of the former garage and car port to create on the same site a two storey hipped roofed end of terrace dwelling; change of use from agriculture to front hardstanding and rear garden.**

**Gable End 1 Threefields Sheethanger Lane Felden Hemel Hempstead Hertfordshire HP3 0BJ**

Additional condition - Condition 7

(Plans Condition to become Condition 8):

**Within three months of the date of this decision, details of the provision of an Electric Vehicle active charging point shall be submitted to the Local Planning Authority. These details shall include its location, the type of charger and the power supply. Within three months of the approval of these details, the Electric Vehicle active charging point shall be fully installed in accordance with the approved details, and shall thereafter be retained. There shall be no use of any of the three parking spaces hereby permitted unless the approved Electric Vehicle active**

**charging point has been installed in accordance with the approved details within 18 months of the date of this decision.**

**Reason:** In the interest of the sustainability of the dwelling in accordance with Dacorum Parking Standards Supplementary Planning Document (2020).

**Recommendation**

As per the published report.

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**Item 5h**

**20/03054/FHA      ROOF EXTENSION INCLUDING TWO REAR DORMERS, ROOF LIGHTS, FRONT BAY WINDOW, AMENDED FRONT GABLE, SINGLE STOREY REAR EXTENSION, NEW PARKING SPACE CROSS OVER AND ASSOCIATED ALTERATIONS**

**15 Fieldway Berkhamsted Hertfordshire HP4 2NX**

No update required.

**Recommendation**

As per the published report.

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