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# DEVELOPMENT MANAGEMENT AGENDA

**THURSDAY 1 APRIL 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

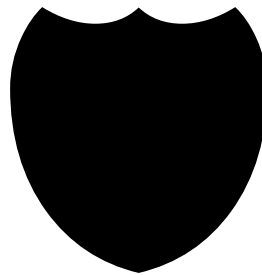
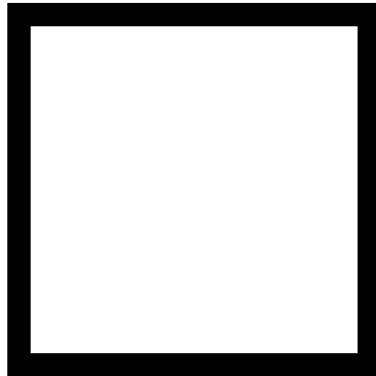
## AGENDA

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

# Agenda Item 7

## DEVELOPMENT MANAGEMENT COMMITTEE

1st April 2021



### ADDENDUM SHEET

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Item 5a

**20/03940/FUL Temporary Canvas tent to the rear of the public house to provide covered external space for dining and drinking customers only**

**The Old Mill, London Road, Berkhamsted, Hertfordshire, HP4 2NB**

Recommendation

No longer being considered at Development Management Committee. Berkhamsted Town Council have removed their objection and, therefore, this application is now being considered under delegated powers.

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**Item 5b**

**20/03821/FUL Demolition of 34 residential garages and construction of 2 no dwelling houses and 6 no apartments**

**Garage Court, Sleddale, Hemel Hempstead, Hertfordshire**

Approved plans condition (10) updated with revised drawing numbers as per below. The new drawings make the frosted glazing more obvious by being 'greyed out'.

DBC-IW-WEN-XX-DR-A-0200 (Revision P5) - Sitewide Sectional Elevations

DBC-IW-WEN-XX-DR-A-2208 (Revision P3) - Proposed 3B Dwelling Plans & Elevations

DBC-IW-WEN-XX-DR-A-2212 (Revision P3) - Proposed 1B + 2B Dwelling Plans & Elevations

Additional objections received:

I am a resident at 18 Nidderdale, Highfield, Hemel Hempstead.

I'm writing to express my objection to the planned development of flats and houses at the Sleddale Garage site.

The main reason I would like to object for this development is the parking. I understand that there will be 18 new parking spaces created for the new development which will remove some of the existing kerbside parking spaces.

Already there is shortage of parking spaces around Cambrian Way, Ribblesdale and Wenslydale and these new additions will just make the area so congested for existing tenants and their vehicles.

I hope you understand the concerns of existing residents and make an appropriate decision.

Thank you for your understanding.

I write to oppose the Sleddale Development for the following reasons:

The development will have a big impact on the residents of Ribblesdale from a privacy and well-being point of view. The height of the proposed flat will infringe on people's privacy and have damaging implications on their mental health. The height specifications Dacorum provided initially is not what the finished development will result in, the understanding is that you are not digging into the ground, hence the finished development will be taller than specified, I consider this misleading information and can be challenged. Current parking is not sufficient for residents, with the addition of numbers, this will cause further problems around parking

There is no additional resource provided around schooling, doctors and hospital facilities, which is already at breaking point. Did Dacorum take that into consideration and what are the actions put in place to rectify this problem?

We have currently had to endure more development in an already overcrowded estate, ie, new development for temporary accommodation in Wensleydale

Townhouse owners are currently developing their property into flats, which in turn causes more parking, medical and schooling issues.

We are losing what limited green land we have in our area, due to the development on the link road. As residents, we are proposing taking this to social media to increase our level of support to turn this decision around for the benefit of the current residents.

I look forward to your comments at your earliest convenience.

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I would like to raise my objections to the Sleddale development on a couple of levels firstly the height of these building are going to be so intrusive to the people living nearest them being overlooked what privacy will they have. Secondly you are proposing to knock down garages which are not being used, why not knock the garages down opposite to make more parking for people already living in the area. People who do not live in the area concerned are just riding roughshod over the people who do and do not care what goes on as it is not next to them, which is what happens. With any council or government projects. Also what about the parking problems this is going cause for the residents who have lived in the area for ages, we don't count.

From 30 Ribblesdale

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I am emailing you to object to the creation of the houses and flats at the bottom of my road as I see this as both a safety and privacy concern.

The entrance to Sleddale will be more difficult for cars and pedestrians as the road will become a blind corner with the height of the flats.

You could create an in and out road for the flat block.

The last issue is parking, Sleddale has parking spaces. But there are more cars/vans parked here every day.

The plans will remove 3 spots that are currently unorganized parking spaces (mostly parking on pavement.) And blocking entrance to Sleddale.

In regards to daily additional cars these are created when families drop off their children at the local school just around the corner.

As for the height of the flats this will block light coming into the front gardens of Sleddale. This will mean as a home owner or council renter we will see an increase in costs in regards to lighting homes.

The height of the flats will also block the view of Wesleydale road and joining streets making it difficult to monitor emergency vehicles that may need access.

Have you done a safety report on fire safety concerns on new flat building?

From 14 Sleddale

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I am objecting to the development of Sleddale / Wensleydale, the proposed flat building is 2 metres above the height of the current property on one side and as it is on the hill, the other side of the block will be considerably higher than that.

This will block the sunlight in the evening's, people looking out will be able to see straight into the bedroom's of our houses.

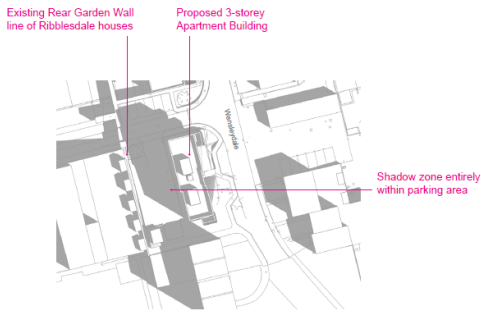
Also I have big issues with the parking, you are providing parking for the new properties but the loss of the garages will result in more parking on the already over crowded roads around here, you need to come around here in the evening's and weekends, there are often car's and vans parked all the way up Wensleydale right to the corner making it dangerous driving up the road on the wrong side, this will only be made worse with the extra cars having to park on the road.

Please take these comments into serious contemplation when considering your outcome of this review.

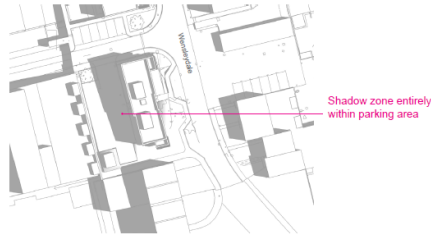
From 29 Wensleydale

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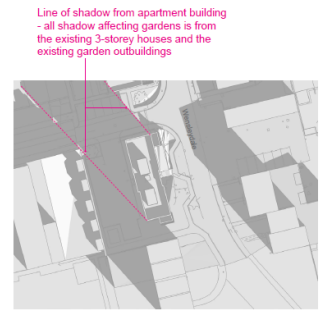
Solar/Shadow Study submitted by Architect



March | September 21<sup>st</sup> : 09.00 hrs



June 21<sup>st</sup> : 09.00 hrs



December 21<sup>st</sup> : 09.00 hrs



March | September 21<sup>st</sup> : 12.00 noon



June 21<sup>st</sup> : 12.00 noon



December 21<sup>st</sup> : 12.00 noon

Updated CGI submitted by Architect



Recommendation

As per the published report.

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**Item 5c**

**20/00396/OUT      Extension to block a/b to form additional offices above existing ground floor office.**

**Ver House 55 London Road Markyate St Albans Hertfordshire AL3 8JP**

No updates required.

Recommendation

As per the published report.

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## Item 5d

**20/03878/FUL Pergola to front entrance (temporary planning permission (2 years)).**

**Boxmoor Coffee & Wine Ltd 67A St Johns Road Hemel Hempstead Hertfordshire HP1 1QG**

Additional information supplied by applicant:

(1) E-mail 25 March 2021

I have just seen the planning report for the DMC next week.

I am disappointed that it is only deemed acceptable for Covid reasons. Covid is part of it on the economic impact but the intention was always to have a covered outside space. This space is already used in normal times for up to 4 tables.

I am also disappointed with the conservation officer's misunderstanding of the area and the cottage assets next door. As a north facing building light would not be an issue so I am not sure why it gets a mention in the report. The awning is necessary to allow outdoor seating in all weathers. The report should acknowledge that c&w has a licence to serve alcohol on the premises to 11pm every evening if we so wanted. The shorter hours are due to lower business during the pandemic. This means that the comments in the report about noise are not helpful, as noise impact was covered when the licensing hours were agreed.

I agreed to the temporary planning permission because of the conservation officer's concerns about the impact on the cottages next door, which are set back from the road and away from the cafe/shop. My aim would be to reapply for planning permission in the future before the temporary permission ends. This is a semi-permanent structure, the sides of which retract. The front retractable wall will not be transparent - does the report condition mean that this must also be transparent?

The officer(s) appear to have misunderstood the intention of the planning application, which is to provide a pleasant seating area for customers in inclement weather. The report overplays the covid reasons and this will mislead the DMC when they make their decision.

The cafe is next to a retail extension that is not the prettiest, the pergoda will mask an ugly wall at the side of this extension. We are opposite an ugly fish and chip shop so I do not think that the conservation officer has represented the impact of this tasteful clean extension fairly compared to the other retail buildings in the immediate vicinity.

There were no neighbour complaints and indeed our neighbours and customers have been supporting us in providing a classy cover for outside dining for some time. It should also be noted in the report that the property has previously had a simpler retractable awning (one not on a frame as we propose).

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(2) E-mail 29 March 2021

I do not want the committee to be making a decision on this application with inaccurate or missing information.



I do not understand the conservation officer's concerns as the only permanent part is the dark grey metal frame, which would be the same outline as a glass house, which she mentioned she preferred. A glass house would be difficult to temperature control, would block more of the space as the sides and roof would not be retractable and would be susceptible to vandalism.

The space outside the front of the shop is tiny and the awning frame will not overhang the highway/footpath.

The roof, side and front partitions are essentially waterproof blinds that can enclose the space on two sides and above in inclement weather or cold evenings. When the shop is closed, or the weather fine, the sides and roof will be retracted leaving only the frame visible.

I suggested temporary permission due to the intransigence of and incomprehensible concerns by the conservation officer to enable me to show that once constructed it will not harm the street scene.

Boxmoor High Street was once a vibrant commercial street and the cafe/shop enhances the street. While the cottages next door are listed, the street is not in a conservation area. The cottages at the opposite end of the terrace are next to a modern fronted chemists, and at our end are almost opposite a chippy frontage, which is not in keeping with the character of the cottages but is in keeping with a vibrant high street. The pergoda would partially hide an ugly wall with drainpipes at the side of the front extension of the dog grooming parlour next door.

Covid-19 increased the urgency of the application made in November but is not the principle reason for the application. The shop is popular with local people and the additional covered space will help us provide a sit in service for more people all year around.

The area of the proposed cover is already used for seating all year around but is unusable when it rains. A simple pull across awning without a frame would not provide sufficient rain protection, which is why we have chosen a design that is often found in gardens to provide an extension of covered space from the main building. The structure is high quality so will not degrade or look tired as a cheaper pull-out awning would do after a few years. It is a quality product.

I note that there have been no concerns raised by neighbours in the consultation.

If the officer's recommendation is only for covid and temporary approval pending an alternative design then the committee should know that that is not what I am applying for. I was using the precedent of the nursery on Alston Road which received temporary planning permission with the intention of applying for full planning permission before the end of the temporary period. The temporary permission for the awning/pergoda would allow immediate use the space in wet weather while the covid restrictions are in place without a protracted argument with the conservation officer. I also do not understand the conservation officer's attention to the positioning of the listed buildings when recently the committee has seen recommendations from officers for inappropriate buildings and extensions in conservation areas in Berkhamsted. I do not understand how our little frame (not liked by the conservation officer) competes with a three storey modern industrial style house in or adjacent to a conservation area and opposite Berkhamsted Castle, a national heritage site (approved by the conservation officer).

I ask officers and the committee for consistency in decision making, whether that be for temporary permission or approvals near listed buildings or in conservation areas.

Any time restriction placed on when the awning and side panels can be used that are less than the licensed hours of business would be nonsensical.

This is the design of the awning/pergoda that we are proposing. We will not be considering a different design in future negotiations as if this design is deemed inappropriate then we will have to find another design as we cannot spend thousands of pounds on something that will be replaced in two years time.

I sent the Pergo Rain brochure to you to share with the conservation officer and the photo below shows what the structure will look like. The side panel and front panel will be partially transparent as shown in the photo below in the side panel (this only has a transparent side panel but our version will have transparent on both the side and the front). The white material in the photo will be grey to align with the grey/blue paint colour on the front of the shop building. The frame will be grey.



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### **Officer's Response to Additional Information**

Since the publication of the report the Planning Department has been communicating with the applicant and this has assisted in clarifying two important matters.

Firstly, this is, and remains, an application for temporary planning permission for a two year period. The Planning Department consider that a 2-year permission is acceptable in light of the exceptional circumstances brought about by the Covid-19 pandemic. It is acknowledges that the applicant has an alternative view, i.e. that the two-year permission provides an opportunity to demonstrate that the proposed pergola causes no harm. Both are valid reasons for allowing a temporary planning permission, and both would secure the same outcome, if Members voted to grant the application.

Secondly, the applicant has been able to provide further information and details in respect of the finished appearance of the pergola. This has resolved any confusion caused by the initial plans submitted. Officers can support the confirmed appearance (as shown in the Pergo Rain brochure) as part of this temporary planning permission application and have, therefore, amended Conditions 2 and 3 accordingly:

### **Amendment to Condition 2**

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

Location Plan  
Planning Drawings – 01 Rev B

**Amendment to Condition 3**

The development hereby permitted shall be constructed in accordance with the materials specified in the Pergo-Rain System 'Urban Garden Collection' brochure with a mid to dark grey colour for the fabric and a grey frame.

Reason: To make sure that the appearance of the building is suitable and that it contributes to the character of the area in accordance with Policies CS11 and CS12 of the Dacorum Borough Core Strategy (2006-2031).

Recommendation

As per the published report.

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**Appeals Update: Item 6.10**

Additional Hearing Date

No.	DBC Ref.	PINS Ref.	Address	Date
1	20/00009/REFU	W/20/3248338	Runways Farm Upper Bourne End Lane Hemel Hempstead HP4 2SU	28 July 2021