
DACORUM BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT

13 JULY 2017

Present:

MEMBERS:

Councillor Guest (Chairman) Councillors, Birnie, Clark, Conway, Matthews, Riddick, Ritchie, Whitman, C Wyatt-Lowe (Vice-Chairman), Fisher, Tindall, P Hearn and Bateman

OFFICERS:

K Mogan (Member Support Officer), C Gaunt (Solicitor), N Gibbs (Lead Planning Officer), Horner (Group Manager - Development Management), Keen (Planning Officer), R Marber (Planning Officer), Rennie (Lead Planning Officer), Robbins (Planning Officer) and P Stanley (Development Management Team Leader)

The meeting began at 7.00 pm

32 MINUTES

The minutes of the meeting held on 15 June 2017 were confirmed by the Members present and were then signed by the Chairman.

An addendum to the agenda was circulated before the meeting. A copy of the addendum can be found on the DBC website on the following link:

<https://democracy.dacorum.gov.uk/ieListDocuments.aspx?CId=159&MId=1425>

33 APOLOGIES FOR ABSENCE

Apologies of absence were received from Councillor Maddern.

34 DECLARATIONS OF INTEREST

Councillor Guest asked Members to remember to declare any Disclosable Pecuniary or other Interests at the beginning of the relevant planning application.

35 PUBLIC PARTICIPATION

Councillor Guest reminded the members and the public about the rules regarding public participation.

36 4/00738/17/FHA - TWO STOREY SIDE EXTENSION, PART TWO STOREY AND PART SINGLE STOREY REAR EXTENSION AND DEMOLITION OF GARAGE - 14 COOMBE GARDENS, BERKHAMSTED, HP4 3PA

P Stanley introduced the item and said it had been referred to committee due to the contrary views of Berkhamsted Town Council.

Councillor Bateman arrived at 7.08pm so took no part in the discussion or voting of this item.

James Bartlett spoke in support of the application.

It was proposed by Councillor Birnie and seconded by Councillor C Wyatt-Lowe to grant the application in line with the officer's recommendation.

Vote

For: 11 Against: 0 Abstained: 1

Resolved:

That planning permission be **GRANTED** subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

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

**17/104.001
17/104.002
17/104.003
17/104.004
17/104.005
17/104.006
17/104.007
17/104.008**

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

- 3 Prior to the commencement of the use hereby permitted the vehicular access for the existing property shall be widened to a maximum width of 5.4 metres to accord with the Hertfordshire County Council residential access construction specification. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.**

Reason: In the interest of highway safety and traffic movement in accordance with Adopted Core Strategy CS12

- 4 The windows at first floor level in the western elevation of the extension**

hereby permitted shall be permanently fitted with obscured glass and non-opening below 1.7 metres unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings in accordance with Adopted Core Strategy CS12

Article 35 Statement

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

Informatives:

1. The Highway Authority requires the alterations to or the construction of the vehicle crossovers to be undertaken such that the works are carried out to their specification and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.), the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. The applicant may need to apply to Highways (Telephone 0300 1234047) to arrange this, or use link:- <https://www.hertfordshire.gov.uk/droppedkerbs/>

2. Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 123404.

37 4/00657/17/FUL - CONSTRUCTION OF A FOUR BEDROOM DETACHED DWELLING - ADJ. 4 ASHBY ROAD, NORTHCHURCH

I Keen introduced the item and said it had been referred to the committee due to the contrary views of Northchurch Parish Council.

Thomas Doughty spoke in support of the application.

Members were concerned about overlooking and asked for a condition to be imposed for obscure glazed windows for those facing neighbours.

It was proposed by Councillor Birnie and seconded by Councillor Tindall to grant the application in line with the officer's recommendation and the additional condition.

Vote

For: 12

Against: 1

Abstained: 0

Resolved:

That planning permission be **GRANTED** subject to the following conditions:

- 1 **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 **The development hereby permitted shall be constructed in accordance with the materials specified on the approved drawings/forms or such other materials as may be agreed in writing by the local planning authority.**

Reason: To ensure a satisfactory appearance to the development and to accord with Policy CS12 of the Core strategy.

- 3 **Prior to the commencement of the development hereby permitted a Phase I Report to assess the actual or potential contamination at the site shall be submitted to and approved in writing by the local planning authority. If actual or potential contamination and/or ground gas risks are identified further investigation shall be carried out and a Phase II report shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development. If the Phase II report establishes that remediation or protection measures are necessary a Remediation Statement shall be submitted to and approved in writing by the Local Planning Authority. For the purposes of this condition:**

A Phase I Report consists of a desk study, site walkover, conceptual model and a preliminary risk assessment. The desk study comprises a search of available information and historical maps which can be used to identify the likelihood of contamination. A simple walkover survey of the site is conducted to identify pollution linkages not obvious from desk studies. Using the information gathered, a 'conceptual model' of the site is constructed and a preliminary risk assessment is carried out.

A Phase II Report consists of an intrusive site investigation and risk assessment. The report should make recommendations for further investigation and assessment where required.

A Remediation Statement details actions to be carried out and timescales so that contamination no longer presents a risk to site users, property, the environment or ecological systems.

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

- 4 **All remediation or protection measures identified in the Remediation**

Statement referred to in Condition 3 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

- 5 The window(s) at first floor level in the north-eastern side elevation of the dwelling hereby permitted shall be permanently fitted with obscured glass and non-opening below a height of 1.7m from finished floor level.**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings in accordance with Policy CS12 of the Dacorum Core Strategy 2013.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or re-enacting that Order with or without modification) no development falling within the following classes of the Order shall be carried out without the prior written approval of the local planning authority:**

**Schedule 2 Part 1 Classes A, B, C, E,
Part 2 Classes A, B and C.**

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality to ensure satisfactory amenity space and amenities of neighbouring properties.

- 7 Prior to commencement of development full details of existing and proposed levels, including slab levels, sections and any retaining structures shall be submitted and approved by the local planning authority. The development shall be carried out in accordance with the approved details.**

Reason: For the avoidance of doubt and to ensure a satisfactory development and to accord with Policy CS12 of the adopted Core Strategy.

- 8 **Before the accesses are brought into use the site frontage shall be kept free of all obstruction to visibility over a height of 0.6m for a distance of 0.65m to both sides of the driveway above the adjoining footpath level.**

Reason: To provide adequate visibility between the existing highway and the proposed access and to make the access safe and convenient for the traffic that is likely to use it in accordance with CS12(a).

- 9 **The proposed car parking spaces shall have measurements of 2.4m x 4.8m min. and be located on land within the ownership of the applicant. Such spaces shall be maintained as a permanent ancillary to the development and shall be paved and used for no other purpose.**

Reason: The above condition is required to ensure the adequate provision of off-street parking at all times in order to minimise the impact on the safe and efficient operation of the adjoining Highway in accordance with CS12(a).

- 10 **The parking areas shall be constructed in accordance with the details specified on the approved plans/application forms. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.**

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises in accordance with CS12(a).

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

DESIGN AND ACCESS STATEMENT
ASH.PLN.101
ASH.PLN.102
ASH.PLN.103
ASH.PLN.104
SUSTAINABILITY STATEMENT

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

Article 35 Statement

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

INFORMATIVES

1. The Highway Authority requires the alterations to or the construction of the vehicle crossovers to be undertaken such that the works are carried out to their specification and by a contractor who is authorised to work in the public highway. If any of the

works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.), the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. The applicant may need to apply to Highways (Telephone 0300 1234047) to arrange this, or use link:- <https://www.hertfordshire.gov.uk/droppedkerbs/>

2. Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website: <http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047.

3. Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047

4. The development shall not be brought into use until the new vehicle crossover has been constructed to the current specification of the Highway Authority and to the Local Planning Authority's satisfaction.

Reason: In the interest of highway safety and amenity and to ensure the development makes adequate provision for on-site parking and manoeuvring of vehicles likely to be associated with its use.

5. All materials and equipment to be used during the construction shall be stored within the curtilage of the site unless otherwise agreed in writing by the Highways Authority prior to commencement of the development.

Reason: In the interest of highway safety and free and safe flow of traffic.

6. Road deposits. Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway.

Reason. To minimise the impact of construction vehicles and to improve the amenity of the local area.

PLANNING PERMISSION 4/03072/15/MFA (HYBRID PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF BOURNE END MILLS INDUSTRIAL ESTATE TO PROVIDE B1 AND/OR B2 AND/OR B8 FLOORSPACE AND EXTERNAL ALTERATIONS TO THE REAR OF UNIT 28 UPPER BOURNE END LANE WITH ASSOCIATED PARKING AND SERVICE AREAS, ACCESS FROM UPPER BOURNE END LANE, LANDSCAPING AND PUBLIC OPEN SPACE AND THE REALIGNMENT AND OPENING UP OF THE BOURNE GUTTER (DETAILS SUBMITTED IN FULL); AND RESIDENTIAL DEVELOPMENT OF UP TO 45 DWELLINGS, ASSOCIATED POINT OF ACCESS FROM UPPER BOURNE END LANE AND WORKS TO THE PUBLIC HIGHWAY BETWEEN BOURNE END LANE AND UPPER BOURNE END LANE (DETAILS SUBMITTED IN OUTLINE) - BOURNE END MILLS, UPPER BOURNE END LANE, HEMEL HEMPSTEAD, HP1 2UJ

R Marber introduced the item and said it had been referred to committee due to Outline permission having been granted by the Development Management Committee on the 25th February 2016.

Philip Trueman spoke in support of the application.

It was proposed by Councillor Whitman and seconded by Councillor Birnie to grant the application in line with the officer's recommendation.

Vote

For: 13 Against: 0 Abstained: 0

Resolved:

That planning permission be **GRANTED** subject to the following conditions:

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

- 16086 - 02 - 001 Rev B
- 16086 - 02 - 003 Rev G
- 16086 - 02 - 004 Rev G
- 16086 - 02 - 005 Rev G
- 16086 - 02 - 006 Rev G
- 16086 - 02 - 200 Rev E
- 16086 - 02 - 201 Rev D
- 16086 - 02 - 202 Rev E
- 16086 - 02 - 250 Rev A
- 16086 - 02 - 300 Rev G
- 16086 - 02 - 302 Rev B
- 16086 - 02 - 303 Rev A
- 16086 - 02 - 304 Rev A
- 16086 - 02 - 305 Rev C
- 16086 - 02 - 400
- 16086 - 02 - 150
- 16086 - 02 - 151
- 16086 - 02 - 152
- 16086 - 02 - 154

16086 - 02 - 155
16086 - 02 - 156
16086 - 02 - 157
16086 - 02 - 158
16086 - 02 - 159
16086 - 02 - 160
16086 - 02 - 161
16086 - 02 - 162
16086 - 02 - 163
16086 - 02 - 164
16086 - 02 - 165
16086 - 02 - 166
16086 - 02 - 167
16086 - 02 - 168
16086 - 02 - 169
Landscape Proposal Rev B

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

- 2 **Within 6 months of the date of this permission details of the materials proposed to be used on the surfaces of the roads, footpaths, patios and driveways shall have been submitted to and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.**

Reason: To ensure a satisfactory development; in accordance with Policy CS12 of the Core Strategy (2013).

- 3 **The bathroom windows at ground and first floor level in the Langbourne, Barton, Mansfield and Thronberry house types hereby permitted shall be permanently fitted with obscured glass unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings; in accordance with Policy CS12 of the Core Strategy (2013).

- 4 **The construction of the development shall not commence until details of construction vehicle movements and traffic management and wheel washing measures are submitted to and approved by the local planning authority.**

Reason: To ensure the impact of construction vehicles on the local road network is minimised; in accordance with Policies CS8 and CS12 of the Core Strategy (2013).

- 5 **Prior to the first occupation of the development a residential Travel Plan associated with the development to encourage the use of alternative modes of transport to the development shall be submitted to and approved in writing by the local planning authority. This Plan will be prepared and updated in accordance with HCC document 'Hertfordshire's Travel Plan Guidance for Business and Residential Development' available at**

<http://www.hertsdirect.org/services/transtreets/highways/highwaysinfo/hiservicesforbus/devmanagment/greentravelplans1/>.

Reason: To promote sustainable transport measures for residents, visitors and staff at the new development; in accordance with Policies CS8 and CS29 of The Core Strategy (2013).

- 6 **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) (with or without modification) the garages hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwellings and they shall not be converted or adapted to form living accommodation.**

Reason: In the interests of highway safety and maintaining off street parking provision, in accordance with Saved appendix 5 of the Local Plan (2004)

- 7 **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or re-enacting that Order with or without modification) no development falling within the following classes of the Order shall be carried out without the prior written approval of the local planning authority:**

**Schedule 2 Part 1 Classes A, B, C, E and F
Part 2 Class A**

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the residential amenity and visual amenity of the Green Belt locality; in accordance with Policies CS5 and CS12 of the Core Strategy.

Informatives

Article 35 Statement

Planning permission consent has been granted for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage which lead to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

Secured by Design Awards

Building Regulation, Approved Document Q (ADQ) requires that dwellings are built to "Prevent Unauthorised Access". This applies to any "dwelling and any part of a building from which access can be gained to a flat within the building". Achieving the Secured by Design (SBD) award meets the requirements of Approved Document Q (ADQ), and there is no charge for applying for the Secured by Design award. Further details are available from Hertfordshire Police Crime Prevention Design Advisors at 01707-355226.

Environmental Health

Building work and all related activities on the site, including deliveries and collections shall only take place between 7-30 am and 6-30 pm on weekdays (Monday to Saturday inclusive) and no work shall take place on site on Sundays or Bank Holidays.

No waste material, wood or other material shall be burnt on site at any time

Highways

Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

39 4/00206/17/MFA - PROPOSED CONSTRUCTION OF MARQUEE FOR THREE YEARS COMMENCING, 1ST JANUARY 2017 AND FINISHING 1ST JANUARY 2020. MAXIMUM OF 30 EVENTS IN EACH YEAR 18 EVENTS TILL MIDNIGHT AND 12 EVENTS UNTIL 11PM. - THE WATERMILL HOTEL, LONDON ROAD, BOURNE END, HEMEL HEMPSTEAD, HP1 2RJ

N Gibbs introduced the item and said it had been referred to committee due to the Green Belt implications, public interest and longstanding background planning history.

Neeru Kareer and Bhavesh Patel spoke in support of the application.

Councillor Whitman left the chamber at 8.10pm so did not take part in the discussion or voting of this item.

Members were concerned about noise and light levels and hoped that this would be monitored by the relevant departments.

Councillor Whitman returned at 8.12pm

It was proposed by Councillor Tindall and seconded by Councillor C Wyatt-Lowe to grant the application in line with the officer's recommendation.

Vote

For: 9

Against: 3

Abstained: 0

Resolved:

That planning permission be **GRANTED** subject to the following conditions:

- 1 The marquee hereby permitted shall be totally dismantled and permanently removed from the site on or before 1 January 2020.**

Reason: In the interests of safeguarding the Green Belt in accordance with Policy CS5 of the Dacorum Core Strategy. The marquee represents inappropriate development in the Green Belt. Such development is by definition harmful to the Green Belt. There are very special circumstances for the local planning authority to support this inappropriate development in the Green Belt for this specified period. After 1 January 2020 there is no currently evident planning justification to substantiate marquee's further retention in the Green Belt which will affect its openness.

- 2 The marquee hereby permitted shall only be used for the holding of functions by the Watermill Hotel for a maximum of 30 events in each calendar year, with 18 events until 24.00 hours (midnight) and 12 events until 23.00 hours. There shall be no use between 24.00 hours and 9.00 hours. The number of events held for 2017 shall be calculated upon those which have taken place between 1 January 2017 and the date of this planning permission.**

Reason: To safeguard the character of this part of the Green Belt countryside and its local environment, including the residential and canalside amenity, in accordance with Policies CBS 5 (criteria ii), CS10, CS12 and CS25 of the Dacorum Core Strategy and saved Policy 106 of Dacorum Borough Local Plan.

- 3 Following the last use of the marquee subject to this planning permission the land used for the installation of the marquee shall be reinstated by re-seeding grass during the planting season starting 1 October 2020. Following this, an ecological management plan for the land the area shall be carried out fully in accordance with a scheme submitted to and approved in writing by the local planning authority.**

Reason: In the interests of safeguarding character and appearance of this part of the Green Belt and biodiversity in accordance with Policies CS5, CS25 and CS29 Of the Dacorum Core Strategy.

- 4 The noise level at the northern boundary with the Canal, Sharpes Lane and London Road shall be at no more that 50 dBA Leq over 5 minutes at any time whenever the marquee hereby permitted is in use. At all times noise limiting**

equipment, loudspeaker systems to restrict amplification of noise when live or recorded music is played within the marquee shall be used.

Reason: To safeguard the character of this part of the Green Belt countryside and its local environment, including the residential and canalside amenity, in accordance with Policies CBS 5 (criteria ii), CS12 and CBS 32 of the Dacorum Core Strategy and saved Policy 106 of Dacorum Borough Local Plan.

- 5 The marquee hereby permitted shall only be used in accordance with an approved emergency planning and rescue evacuation plan which shall include all the Environment Agency's and Hertfordshire Fire and Rescue's operational requirements.**

Reason : To ensure that in the public interest that the marquee and the associated land is only used at all times in accordance with all safety expectations of the Environment Agency and Hertfordshire Fire & Rescue Service in accordance with Policies CS8, CS9 and CS12 and saved Policies CS51 and CS54 of the Dacorum Borough Local Plan.

- 6 The plan subject to condition 5 shall include full details of the emergency access route from the existing car park to the edge of the river bridge. All of this access route shall be subject to approved emergency warning signage and at all times during the use of the marquee to be demarcated to ensure that it is free from any customer/ visitor parking.**

Reason: In the interests of ensuring that all times during the use of the marquee this emergency access route is kept clear of any obstruction to prevent access by emergency vehicles. This is to ensure that in the public interest that the marquee and the associated land is only used at all times in accordance with all the safety expectations of the Environment Agency and Hertfordshire Fire & Rescue Service in accordance with Policies CS8, CS9 and CS12 and saved Policies CS51 and CS54 of the Dacorum Borough Local Plan.

- 7 The additional exterior lighting in the interests of public safety in accordance with the requirements of Condition 5 shall be installed and maintained at all times fully in accordance with details submitted to and approved in writing by the local planning authority. All the approved lighting shall be removed permanently from the site in accordance with the requirements of Condition 1.**

Reason: To safeguard the character and appearance of the locality, the local environment, in the interests of biodiversity, road and rail safety to accord with the requirements of Policies CS5, CS12 , CS25, CS26, and CS32 of the Dacorum Core Strategy and Policy 113 and Appendix 8 of the Dacorum Borough Local Plan.

- 8 The land hatched on the approved drawing shall be used for no more than 30 times each calendar year for car parking to serve the hotel marquee hereby permitted and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2016 (Class B Temporary**

Uses of Land: any Order amending or re-enacting that Order with or without modification) the land crosshatched by this drawing shall not be used for any temporary purpose without the prior written approval of the local planning authority.

Reason: In the interests of safeguarding the Green Belt and the residential amenity of the locality in accordance with Policy CS5 of the Dacorum Core Strategy.

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

Location Plan

A1 PLA 1001 A

Reason: To safeguard and maintain the strategic policies of the local planning authority and for the avoidance of doubt.

NOTE 1: Article 35 Statement

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process which lead to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

Building Regulations

An application for retrospective Building Regulations Approval is necessary.

Fire/ Flood Emergency Access

In addition to the requirements of Building Regulations and Conditions 5, 6 and 7 , based upon Hertfordshire Fire & Rescue Services recent site inspection it is essential that there is regular contact with HFRS and Environment Agency to ensure that all times the marquee's emergency evacuation plan is acceptable to both organisations.

Under the terms of the Water Resources Act 1991, and the Thames Land Drainage Byelaws 1981, the prior consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the River Bulbourne designated a 'main river'. From 6th April 2016, the Flood Defence Consent regime moved into the Environmental Permitting Regulations to become Flood Risk Activity Permits. The charges for the new permits are different and some lower risk activities may be excluded or exempt from the

permitting regulations.

40 4/00726/17/FUL - TWO THREE BED DETACHED DWELLINGS (AMENDED SCHEME) - LAND R/O 76-78 BELSWAINS LANE, HEMEL HEMPSTEAD, HP3 9PP

R Marber introduced the item and said it had been referred to the committee as it had been called-in by Councillor Howard.

Stanley Harper and Richard Morton spoke in objection to the application.

D Parks and N Wingrove spoke in support of the application.

Councillor Birnie suggested that members should defer this application.

It was proposed by Councillor Birnie and seconded by Councillor Matthews to defer this application to seek legal advice on land ownership and visibility splays and whether the refuse service will be able to service these houses.

Vote

For: 12

Against: 1

Abstained: 0

Resolved:

That this application be **DEFERRED** for the reasons set out above.

41 4/01099/17/FUL - CHANGE OF USE FROM B8 (WAREHOUSE AND DISTRIBUTION) TO B2 (GENERAL INDUSTRIAL) - WOODLAND WORKS, WATER END ROAD, POTTEN END, BERKHAMSTED, HP4 2SH

P Stanley introduced the item and said it had been referred to committee due to the contrary views of Nettleden with Potten End Parish Council. He advised that two additional conditions had been added.

Leonald Sparling spoke in objection to the application.

Richard Harvey spoke in support of the application.

It was proposed by Councillor Fisher and seconded by Councillor Whitman to grant the application in line with the officer's recommendation.

Vote

For: 11

Against: 0

Abstained: 2

Resolved:

That planning permission be **GRANTED** subject to the following conditions:

- 1 **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 **The development hereby permitted shall not be carried out other than in accordance with the following approved plans/documents: Unit C Floor Plans & Site Block Plan (scale of 1:200) & Site Location Plan (scale of 1:1250) & hours of operation identified within Section 20 of the submitted Application Form.**

Reason: For the avoidance of doubt, in the interests of proper planning and in the interest of living conditions, in accordance with Policy CS12 of the Dacorum Core Strategy 2013.

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 3 **The development hereby permitted solely relates to the ground floor, comprising Units A and C.**

Reason: For the avoidance of doubt as to which parts of the building the planning permission extends to.

- 4 **Unit C shall only be used for the purposes of an MOT testing station.**

Reason: In the interest of the residential amenity of the adjacent properties in accordance with Policy CS12 of the Dacorum Borough Core Strategy 2013.

42 4/00774/17/FUL - DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF 5-BED DWELLING - LAND ADJ. 25 HALL PARK, BERKHAMSTED, HP4 2NU

P Stanley introduced the item and said it had been referred to committee due to the contrary views of Berkhamsted Town Council. He said two new conditions would be added, one for a privacy screen and one to ensure obscured glazing would be retained.

Mr Phipps spoke in objection to this application.

Peter Knightly spoke in support of this application.

It was proposed by Councillor C Wyatt-Lowe and seconded by Councillor P Hearn to grant the application in line with the officer's recommendation.

Vote

For: 7 Against: 3 Abstained: 3

Resolved:

That planning permission be **GRANTED** subject to the following conditions:

- 1 **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 **The development hereby permitted shall not be carried out other than in accordance with the following approved plans/documents: 17 506 PL03D & 17 506 PL02D & 17 506 PL01B & 17 506 PL05 & 17 506 PL04.**

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

- 3 **Prior to the construction of the dwelling hereby permitted, detailed specifications of the materials to be used in the external surface of unit must be submitted to and approved in writing by the Local Planning Authority. Subsequently, development must be carried out and retained as approved.**

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS11, CS12 and CS13 of the Dacorum Core Strategy 2013.

- 4 **Prior to first occupation of the dwelling hereby approved full details on a suitably scaled plan of hard and soft landscape works must be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be in addition to those shown on the approved plans and shall be carried out and retained as approved. The landscaping details to be submitted shall include:-**

- a) means of enclosure.
- b) existing and proposed finished levels and finished floor levels.
- c) details for all external hard surface within the site, including roads, drainage detail and car parking areas.
- d) planting plans, including specifications of species, sizes, planting centres, planting method and number and percentage mix.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS11, CS12 and CS13 of the Dacorum Core Strategy 2013.

- 5 **All planting, seeding or turfing and soil preparation comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following first occupation of the building; and any trees or plants which within a period of five years from the completion of the development**

die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards.

Reason: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policies 99 and 100 of the Dacorum Local Plan 2004.

- 6 **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2017 (as amended) (or any Order amending or re-enacting that Order with or without modification) no development within Schedule 2, Part 1, Classes A and B shall take place.**

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding residential amenity and the character of the area, in accordance with Policy CS12 of the Dacorum Core Strategy 2013.

- 7 **During any ground works at the site in association with the development hereby approved a Watching Brief shall be kept to monitor any potentially contaminated material. Should any such material be encountered, the development must cease immediately and the Council must be informed without delay and an appropriate course of action agreed in writing. Subsequently, the development shall continue in accordance with this agreed course of action until completed. Further, basic ground gas protection measures shall be incorporated into any ground works.**

Reason: In the interests of human health, in accordance with Policy CS32 of the Dacorum Core strategy 2013.

- 8 **Prior to the first occupation of the development hereby approved, the site frontage must be kept free of all obstruction to visibility over a height of 0.6m for a distance of 0.65m to both sides of the driveway above the adjoining footpath level. Visibility shall be remain as such for the lifetime of the development hereby approved.**

Reason: To provide adequate visibility between the existing highway and the proposed access and to make the access safe and convenient for the traffic that is likely to use it, in accordance with Policies CS8 and CS9 of the Dacorum Core strategy 2013 and Policy 51 of the Dacorum Local Plan 2004.

- 9 **The approved car parking spaces shall have measurements of 2.4m x 4.8m min. and shall be maintained as a permanent ancillary to the development and shall be paved and used for no other purpose.**

Reason: To ensure the adequate provision of off-street parking at all times in order to minimise the impact on the safe and efficient operation of the adjoining Highway, in accordance with Policies CS8 and CS9 of the Dacorum Core strategy 2013 and Policy 51 of the Dacorum Local Plan 2004.

- 10 **Prior to the first occupation of the development hereby approved, all on site vehicular areas shall be surfaced in accordance with details agreed under**

condition 4 to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises, in accordance with Policies CS8 and CS9 of the Dacorum Core strategy 2013 and Policy 51 of the Dacorum Local Plan 2004.

- 11 **Prior to the first occupation of the development hereby approved, the new vehicle crossover shall be constructed as approved to the current specification of the Highway Authority.**

Reason: In the interest of highway safety and amenity and to ensure the development makes adequate provision for on-site parking and manoeuvring of vehicles likely to be associated with its use, in accordance with Policies CS8 and CS9 of the Dacorum Core strategy 2013 and Policy 51 of the Dacorum Local Plan 2004.

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 12 **Notwithstanding the details shown on the approved prior to first occupation of the dwelling hereby approved full details of the privacy screens on the terrace and first floor rear balcony shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be carried out and retained as approved in perpetuity.**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings in accordance with Policy CS12 of the Dacorum Core Strategy 2013.

- 13 **The window at first floor level in both the southern and northern side elevations of the dwelling hereby permitted shall be permanently fitted with obscured glass and non-opening below 1.7 metres. The rooflights on the northern side elevation of the dwelling hereby permitted shall be permanently fitted with obscured glass and non-opening unless the rooflight is 1.7 metres or more above the finished floor level of the room in which it is sited.**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings in accordance with Adopted Core Strategy CS12.

As the rules of the Development Management Committee state, at 10pm, it was proposed by Councillor P Hearn and seconded by Councillor Matthews to continue the meeting until 10.30pm.

Vote

For: 13

Against: 0

Abstained: 0

**43 4/00787/17/FUL - PROPOSED ALTERATION TO LEVELS TO PROVIDE
ADDITIONAL SPACE FOR THE ADJACENT HORTICULTURAL NURSERY
- LAND AT RIVER HILL, RIVER HILL, FLAMSTEAD, AL3 8BY**

T Rennie introduced the item and said it had been referred to committee due to the contrary views of Flamstead Parish Council.

Sarah Kasparian spoke in support of the application.

It was proposed by Councillor Bateman and seconded by Councillor Matthews to grant the application in line with the officer's recommendation.

Vote

For: 11 Against: 1 Abstained: 1

Resolved:

That planning permission be **GRANTED** subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority. These details shall include:**

- **means of enclosure;**
- **soft landscape works which shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;**
- **trees to be retained and measures for their protection during construction works;**
- **proposed finished levels or contours;**
- **vehicle and pedestrian access and circulation areas;**
- **minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc);**

The approved landscape works shall be carried out prior to the first occupation of the development hereby permitted.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

- 3 **No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the boundary treatment and planting to be erected adjacent to the Flamstead public footpath 20 that crosses the site. At least one metre separation between the boundary treatment and the footpath is to be maintained. Development shall be carried out in accordance with the approved details.**

Reason: To safeguard public access and ensure the safety of the users of the public footpath in accordance with saved Local Plan Policy 79.

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

**Location Plan 37055-2a;
Drawing A 37055 10C.**

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

Article 35 Statement

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

HERTFORDSHIRE ECOLOGY INFORMATIVE:

The area of grass around the proposed development site should be mown/strimmed as short as possible before and during construction to ensure it remains/becomes unfavourable for great crested newts and reptiles;
Stored materials (that might act as temporary resting places) are raised off the ground eg on pallets or batons; and any rubbish is cleared away to minimise the risk of great crested newts or reptiles using the piles for shelter;
Building work should (ideally) be carried out during April-June, when great crested newts are more likely to be found in ponds and less likely to be found on site;
If great crested newts or reptiles being found, work must stop immediately and ecological advice taken on how to proceed lawfully from Natural England (0300 060 3900) or an ecological consultant.

ENVIRONMENT AGENCY INFORMATIVE:

This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of the River Ver, designated a 'main river'. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

44 4/03169/16/FUL - CONVERSION OF GARAGE AND FIRST FLOOR EXTENSION TO CREATE A NEW TWO BEDROOM DWELLING - 26 HAMILTON MEAD, BOVINGDON, HEMEL HEMPSTEAD, HP3 0JF

Councillor Riddick declared a personal interest as he knew the applicant. He took no part in the discussion or voting of this item.

I Keen introduced the item and said it had been referred to the committee due to the contrary views of Bovingdon Parish Council.

Councillor Whitman left the chamber at 10.28pm so did not take part in the discussion or voting of this item.

Andrew Rickett spoke in support of the application.

Councillor Whitman returned at 10.31pm

It was proposed by Councillor Birnie and seconded by Councillor C Wyatt-Lowe to grant the application in line with the officer's recommendation.

Vote

For: 10

Against: 1

Abstained: 0

Resolved:

That the application be **DELEGATED** to the Group Manager, Development Management subject to approval in line with the following conditions:

- 1 **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 **The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in size, colour and texture those used on the existing dwelling at No. 26 Hamilton Mead, Bovingdon.**

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS11 and CS12 of the Dacorum Core Strategy 2013.

- 3 **No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority. These details shall include:**

- **hard surfacing materials;**

- means of enclosure;
- soft landscape works which shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- trees to be retained and measures for their protection during construction works;
- proposed finished levels or contours;
- car parking layouts and other vehicle and pedestrian access and circulation areas.

The approved landscape works shall be carried out prior to the first occupation of the development hereby permitted.

Reason: To ensure a satisfactory appearance to the development, to safeguard the visual character of the immediate area and to safeguard residential amenity in accordance with Policy CS12 of the Dacorum Core Strategy 2013.

- 4 **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or re-enacting that Order with or without modification) no development of the new dwelling hereby permitted falling within the following classes of the Order shall be carried out without the prior written approval of the local planning authority:**

Schedule 2 Part 1 Classes A and E

Reason: In the interests of safeguarding the residential amenity of the locality and to ensure sufficient garden size and living conditions for future occupiers of the development in accordance with Policy CS12 of the Dacorum Core Strategy 2013.

- 5 **The development hereby permitted shall not commence before a Phase I Report to assess the actual or potential contamination at the site has been submitted to and approved in writing by the local planning authority. If actual or potential contamination and / or ground gas risks are identified, further investigation shall be carried out and a Phase II Report shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development hereby permitted. If the Phase II Report establishes that remediation or protection measures are necessary a Remediation Statement shall be submitted to and approved in writing by the local planning authority.**

For the purposes of this condition:

A Phase I Report consists of a desk study, site walkover, conceptual model

and a preliminary risk assessment. The desk study comprises a search of available information and historical maps which can be used to identify the likelihood of contamination. A simple walkover survey of the site is conducted to identify pollution linkages not obvious from desk studies. Using the information gathered, a 'conceptual model' of the site is constructed and a preliminary risk assessment is carried out.

A Phase II Report consists of an intrusive site investigation and risk assessment. The report should make recommendations for further investigation and assessment where required.

A Remediation Statement details actions to be carried out and timescales so that contamination no longer presents a risk to site users, property, the environment or ecological systems.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development in accordance with the National Planning Policy Framework and Policy CS32 of the Dacorum Core Strategy 2013.

- 6 **All remediation or protection measures identified in the Remediation Statement referred to in Condition 5 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 in accordance with the National Planning Policy Framework and Policy CS32 of the Dacorum Core Strategy 2013.

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

**Site Location Plan
wren naj 85b 2016 Rev B
wren naj 85c 2016 (elevations only)
wren naj 85c 2016 Rev B (proposed layout)**

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

Article 35

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination stage which led to improvements to the scheme. The Council has therefore acted in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Hertfordshire Highways Informative

AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

AN2) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

Contaminated Land Informative

Paragraph 121 of the National Planning Policy Framework 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

Water Comments

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

DORMER - 20 FAIRWAY, HEMEL HEMPSTEAD, HP3 9TP

S Robbins introduced the item and said it had been referred to committee because the applicant is a member of staff.

It was proposed by Councillor Birnie and seconded by Councillor P Hearn to grant the application in line with the officer's recommendation.

Vote

For: 13

Against: 0

Abstained: 0

Resolved:

That planning permission be **GRANTED** subject to the following conditions:

- 1 **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

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

2017-20-01 REV A

2017-20-02 REV A

2017-20-03 REV A

2017-20-04 REV A

Reason: For the avoidance of doubt and in the interests of proper planning, in accordance with Core Strategy (2013) Policy CS12.

Article 35

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

46 APPEALS

The following appeals were noted:

1. Lodged
2. Dismissed
3. Allowed

**47 PLANNING ENFORCEMENT FORMAL ACTION STATUS REPORT -
QUARTERLY UPDATE**

P Stanley introduced the item and asked members for any feedback or comments on the way the report is presented as this is the first report. He said members were welcome to email or call him to gain further information on particular cases.

Councillor Birnie congratulated the officer on a helpful and informative report.

The Meeting ended at 10.45 pm