
DACORUM BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT

12 APRIL 2018

Present:

MEMBERS:

Councillor Guest (Chairman) Councillors, Birnie, Conway, Maddern, Matthews, Riddick, Ritchie, Fisher, Tindall, P Hearn and Bateman

OFFICERS:

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

The meeting began at 7.00 pm

257 MINUTES

The minutes of the meeting held on 15 March 2018 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=1438>

258 APOLOGIES FOR ABSENCE

Apologies of absence were received from Councillor C Wyatt-Lowe.

259 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.

260 PUBLIC PARTICIPATION

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

261 4/00473/18/MFA - DEVELOPMENT OF AN EDUCATIONAL BUILDING WITH ASSOCIATED LANDSCAPING, BOUNDARY TREATMENTS,

PARKING AND ACCESS ARRANGEMENTS INCLUDING WIDENED ACCESS TO DACORUM WAY AND INFRASTRUCTURE - WEST HERTS COLLAGE, DACORUM CAMPUS, MARLOWES, HEMEL HEMPSTEAD, HP1 1HD

I Keen introduced the item to members and said it had been referred to committee as this was a major proposal affecting land which the Borough Council has an interest.

Councillor Matthews arrived at 7.10pm

Gill Worgan spoke in support of the application.

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

Vote

For: 10

Against: 0

Abstained: 0

Resolved

That planning permission be **DELEGATED** to the Group Manager, Development Management with a view to approval subject to the completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990 and the expiry of the final notification.

That the following Heads of Terms for the planning obligation, or such other terms as the Committee may determine, be agreed:

Review to provide a comparison between the costs incurred by the College in delivering the proposed education building to an agreed specification and the funding sources identified in West Herts College's business plan, with the aim of identifying whether a surplus has been obtained.

In the event of a surplus being declared this shall be split between the College and the Council subject to a payment cap based on policy compliant affordable housing provision.

And subject to 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. Installation of the external surfaces of the development hereby permitted shall not take place until details of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. Please do not send materials to the council offices. Materials should be kept on site and arrangements made with the planning officer for inspection.

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

3. The development hereby permitted shall not be occupied 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;**
- **boundary treatments including 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;**
- **proposed finished levels or contours;**
- **minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc);**
- **proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc);**
- **retained historic landscape features and proposals for restoration, where relevant;**
- **a Landscape Management Plan to incorporate details of maintenance regimes, including any tree management objectives, details of any new habitat created on site and habitat improvement proposals and management responsibilities.**

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 in accordance with Policy CS12 of the Dacorum Core Strategy 2013 and to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in accordance with Policy CS29 of the Dacorum Core Strategy 2013.

4. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five 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 species, size and maturity to be approved by the local planning authority.

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

5. Where development shall extend into the Root Protection Areas of trees proposed for retention within the approved Arboricultural Impact Assessment (reference 180220-1.1-WHC2-AIA-MS dated 26 February 2018), development within the identified Root Protection Areas shall not commence until details of an alternative foundation design in these locations has been submitted for approval in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory protection of significant landscape features in accordance with Policy CS12 of the Dacorum Core Strategy 2013 and saved Policy 99 of the Dacorum Borough Local Plan 1991-2011.

6. The development hereby permitted shall not commence (with the exception of enabling works required to provide full access to the site to allow for further site investigation including demolition where required), a Remediation Strategy to deal with the risks associated with contamination of the site shall be submitted for approval in writing by the local planning authority. This Strategy shall include the following components:

1. A preliminary risk assessment which has identified:

- All previous uses;
- Potential contaminants associated with those uses;
- A conceptual model of the site indicating sources, pathways and receptors; and
- Potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on the preliminary risk assessment above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

3. The results of the site investigation and the detailed risk assessment referred to in the site investigation scheme above and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy above are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The scheme shall be implemented in accordance with the approved details.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 109 of the National Planning Policy Framework and Policies CS31 and CS32 of the Dacorum Core Strategy 2013.

7. The development hereby permitted shall not commence (with the exception of enabling works required to provide full access to the site to allow for further site investigation including demolition where required), a Verification Report

demonstrating the completion of works set out in the approved Remediation Strategy under Condition 6 above and the effectiveness of remediation shall be submitted for approval in writing by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to human health or the water environment in accordance with paragraph 109 of the National Planning Policy Framework and Policies CS31 and CS32 of the Dacorum Core Strategy 2013.

8. In the event that contamination not previously identified is found to be present at the site during development, no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination shall be dealt with has been submitted for approval in writing by the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the site does not pose any further risk to human health or the water environment in accordance with paragraph 109 of the National Planning Policy Framework and Policies CS31 and CS32 of the Dacorum Core Strategy 2013.

9. Piling and other deep foundations or intrusive groundworks using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed use of CFA piles does not harm groundwater resources in accordance with paragraph 109 of the National Planning Policy Framework.

10. The development hereby permitted shall not be occupied before further details in the form of scaled plans and written specifications are submitted for approval by the local planning authority, which shall illustrate the following:

- **Roads and footways;**
- **Existing and proposed access arrangements including visibility splays;**
- **Parking layout and provision of cycle parking;**
- **Servicing areas, loading areas and turning areas for all vehicles;**
- **Provision of fire hydrants.**

Reason: In the interests of maintaining highway efficiency and safety in accordance with Policies CS8 and CS12 of the Dacorum Core Strategy 2013 and saved Policies 51, 54 and 58 of the Dacorum Borough Local Plan 1991-2011.

11. In the event any boreholes are installed for the investigation of soils, groundwater or geotechnical purposes, a scheme for their management shall be submitted for approval in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and

how any boreholes that need to be retained post-development, for monitoring purposes shall be secured, protected and inspected. The scheme as approved shall be implemented prior to the occupation of any part of the development hereby approved.

Reason: To avoid groundwater pollution or loss of water supplies in accordance with paragraph 109 of the National Planning Policy Framework and Policies CS31 and CS32 of the Dacorum Core Strategy 2013.

12. The development hereby approved shall be carried out in accordance with the Drainage Strategy Statement by GHD (reference 12500267-GHD-RP-C-2005 Rev P02, dated February 2018) and the following mitigation measures:

- 1. Undertaking appropriate drainage strategy based on attenuation and discharge into River Gade at 5l/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 + 40% climate change event;**
- 3. Implementing drainage strategy including green roof, permeable paving and detention basin as indicated on the Preliminary Drainage Layout Phase 2 GHD 12500267-GHD-DR-C-5601 Rev P03.**

Reason: To prevent flooding by ensuring the satisfactory storage / 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.

13. No development (excluding ground works) shall take place until the final design of the drainage scheme has been submitted for approval in writing by the local planning authority. The surface water drainage system will be based on the submitted Drainage Strategy Statement by GHD (reference 12500267-GHD-RP-C-2005 Rev P02, dated February 2018).

The scheme shall also include:

- 1. Detailed engineering drawings of the proposed SuDS features including their location, size, volume, depth and any inlet and outlet features including any connecting pipe runs and all corresponding calculations / modelling to ensure the scheme caters for all rainfall events up to and including the 1 in 100 year + 40% allowance climate change event. The plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.**
- 2. Details regarding any areas of informal flooding (events those exceeding 1 in 30 year rainfall event), this should be shown on a plan with estimated extents and depths.**
- 3. Details of final exceedance routes, including those for an event which exceeds to 1:100 + climate change rainfall event.**
- 4. Sewage pipe specifications and any off-site drainage works.**

Development shall be carried out in accordance with the approved details and no discharge of foul or surface water from the site shall be accepted into the public system before the completion of the approved drainage works.

Reason: To prevent flooding by ensuring the satisfactory storage / disposal of surface water from the site and to reduce the risk of flooding to the proposed development and

future occupants, to prevent harm to groundwater resources, and to ensure that sufficient capacity is made available to cope with the development in accordance with Policies CS31 and CS32 of the Dacorum Core Strategy 2013.

14. Upon completion of the approved drainage works under Condition 13 above, a management and maintenance plan for the SuDS features and drainage network must be submitted for approval in writing by the local planning authority. The scheme shall include maintenance and operational activities; arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

Reason: To prevent flooding by ensuring the satisfactory storage / 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.

15. The development hereby permitted shall be carried out in accordance with the recommendations set out in the submitted Preliminary Ecological Appraisal. Demolition of buildings shall not commence before details of the location, number and type of bird and bat boxes shall be submitted and approved by the local planning authority together with timeframes of their installation to ensure adequate compensation is available prior to commencement of works affecting roost sites. The bird and bat boxes shall be installed in accordance with the approved details and agreed timeframes.

Reason: In the interests of biodiversity and in accordance with Policy CS29 of the Dacorum Core Strategy 2013.

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

**Location Plan - 50188-IBI-WS-XX-PL-A-100-0007 Rev 3
Proposed site plan/ External works - SL-IBI-WS-XX-PL-L-700-0001 Rev D**

Proposed floor plans:

**Ground Floor - 50188-IBI-XX-00-PL-A-200-0100 Rev 7
First Floor - 50188-IBI-XX-00-PL-A-200-0101 Rev 6**

Proposed elevations:

**50188-IBI-XX-ZZ-EL-A-200-1100 Rev 4
50188-IBI-XX-ZZ-EL-A-200-1101 Rev 4**

Proposed sections:

**50188-IBI-XX-ZZ-SE-A-200-1200
50188-IBI-XX-ZZ-SE-A-200-1201
50188-IBI-XX-ZZ-SE-A-200-1202
50188-IBI-XX-ZZ-SE-A-200-1203**

**Proposed roof plans 50188-IBI-XX-RF-PL-A-241-0900 Rev 3
Proposed cycle store location SL-IBI-WS-XX-SK-L-700-0001Rev B
Western Boundary Details – SL-IBI-WS-XX-DT-L-721-0002 Rev B
CCTV Plan 100358-E-EXT-270 Rev A
Car Park Lighting Layout 100-E-EXT-230 Rev B**

Planning, Heritage, Design and Access Statement 50188 P,H,DAS, February 2018;
 Sustainable Development Checklist, 15 February 2018;
 Flood Risk and Drainage Strategy Statement 12500267-GHD-RP-C-2005 Rev P02 February 2018;
 Preliminary Drainage Layout 12500267-GHD-DR-C-5601 Rev P03;
 Proposed Levels 12500267-GHD-DR-C-5603 Rev P03;
 Groundwater Protection Details 12500267-GHD-SK-9010 Rev P01;
 Groundwater Protection Preliminary Mitigation Statement GHD-RP-C-2003 Rev 2.0;
 Assessment of Risks to Public Water Supply Boreholes AG2710-17-AD95 Issue 1 dated February 2018;
 Environmental Noise Survey Report 20511-ENS1 dated 4 January 2018;
 Arboricultural Impact Assessment 180220-1.1-WHC2-AIA-MS dated 26 February 2018;
 Transport Statement X/WHCDacorum.1 Rev V2 February 2018;
 Dacorum Campus Phase 1 Travel Plan Version 2 dated 15 February 2015;
 Travel Plan Monitoring Report 2017/2018;
 Construction Management Plan February 2018 Issue 2;
 Archaeology Desk Based Assessment Appendix J.2 Report 4176 October 2012 and Appendices Appendix J.1 Figures 15.1-15.10;
 Archaeological Trial Trench Evaluation Report Appendix J3 Report 3673 October 2010;
 Phase 1 Risk Assessment and Phase 2 Ground Investigation AG2710-17-AD27 December 2017;
 Preliminary Ecological Appraisal Version 2 dated 6 November 2017;
 External Lighting Calculations Summary 100358-E-R001 Rev 0 dated 19 February 2018.

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 pre-application stage and progressing the scheme throughout the determination stage which led to improvements to the scheme and working towards the delivery of a strategically important development. The Council has therefore acted proactively 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.

262 4/00472/18/MOA - RESIDENTIAL (CLASS C3) DEVELOPMENT FOLLOWING DEMOLITION OF EXISTING BLOCK A BUILDING (OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT ACCESS) - LAND NORTH OF DACORUM WAY, WEST HERTS COLLEGE, DACORUM CAMPUS, MALOWES, HEMEL HEMPSTEAD, HP1 1HD

I Keen introduced the item to members and said it had been referred to committee as this was a major proposal affecting land which the Borough Council has an interest.

Gill Worgan spoke in support of the application.

Councillor Birnie asked if a condition could be added to restrict the height of the building to seven storeys

It was proposed by Councillor Maddern and seconded by Councillor Riddick to grant the application in line with the officer's recommendation and with the additional conditions regarding the height of the building.

Vote

For: 10

Against: 0

Abstained: 0

Resolved:

That planning permission be **DELEGATED** to the Group Manger, Development Management, with a view to approval subject to the completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990 and the expiry of the final notification period.

That the following Heads of Terms for the planning obligation, or such other terms as the Committee may determine, be agreed:

Restriction that the developer of the residential scheme on the application site would not be permitted to implement the planning permission until such time that the College has entered into an irrevocable construction contract for the delivery of the education building under 4/00473/18/MFA.

And subject to the following conditions:

1. Approval of the details of the siting, scale, design and external appearance of the building and the layout and landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved.

Reason: To prevent the accumulation of planning permission; to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

4. Installation of the external surfaces of the development hereby permitted shall

not take place until details of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. Please do not send materials to the council offices. Materials should be kept on site and arrangements made with the planning officer for inspection.

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

5. The development hereby permitted shall not be occupied 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;**
- **boundary treatments including means of enclosure and buffers around water bodies;**
- **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;**
- **proposed finished levels or contours;**
- **minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc);**
- **proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc);**
- **retained historic landscape features and proposals for restoration, where relevant;**
- **a Landscape Management Plan to incorporate details of maintenance regimes, including any tree management objectives, details of any new habitat created on site and management responsibilities.**

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 in accordance with Policy CS12 of the Dacorum Core Strategy 2013 and to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in accordance with Policy CS29 of the Dacorum Core Strategy 2013.

6. No development shall commence before a plan showing trees to be retained and measures for their protection for the duration of site works and construction of the development hereby approved has been submitted for approval in writing

by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the protection of significant landscape features in accordance with Policies CS12 and CS29 of the Dacorum Core Strategy 2013 and saved Policy 99 of the Dacorum Borough Local Plan 1991-2011.

7. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five 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 species, size and maturity to be approved by the local planning authority.

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

8. The details to be submitted for approval in writing by the local planning authority in accordance with Condition 1 above shall include details of the proposed slab, finished floor and ridge levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land including the River Gade and Dacorum Way. The building(s) hereby approved shall not exceed seven (7) storeys. The building(s) shall be constructed in accordance with the levels that have been approved in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development in accordance with Policies, CS10, CS11 and CS12 of the Dacorum Core Strategy 2013 and saved Policy 111 of the Dacorum Borough Local Plan 1991-2011.

9. No development (including demolition) shall take place until a Site Waste Management Plan has been submitted to and approved in writing by the local planning authority. This shall include information on the types of waste removed from the site and the location of its disposal. The development shall be carried out in accordance with the approved details.

Reason: To reduce the amount of waste produced on the site in accordance with Hertfordshire County Council Waste Core Strategy and Development Management Policies Development Plan Document 2012 which forms part of the Development Plan.

10. The development hereby permitted shall not commence (with the exception of enabling works required to provide full access to the site to allow for further site investigation including demolition where required), a Remediation Strategy to deal with the risks associated with contamination of the site shall be submitted for approval in writing by the local planning authority. This Strategy shall include the following components:

1. A preliminary risk assessment which has identified:

- All previous uses;
- Potential contaminants associated with those uses;
- A conceptual model of the site indicating sources, pathways and receptors; and

- **Potentially unacceptable risks arising from contamination at the site.**

2. A site investigation scheme, based on the preliminary risk assessment above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

3. The results of the site investigation and the detailed risk assessment referred to in the site investigation scheme above and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy above are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The scheme shall be implemented in accordance with the approved details.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 109 of the National Planning Policy Framework and Policies CS31 and CS32 of the Dacorum Core Strategy 2013.

11. The development hereby permitted shall not commence (with the exception of enabling works required to provide full access to the site to allow for further site investigation including demolition where required), a Verification Report demonstrating the completion of works set out in the approved Remediation Strategy under Condition 10 above and the effectiveness of remediation shall be submitted for approval in writing by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to human health or the water environment in accordance with paragraph 109 of the National Planning Policy Framework and Policies CS31 and CS32 of the Dacorum Core Strategy 2013.

12. In the event that contamination not previously identified is found to be present at the site during development, no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination shall be dealt with has been submitted for approval in writing by the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the site does not pose any further risk to human health or the water environment in accordance with paragraph 109 of the National Planning Policy Framework and Policies CS31 and CS32 of the Dacorum Core Strategy 2013.

13. Piling and other deep foundations or intrusive groundworks using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed use of CFA piles does not harm groundwater

resources in accordance with paragraph 109 of the National Planning Policy Framework.

14. Construction of the development hereby permitted shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. Thereafter, the construction of the development, including all demolition works and piling shall only be carried out in accordance with the approved Plan. The Plan shall include details of:

- a. Construction vehicle numbers, type and routing;**
- b. Traffic management requirements;**
- c. Construction and storage compounds (including areas designated for car parking);**
- d. Siting and details of wheel washing facilities;**
- e. Cleaning of site entrances, site tracks and the adjacent public highway;**
- f. Provision of sufficient on-site parking prior to commencement of construction activities;**
- g. Post-construction restoration / reinstatement of the working areas and temporary access to the public highway.**

Reason: In the interests of highway safety and rights of way in accordance with Policy CS8 of the Dacorum Core Strategy 2013 and saved Policies 51 and 54 of the Dacorum Borough Local Plan 1991-2011.

15. The development hereby permitted shall not be occupied before further details in the form of scaled plans and written specifications are submitted for approval by the local planning authority, which shall illustrate the following:

- Roads and footways;**
- Existing and proposed access arrangements including visibility splays;**
- Parking layout and provision of cycle parking;**
- Servicing areas, loading areas and turning areas for all vehicles;**
- Provision of fire hydrants.**

Development shall be carried out in accordance with the approved details.

Reason: In the interests of maintaining highway efficiency and safety in accordance with Policies CS8 and CS12 of the Dacorum Core Strategy 2013 and saved Policies 51, 54 and 58 of the Dacorum Borough Local Plan 1991-2011.

16. The development hereby permitted shall not be occupied before a Travel Plan has been submitted and approved by the local planning authority. The Travel Plan shall have regard to Hertfordshire's Travel Plan Guidance and development shall be carried out in accordance with the approved details.

Reason: To promote sustainable transport measures to the development in accordance with Policy CS29 of the Dacorum Core Strategy 2013.

17. The development hereby permitted shall not be occupied before swept path assessments have been submitted for approval by the local planning authority. These shall include details showing:

- **A refuse vehicle can safely manoeuvre through the site access, enter the site, manoeuvre within and depart in a forward gear;**
- **A large car can safely enter and depart the proposed car parking spaces;**
- **Emergency vehicles (including fire) can safely enter, manoeuvre within and depart the site in a forward gear.**

Reason: In the interests of highway safety in accordance with Policy CS8 of the Dacorum Core Strategy 2013 and saved Policies 51, 54 and 58 of the Dacorum Borough Local Plan 1991-2011.

18. The development hereby permitted shall not be occupied before a Car and Cycle Parking Management Plan has been submitted for approval in writing by the local planning authority, including the following:

- **Details of car parking allocation and distribution;**
- **Methods to minimise on-street car parking;**
- **A scheme for the provision and parking of cycles.**

The Plan shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

Reason: In the interests of highway safety and to ensure sufficient available on-site car and cycle parking and in the interests of encouraging the use of sustainable modes of transport in accordance with Policies CS8, CS12 and CS29 of the Dacorum Core Strategy 2013 and saved Policy 58 of the Dacorum Borough Local Plan 1991-2011.

19. The development hereby permitted shall not be occupied before a Servicing and Delivery Plan has been submitted for approval in writing by the local planning authority. This Plan shall contain details of the delivery and servicing requirements (including refuse collection) for the proposed use, a scheme for coordinating deliveries and servicing for the proposed development, areas within the development site that will be used for loading and manoeuvring of delivery and servicing vehicles, and access to / from the site for delivery and servicing vehicles.

Reason: In the interests of highway safety in accordance with Policies CS8 and CS12 of the Dacorum Core Strategy 2013.

20. The development hereby approved shall be carried out in accordance with the Drainage Strategy Statement by GHD (reference 12500267-GHD-RP-C-2006 Rev P01, dated January 2018) and the following mitigation measures:

- 1. Undertaking appropriate drainage strategy based on attenuation and discharge into River Gade at 5l/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 + 40% climate change event;**
- 3. Implementing drainage strategy including green roof, permeable paving and detention basin as indicated on the Preliminary Drainage layout Plot B reference 12500267-GHD-DR-C-5602 Rev P02.**

Reason: To prevent flooding by ensuring the satisfactory storage / 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.

21. No development (excluding ground works) shall take place until the final design of the drainage scheme has been submitted for approval in writing by the local planning authority. The surface water drainage system will be based on the submitted Drainage Strategy Statement by GHD (reference 12500267-GHD-RP-C-2006 Rev P01, dated January 2018).

The scheme shall also include:

- 1. Full detailed engineering drawings including cross and long sections, location, size, volume, depth and any inlet and outlet features. This should be supported by a clearly labelled drainage layout plan showing pipe networks. The plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.**
- 2. Details regarding any areas of informal flooding (events those exceeding 1 in 30 year rainfall event), this should be shown on a plan with estimated extents and depths.**
- 3. Details of final exceedance routes, including those for an event which exceeds to 1:100 + climate change rainfall event.**
- 4. Sewage pipe specifications and any off-site drainage works.**

Development shall be carried out in accordance with the approved details and no discharge of foul or surface water from the site shall be accepted into the public system before the completion of the approved drainage works.

Reason: To prevent flooding by ensuring the satisfactory storage / disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants, to prevent harm to groundwater resources, and to ensure that sufficient capacity is made available to cope with the development in accordance with Policies CS31 and CS32 of the Dacorum Core Strategy 2013.

22. Upon completion of the approved drainage works under Condition 21 above, a management and maintenance plan for the SuDS features and drainage network must be submitted for approval in writing by the local planning authority. The scheme shall include maintenance and operational activities; arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

Reason: To prevent flooding by ensuring the satisfactory storage / 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.

23. In the event any boreholes are installed for the investigation of soils, groundwater or geotechnical purposes, a scheme for their management shall be submitted for approval in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained post-development, for monitoring purposes shall be secured, protected and inspected. The scheme as approved shall be implemented prior to the occupation of any part of the development hereby approved.

Reason: To avoid groundwater pollution or loss of water supplies in accordance with paragraph 109 of the National Planning Policy Framework and Policies CS31 and CS32 of the Dacorum Core Strategy 2013.

24. Prior to the construction of the building hereby permitted, an Air Quality Report assessing the impacts of the proposed redevelopment shall be submitted for approval in writing by the local planning authority. The Report shall have regard to the Environment Act 1995, Air Quality Regulations and subsequent guidance. The Report shall also indicate areas where there are, or likely to be, breaches of an air quality objective noting the site's location within close proximity of an area designated as an Air Quality Management Area. If there are predicted exceedances in exposure to levels above the Air Quality objectives then a proposal for possible mitigation measures shall be included.

Reason: To satisfactorily address air quality matters arising from the development in accordance with Policies CS8 and CS32 of the Dacorum Core Strategy 2013.

25. The development hereby permitted shall be carried out in accordance with the recommendations set out in the submitted Preliminary Ecological Appraisal. Demolition of buildings shall not commence before details of the location, number and type of bird and bat boxes shall be submitted and approved by the local planning authority together with timeframes of their installation to ensure adequate compensation is available prior to commencement of works affecting roost sites. The bird and bat boxes shall be installed in accordance with the approved details and agreed timeframes.

Reason: In the interests of biodiversity and in accordance with Policy CS29 of the Dacorum Core Strategy 2013.

26. There shall be no light spill from external artificial lighting into the watercourse or adjacent river corridor habitat. To achieve this, the specifications, location and direction of external artificial light should be such that the lighting levels within 8 metres of the top of the bank of the watercourse are maintained at background levels (Lux level of 0-2).

Reason: To protect the adjacent river corridor habitat in accordance with Policy CS29 of the Dacorum Core Strategy 2013.

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

Location Plan 50188-IBI-WS-XX-PL-A-100-0006 Rev 02;

Access Arrangement Plan X/WHCDacorum.1/03;

Planning, Heritage, Design and Access Statement 51107 P,H,DAS, Feb 2018;

Arboricultural Impact Assessment 180220-1.1-WHC2-AIA-MS, 26 February 2018;
Preliminary Ecological Appraisal Version 2, 6 November 2017;
Phase 1 Risk Assessment and Phase 2 Ground Investigation AG27-10-17-AD25, Issue 1, November 2017;
Drainage Strategy Statement 12500267-GHD-RP-C-2006 Rev P01, January 2018;
Preliminary Drainage Layout Plan 12500267-GHD-DR-C-5602 Rev P02;
Groundwater Protection Details 12500567-GHD-SK-C-9010 Rev P01;
Ground water Protection Preliminary Mitigation Statement 12500267 GHD-RP-C-2004 Rev 2.0;
Assessment of Risks to Public Water Supply Boreholes AG27-10-17-AD95, Issue 1, Feb 2018;
Archaeological desk-based Assessment and Appendices and Archaeological Trial Trench Evaluation Report, Appendix J.2 Report 4176 October 2012, Appendix J.1 Figures 15.1-15.10, Appendix J3 Report 3673 October 2010.

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 pre-application stage which led to improvements to the scheme. The Council has therefore acted proactively 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.

263 4/02084/17/FHA - REPLACE EXISTING GARAGE AND SUMMER HOUSE WITH OUTBUILDING TO PROVIDE NON-HABITABLE ANNEX WITH GARAGE AND NON COMMERCIAL ART STUDIO - 32 STOCKS ROAD, ALDBURY, TRING, HP23 5RU

N Gibbs introduced the report and said it had been referred to committee due to the contrary views of Aldbury Parish Council and Ward Councillor Stan Mills.

Annie Chambers, Joanna Stone and David Demmery spoke in objection to the application.

Parish Councillors Rob McCarthy and Joe Brady spoke in objection to the application.

In his role as ward councillor, Councillor Mills spoke in objection to the application.

Emmanuel Baumard and Glenn Ford spoke in support of the application.

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

Vote

For: 2 Against: 8 Abstained: 1

Having there been no majority to grant the application, it was proposed by Councillor Bateman and seconded by Councillor Maddern to overturn the officer's recommendation and refuse the application.

Vote

For: 7 Against: 1 Abstained: 3

Resolved

That planning permission be **REFUSED** due to the following reasons:

The proposed outbuilding by virtue of its scale, bulk, height and site coverage would be overly prominent, out of keeping and detrimental to the pattern of development of adjacent properties and the surrounding area. As such the proposed development would fail to comply with Policies CS11(b), CS12 (f), and CS12 (g) (iii-vi) of the Dacorum Borough Core Strategy (September 2013).

264 4/00130/18/FUL - DROPPED KERB AND CROSSOVER - 64-66 AKEMAN STREET, TRING, HP23 6AF

Councillor Conway declared an interest in this item. She said she would not be taking part in the discussion of voting of this item.

S Robbins introduced the report to members and said it had been referred to committee as it had been called in by Councillor Conway.

In her role as ward councillor, Councillor Conway spoke in objection to this application.

It was proposed by Councillor Tindall and seconded by Councillor Fisher to defer this application to get clarification over the right of way.

Vote

For: 2 Against: 6 Abstained: 2

Having there been no majority to defer this application and having there been no proposer to grant the application in line with the officer's recommendation, it was proposed by Councillor Birnie and seconded by Councillor P Hearn to refuse the application.

Vote

For: 6

Against: 0

Abstained: 4

Resolved

That planning permission be **REFUSED** due to the following reasons:

The proposed dropped kerb and crossover would be a significant road hazard due to the existing congestion and on-street parking situation on Albert Street making it difficult to manoeuvre safely into the site. As a consequence the proposed development would have a significant negative impact on road safety in the area contrary to Policy CS12(a) of the Dacorum Borough Core Strategy (September 2013).

265 4/03325/17/MFA - DEMOLITION OF FORMER GARAGE BUILDINGS AND REDEVELOPMENT TO PROVIDE 12 NEW DWELLINGS THROUGH A COMBINATION OF CONVERSION AND NEW BUILD - 9-11 & 13 HIGH STREET, BERKHAMSTED, HP4 2BX

S Robbins introduced the item to members and said it had been referred to committee as it is a Dacorum Borough Council scheme.

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

Vote

For: 8

Against: 0

Abstained: 3

Resolved

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

- 1. The development hereby permitted shall be constructed in accordance with the materials approved under application references 4/01359/17/DRC, 4/03062/17/NMA and 4/03323/17/NMA.**

Reason: To safeguard the character and appearance of the Locally Listed Buildings, in the interests of the visual amenities of the Conservation Area and to ensure a satisfactory appearance to the development, in accordance with Core Strategy (2013) Policies CS12 and CS27.

- 2. Within 30 days of the commencement of development to number 11 High Street details of the insulation, render and finish and timber framing and finish shall be submitted to and approved in writing by the Local Planning Authority, and the work shall then be carried out in accordance with the details so approved**

Reason: To safeguard the character and appearance of the Locally Listed Building, in the interests of the visual amenities of the Conservation Area and to ensure a satisfactory appearance to the development, in accordance with Core Strategy

(2013) Policies CS12 and CS27.

3. **All hard and soft landscape works shall be carried out in accordance with the details approved under application references 4/01359/17/DRC, 4/03062/17/NMA and 4/03323/17/NMA.**

The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area in accordance with Core Strategy (2013) Policies CS12 and CS27.

4. **The approved scheme shall continue accord with the Construction Management Plan entitled *Construction Management & Logistics Plan, Project: 015065, Rev A Issued 22/06/17*, approved under application reference 4/00948/17/DRC.**

Reason: In the interests of maintaining highway efficiency and safety and pedestrian safety in accordance with policy CS8 of the adopted Core Strategy and 'saved' policy 61 of the Local Plan.

5. **Prior to the first occupation of the development hereby permitted a visibility splay measuring 2.0m x 2.0m shall be provided to each side of the vehicle accesses where they meet the highway and such splays shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.**

Reason: In the interests of highway safety and in accordance with Core Strategy (2013) Policy CS8 and Policy 58 of the Local Plan (2004).

6. (a) Implementation of Approved Remediation Scheme

The development hereby approved shall continue to accord with the remediation scheme approved under application reference 4/00948/17/DRC.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

(b) Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of

Condition 6(a) of planning permission reference 4/01895/15/MFA, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 6(b) of permission reference 4/01895/15/MFA, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Condition (a) above.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Core Strategy (2013) Policy CS32.

INFORMATIVE:

Contaminated Land Planning Guidance can be obtained from Regulatory Services or via the Council's website www.dacorum.gov.uk

- 7. No development shall take place to the existing buildings known as 9, 11 and 13 High Street until an updated Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The addendum to the Written Scheme of Investigation shall include the methodology of archaeological recording of all interventions to the fabric of 9, 11 and 13 High Street in areas where renovation and conversion works might reveal additional information relating to the development of the buildings, and for the purpose of recording any original historic features that may be exposed. This will include any structural interventions, soft stripping and the removal of floors. The scheme shall include an assessment of significance and research questions; and:**

- 1. The programme and methodology of site investigation and recording**
- 2. The programme for post investigation assessment**
- 3. Provision to be made for analysis of the site investigation and recording**
- 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation**
- 5. Provision to be made for archive deposition of the analysis and records of the site investigation**
- 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.**

Reason: In order to ensure investigation and preservation of archaeological findings in accordance with Core Strategy (2013) Policy CS27.

- 8. a) Development shall take place in accordance with the Written Scheme of Investigation approved under Condition 7.**

b) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 7 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: In order to ensure investigation and preservation of archaeological findings in accordance with Core Strategy (2013) Policy CS27.

9. 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 to 9, 11 and 13 High Street, Berkhamsted

Schedule 2, Part 1, Classes A and E.

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 in accordance with policy CS12 of the adopted Core Strategy.

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

**EL (P) 01 rev H
EL (P) 02 rev B
Pr 04 rev C
Pr 05 rev B
2724.P.310 Rev C
2724.P.311 Rev G
2724.P.312 Rev G
2724.P.313 Rev E
2724.P.314 Rev F
2724.P.315 Rev M
2724.P.316 Rev F
2724.P.318 Rev D
2724.P.319 Rev D**

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. 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) Order 2015 (as amended).

INFORMATIVES

Environment Agency

1. Approved Document Part H of the Building Regulations 2000 establishes a hierarchy for surface water disposal, which encourages a SuDS approach. Under Approved Document Part H the first option for surface water disposal should be the use of SuDS, which encourages infiltration such as soakaways or infiltration trenches. In all cases, it should be established that these options are feasible, can be adopted and properly maintained and would not lead to any other environmental problems. For example, using soakaways or other infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste. Under the Code of Practice:

- o Excavated materials that are recovered via a treatment operation can be re-used on-site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution
- o Treated materials can be transferred between sites as part of a hub and cluster project
- o Some naturally occurring clean material can be transferred directly between sites.

You should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, you should contact us for advice at an early stage to avoid any delays. We recommend you should:

- o Position statement on the Definition of Waste: Development Industry Code of Practice
- o Follow the risk management framework provided in CLR11, 'Model Procedures for the Management of Land Contamination', when dealing with land affected by contamination.
- o Refer to our 'Guiding Principles for land contamination' for the type of information that we require in order to assess risks to controlled waters from the site.

Ecology

2. Works to the existing roof structures of 9, 11 and 13 High Street should proceed with caution and in the event of bats or evidence of them being found, work must stop immediately and advice sought on how to proceed lawfully from an appropriately qualified and experienced Ecologist or Natural England - tel: 0300 060 3900.

266 4/00054/18/FHA - PART SINGLE STOREY AND FIRST FLOOR SIDE EXTENSIONS AND INTERNAL ALTERATIONS - 73 SCATTERDELLS LANE, CHIPPERFIELD, KINGS LANGLEY, WD4 9EU

R Marber introduced the item to members and said it had been referred to committee due to the contrary views of Chipperfield Parish Council.

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

Vote

For: 9 Abstained: 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. The development hereby permitted shall be carried out in accordance with the following approved plans/documents:**

No.3 dated March 2018

No.2 dated March 2018

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

Article 35 Statement

1. 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.

267 4/00124/18/FHA - GROUND AND FIRST FLOOR EXTENSIONS TO FRONT AND REAR AND LOFT CONVERSION - 24 HALL PARK, BERKHAMSTED, HP4 2NU

I Keen introduced the item to members and said it had been referred to the committee due to the contrary views of Berkhamsted Town Council.

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

Vote

For: 9

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

200

201

202 rev.B

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

- 3. The development hereby permitted shall be constructed in accordance with the materials specified on the approved drawings**

Reason: To ensure a satisfactory appearance to the development in accordance with Adopted Core Strategy CS12

- 4. The windows at first floor level in the southern flank elevation of the extension hereby permitted shall be permanently fitted with obscured glass**

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. 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.

268 4/00533/18/FHA - PITCHED ROOF TO GARAGE. REPLACEMENT GARAGE DOOR - 16 BARTEL CLOSE, HEMEL HEMPSTEAD, HP3 8LX

R Marber introduced the item to members and said it had been referred to the committee as councillor Sutton had called in the application.

It was proposed by Councillor Tindall and seconded by Councillor ~Maddern to grant the application in line with the officers' recoemmndation.

Vote

For: 9 Aainst: 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 be carried out in accordance with the following approved plans/documents:**

04

05

06

BP01

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

- 3. 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 building.**

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

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.

269 APPEALS UPDATE

The following appeals were noted:

1. Lodged
2. Dismissed

270 PLANNING ENFORCEMENT QUARTERLY REPORT

P Stanley introduced the report to members. He raised members' attention to the prosecution at item 3. The defendants had failed to demolish their house and were convicted at Stevenage Magistrates Court. They have appealed this decision to the Crown Court so it is still ongoing.

Councillor Ritchie asked if P Stanley could confirm some of the dates in the report, some cases were 14 years old.

P Stanley said that enforcement can be a lengthy process. Some fail to comply even when they are prosecuted. On item 1, the site has been demolished but there is now fly tipping on the empty site.

Councillor Ritchie asked if this report lists just outstanding and concluding items or if this was the whole workload of the team.

P Stanley said this list showed details of formal action taken. The enforcement team receive 500 cases a year. P Stanley confirmed that resolved cases with formal action are removed from the list

The Meeting ended at 10.15 pm