
DACORUM BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT

13 DECEMBER 2018

Present:

MEMBERS:

Councillor Guest (Chairman) Councillors, Birnie, Conway, Matthews, Riddick, C Wyatt-Lowe (Vice-Chairman) and Fisher

Councillor also attended

OFFICERS:

J Doe (Assistant Director - Planning, Development and Regeneration), C Gaunt (Legal Governance Team Leader), I Keen (Planning Officer), P Newton (Planning Casework Team Leader) and M Sells (PA to the Leader and Conservative Group)

The meeting began at 7.00 pm

135 MINUTES

The minutes of the meeting held on 29 November 2018 were confirmed by the Members present and were then signed by the Chairman.

136 APOLOGIES FOR ABSENCE

Apologies of absence were received from Councillors Bateman, Maddern and Tindall

137 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.

138 PUBLIC PARTICIPATION

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

139 4/02249/18/MFA - DEMOLITION OF EXISTING BUILDINGS, CONSTRUCTION OF 17 DWELLINGS (CLASS C3) AND ONE RETAIL (CLASS A1 SHOP) UNIT AND PARISH STORE ROOM, FORMATION OF LAYBY TO CHAPEL CROFT AND ALTERATIONS TO VEHICLE AND PEDESTRIAN ACCESSES - GARDEN SCENE CHIPPERFIELD, CHAPEL CROFT, CHIPPERFIELD, KINGS LANGLEY, WD4 9EG

Councillor Birnie arrived at 19:05 so took no part in the discussion or voting of this item

Intan Keen introduced the report to members and said it had been referred to committee due to Contrary views of Parish Council and subject to a Councillor call in

Keith Iles spoke in objection to the application

Parish Councillor Geoff Bryant spoke in objection to the application

Ward Councillor Graham Barrett spoke in objection to the application

Mr Paul Atton spoke in support of the application

Having there been no Proposer or Seconder to grant the application, it was proposed by Councillor Matthews and seconded by Councillor Riddick to overturn the officers recommendation and refuse the application

Vote

For: 5 Against: 0 Abstained: 1

Resolved: That planning permission be **REFUSED** for the following reasons:

The proposed development by reason of its height, design and density would result in overdevelopment, harming the character and appearance of the street scene and wider area contrary to Policies CS2, CS11 and CS12 of the Dacorum Core Strategy (2013), Proposal H/21 of the Site Allocations Statement (July 2017) and paragraph 127 of the National Planning Policy Framework.

Article 35

Planning permission has been refused for the clear reasons set out in this decision notice. The Council acted proactively through positive engagement with the applicant during the pre-application stage and determination process; however the Development Management Committee were of the view that the proposal did not overcome fundamental objections. As the Council has attempted to find solutions, the requirements of the Framework (paragraph 38) have been met and the Council has acted in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

140 ARTICLE 4 AREAS FOR PROTECTING DACORUM'S EMPLOYMENT AREAS

A report was presented to the Members of the Committee, the purpose of the report is to consider the introduction of Article 4 Directions (under the Town and Country Planning (General Permitted Development) (England) Order 2015). The directions would require planning applications to be made in the designated areas for changes of use from office / light industrial / storage and distribution premises to residential use. It would cover selected employment areas in the Borough.

The recommendation is:

1. That a local consultation be carried out, proposing that the areas referred to in section 6 of this report and shown in Appendix 1 be designated as Article 4 areas,

within which permitted development rights for changes of use from B Class employment uses to housing will be withdrawn.

2. That the proposed Article 4 areas be classified as non-immediate directions, which will come into force 12 months from the start of the public consultation.

3. That the public consultation arrangements proposed in section 7 of this report be agreed.

4. That authority be delegated to the Assistant Director, Planning, Development & Regeneration to confirm the Article 4 Directions following analysis of the response to the consultation, subject to the proviso that if substantive objections are received in respect of one or more of the proposed areas then the decision on those areas be referred back to the Committee.

Councillor Birnie proposed to GRANT the application in line with the officers recommendations, Councillor C.Wyatt-Lowe seconded the motion.

Vote

For: 7 Against: 0 Abstained: 0

Resolved: That the motion be **GRANTED**

The Meeting ended at 9.20 pm