
DACORUM BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT

28 MAY 2019

Present:

MEMBERS:

Councillors Guest (Chairman), Wyatt-Lowe (Vice-Chairman), Maddern, Riddick, C Wyatt-Lowe (Vice-Chairman), Beauchamp, Durrant, Oguchi, McDowell, Uttley, Woolner and Symington

OFFICERS:

R Freeman (Lead Planning Officer), C Gaunt (Legal Governance Team Leader), A Parrish (Lead Planning Officer) and S Whelan (Group Manager - Development Management and Planning) and C Webber (Corporate & Democratic Support Officer) (Minutes)

The meeting began at 7.00 pm

198 MINUTES

The minutes of the meeting held on 4 April were confirmed by the Members present and were then signed by the Chairman.

199 APOLOGIES FOR ABSENCE

There were no apologies for absence or substitutions.

200 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.

201 PUBLIC PARTICIPATION

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

Councillor Guest noted that questions are no longer asked of speakers as it is not provided for in the Constitution.

For each application the officer presents the report to the Committee, then the participants from the public are called to speak. Following this, questions are taken from the Committee along with statements and comments for debate.

202 4/03026/18/MFA - DEVELOPMENT OF SITE TO PROVIDE 84 DWELLINGS WITH ACCESS FROM DURRANTS LANE AND PROVISION OF AMENITY SPACE, LANDSCAPING AND OTHER ASSOCIATED WORKS INCLUDING DRAINAGE INFRASTRUCTURE - LAND AT JUNCTION OF DURRANTS LANE &, SHOOTERSWAY, BERKHAMSTED

Sara Whelan introduced the report to members and said that the reason the application had been referred back to the committee was due to the discovery that the masterplan for the site was not in fact adopted, as suggested in the officer's report. She continued that this is a material change to the policy context that members need to be aware of prior to making a decision.

The Case Officer, Robert Freeman, presented the report.

Thomas Ritchie spoke in objection of the application.

Town Councillor Anthony Armytage spoke in objection of the application.

David Bainbridge spoke in support of the application.

It was proposed by Councillor Wyatt-Lowe and seconded by Councillor Riddick to **DELEGATE** the application **WITH A VIEW TO APPROVAL** in line with the officer's recommendation **SUBJECT TO THE COMPLETION OF A LEGAL AGREEMENT**.

Vote:

For: 6 Against: 3 Abstained: 2

Resolved: That planning permission be **DELEGATED WITH A VIEW TO APPROVAL SUBJECT TO THE COMPLETION OF A LEGAL AGREEMENT** with heads of terms and subject to the conditions:

Heads of Terms

- the provision of 40% affordable housing
- a payment of £75,000 towards the provision of a changing room on land on the opposite side of Durrants Lane (L2) or adjacent to the site.

Conditions

No.	Condition
1	<p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p><u>Reason:</u> 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.</p>
2	<p>No development shall take place until details of the materials to be used in the construction of the external surfaces of the development 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.</p> <p><u>Reason:</u> To ensure a satisfactory appearance to the development in accordance with</p>

	Policy CS12 of the Dacorum Borough Core Strategy (September 2013).
3	<p>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:</p> <ul style="list-style-type: none"> • 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; • A landscape management plan setting out how the landscaping of the site will be managed in perpetuity; • A woodland management plan setting out how public access will be provided to the woodland and how the woodland will be managed in perpetuity; • 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). <p>The approved landscape works shall be carried out prior to the first occupation of the development hereby permitted.</p> <p>The landscape management plan and woodland management plan will be implemented fully in accordance with the approved details.</p> <p><u>Reason:</u> To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.</p>
4	<p>The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment carried out by WSP reference 70049662 FRA001 dated 23 November 2018 as amended by the Drainage Addendum dated 18th March 2019. The surface water drainage scheme should include;</p> <ol style="list-style-type: none"> 1. Implementing the appropriate drainage strategy based on attenuation and discharge to deep borehole soakaway 2. Providing attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event for both the northern and southern sites. 3. Undertake the drainage to include tanked permeable paving, swales/filter strips and basins as indicated in drawings 9662-D-02. <p><u>Reason:</u> To ensure that the drainage of surface water does not provide an unacceptable flood risk to the proposed dwellings or adjacent development in accordance with Policy CS31</p>
5	No development shall take place until the final design of the drainage scheme

	<p>has been submitted to, and approved in writing by, the local planning authority. The surface water drainage system will be based on the submitted Flood Risk Assessment carried out by WSP reference 70049662 FRA001 dated 23 November 2018 as amended by the Drainage Addendum dated 18th March 2019. The scheme shall also include:</p> <ol style="list-style-type: none"> 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. All calculations/modelling and drain down times for all storage features. 3. Demonstrate an appropriate SuDS management and treatment train and inclusion of above ground features reducing the requirement for any underground storage. 4. Incorporate the use of catch pits, interceptors and additional swale features etc. for highway drainage. 5. Details of final exceedance routes, including those for an event which exceeds to 1:100 + cc rainfall event <p><u>Reason:</u> To prevent the increased risk of flooding, both on and off site in accordance with Policy CS31 of the Core Strategy.</p>
6	<p>Upon completion of the drainage works for each site in accordance with the timing / phasing, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include;</p> <ol style="list-style-type: none"> 1. Provision of complete set of as built drawings for site drainage. 2. Maintenance and operational activities. 3. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime. <p><u>Reason:</u> To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site in accordance with Policy CS31 of the Core Strategy</p>
7	<p>No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The plan should consider all phases of the development.</p> <p>Thereafter, the construction of the development shall only be carried out in accordance with the approved Construction Management Plan which shall include details of:</p> <ol style="list-style-type: none"> a) Construction vehicle numbers, type, 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) Timing of construction activities to avoid school pick up/drop off times g) Provision of sufficient on-site parking prior to commencement of construction activities h) Post construction restoration/reinstatement of the working areas and temporary access to the public highway.

	<p>i) Construction or Demolition Hours of Operation j) Dust and Noise control measure k) Asbestos survey and control measure where applicable.</p> <p><u>Reason:</u> In order to protect highway safety and the amenity of other users of the public highway and rights of way as well as in the interests of the amenities of surrounding occupiers during the construction of the development in accordance with Policies CS8 and CS12 of the Core Strategy.</p>
8	<p>The dwellings, hereby approved, shall not be occupied until a scheme for the control and fighting of fire (the fire scheme) has been submitted to and approved in writing by the local planning authority. This scheme shall incorporate the provision of fire hydrants where necessary.</p> <p>The development shall not be occupied until the fire scheme has been implemented fully in accordance with the approved details.</p> <p><u>Reason:</u> To ensure the provision of appropriate infrastructure in accordance with Policy CS35 of the Core Strategy</p> <p><u>INFORMATIVE</u> - Buildings fitted with fire mains must have a suitable hydrant provided and sited within 18m of the hard-standing facility provided for the fire service pumping appliance.</p>
9	<p>No development shall take place until a Phase II contamination report has been submitted to and approved in writing by the local planning authority. 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.</p> <p>For the purposes of this condition:</p> <p>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.</p> <p>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.</p> <p><u>Reason:</u> To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development in accordance with Policy CS32 of the Core Strategy.</p> <p><u>Unexpected Contaminated Land Informative</u> 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 with all works temporarily suspended because, the safe development and secure occupancy of the site lies with the developer.</p>
10	<p>All remediation or protection measures identified in the Remediation Statement referred to in Condition 9 shall be fully implemented within the timescales and</p>

	<p>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.</p> <p>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.</p> <p><u>Reason:</u> To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development.</p> <p><u>Informative:</u> 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.'</p> <p>Contaminated Land Planning Guidance can be obtained from Regulatory Services or via the Council's website www.dacorum.gov.uk</p>
11	<p>No development shall take place until a detailed air quality assessment report assessing the impacts of the proposed development has been submitted to and approved in writing by the Local Planning Authority</p> <p>The air quality assessment shall have regard to the Environment Act 1995, Air Quality Regulations and subsequent guidance and should indicate areas where there are, or likely to be, breaches of an air quality objective. If there are predicted exceedances in exposure to levels above the Air Quality Objectives then a proposal for possible mitigation measures should be included.</p> <p>Any mitigation measures shall be agreed in writing by the local planning authority prior to commencement and shall thereafter be implemented fully in accordance with the agreed mitigation strategy.</p> <p><u>Reason:</u> To ensure the amenities of the neighbouring premises are protected from increased air quality arising from the development; in accordance with Policies CS8 and CS32 of the Core Strategy (2013).</p>
12	<p>The development hereby permitted shall be carried out in accordance with the following approved plans/documents:</p> <p>P18-1593_01L (Site Layout) P18-1593_03.01C (Elevations and Floor Plans for NB52) P18-1593_03.02C (Elevations and Floor Plans for NA44) P18-1593_03.03A (Elevations and Floor Plans for NA44) P18-1593_03.04C (Elevations and Floor Plans for NB41)</p>

	<p>P18-1593_03.05A (Elevations and Floor Plans for NB41)</p> <p>P18-1593_03.06A (Elevations and Floor Plans for NT41)</p> <p>P18-1593_03.07A (Elevations and Floor Plans for NT41)</p> <p>P18-1593_03.08B (Elevations and Floor Plans for PA44)</p> <p>P18-1593_03.09 (Elevations and Floor Plans for PA44)</p> <p>P18-1593_03.10A (Elevations and Floor Plans for PT36)</p> <p>P18-1593_03.11B (Elevations and Floor Plans for PA34)</p> <p>P18-1593-03.12I (Elevations and Floor Plans for PA30)</p> <p>P18-1593_03.13A (Elevations and Floor Plans for PA25)</p> <p>P18-1593_03.21A (Elevations and Plans for AA31)</p> <p>P18-1593_03.22A (Elevations and Floor Plans for AA23)</p> <p>P18-1593_03.23A (Elevations and Floor Plans for NB52)</p> <p>P18-1593_03.24 (Elevations and Floor Plans for NT41)</p> <p>P18-1593_03.31B (Elevations for Block A)</p> <p>P18-1593_03.32B (Floor Plans for Block A)</p> <p>P18-1593_03.33D (Apartment Block B)</p> <p>P18-1593_03.34C (Apartment Block B)</p> <p>P18-1593_03.35D (Apartment Block B)</p> <p>P18-1593_03.41I (Single Garage)</p> <p>P18-1593_03.42I (Double Garage)</p> <p>P18-1593_03.43I (Extended Double Garage)</p> <p>P18-1593_03.50I (Bin and Cycle Store)</p> <p>P18-1593_03.51I (Garden Shed)</p> <p>P18-1593_08D (Parking Assessment)</p> <p>P18-1593_11D (Street Scenes)</p> <p>P18-1593_12C (Refuse Strategy)</p> <p>P18-1593_13A (Site Location Plan)</p> <p>P18-1593_15D (Building Heights)</p> <p>P18-1593_16 (Design and Access Statement)</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>
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203 4/02204/18/MFA - DEMOLITION OF EXISTING BUILDINGS. CONSTRUCTION OF EXTRA CARE SCHEME COMPRISING 41 NO. APARTMENTS WITH ASSOCIATED LANDSCAPING AND PARKING. - OLD SILK MILL, BROOK STREET, TRING, HP235EF

Councillor McDowell clarified his position in respect of item 5b and declared his membership of Tring Town Council. He confirmed that he would be approaching the application with an open mind and, therefore, there was no reason he should not partake.

The Case Officer, Andrew Parrish, introduced the report to members and said that the application had been referred to committee due to the contrary views of Tring Town Council.

Katie Kennedy and Nicola Maguire spoke in objection of the application.

Helen Lowe, the planning agent, spoke in support of the application.

It was proposed by Councillor Wyatt-Lowe and seconded by Councillor Maddern to **DELEGATE** the application **WITH A VIEW TO APPROVAL** in line with the officer's recommendation.

There was an equality of votes so the Chairman exercised her casting vote and voted for the officer recommendation, so the application was delegated with a view to approval.

Vote:

For: 6 Against: 5 Abstained: 0

Resolved: That planning permission be **DELEGATED WITH A VIEW TO APPROVAL** subject to the following conditions:

- agreement of pre-commencement conditions with applicant, and
- completion of a s106 agreement with the following Heads of Terms - 55 years minimum age restriction, meeting medical or health criteria that justify the extra care accommodation categorisation, provision of fire hydrants, financial contribution towards improvements to the two nearest bus stops to provide easy access kerbing of £16,000.

Conditions

No.	Condition
1	<p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p><u>Reason:</u> 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.</p>
2	<p>The premises hereby permitted shall be operated at all times as an Extra Care scheme under Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) and shall retain all communal areas, and wardens apartment, as shown on the approved floorplans.</p> <p><u>Reason:</u> For the avoidance of doubt as to the use permitted and because in the absence of affordable housing and other contributions to social and physical infrastructure through CIL contributions, the Council would not have granted a general needs housing scheme on this site.</p>
3	<p>No development other than demolition, site preparation, groundworks, site investigation and remediation shall take place until samples of the materials proposed to be used on the external surfaces of the development (including mortar colour, render colour and brick bond - not stretcher bond) hereby permitted shall have been provided on site as a sample panel at least 1 metre by 1 metre and summary details submitted to and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.</p> <p><u>Reason:</u> To ensure a satisfactory appearance to the development in the interests of</p>

	<p>the character and setting of the adjoining listed building and surrounding area in accordance with saved Policy 119 of the Dacorum Borough local Plan 1991-2011 and Policies CS12 and CS27 of the Dacorum Core Strategy September 2013.</p>
4	<p>The development shall be carried out in accordance with the approved plans and elevations and notwithstanding any details submitted, no development other than demolition, site preparation, groundworks, site investigation and remediation shall take place until 1:20 details of the design and appearance of the following shall have been submitted to and approved in writing by the local planning authority:</p> <ul style="list-style-type: none"> • all new windows, external doors and openings (including materials, finishes, cills, window headers, surround details). The details shall include vertical and horizontal cross-sections through the openings to show the position of joinery within the openings; • eaves joinery and rainwater goods, including a typical cross profile of the eaves; • chimneys; • balconies / railings / juliet balconies; • vehicle access gates to the undercroft car park; • bin store; • cycle store; • retaining walls; • vehicular archway, including finished appearance of the internal walls and ceiling; • photovoltaic panels. <p>The development shall be carried out in accordance with the approved details.</p> <p><u>Reason:</u> To ensure a satisfactory appearance to the development in the interests of the character and setting of the adjoining listed building and surrounding area in accordance with saved Policy 119 of the Dacorum Borough local Plan 1991-2011 and Policies CS12 and CS27 of the Dacorum Core Strategy September 2013.</p>
5	<p>No development other than demolition, site preparation, groundworks, site investigation and remediation shall take place until details of the extent and form (including materials) of the general repairs to the existing brick and flint wall shown annotated on Drg. No. 18-02-P-07 Rev K including details of how the wall is to be protected from damage during construction / piling works, shall have been submitted to and approved in writing by the local planning authority. The approved details shall be carried out prior to the first occupation of the development.</p> <p><u>Reason:</u> To ensure a satisfactory appearance to the development in the interests of the character and setting of the adjoining listed building and surrounding area in accordance with saved Policy 119 of the Dacorum Borough local Plan 1991-2011 and Policies CS12 and CS27 of the Dacorum Core Strategy September 2013.</p>
6	<p>The chimneys shown on the approved plans shall be constructed as a necessary and integral part of the development.</p>

	<p><u>Reason:</u> For the avoidance of doubt and to ensure a satisfactory appearance to the development in accordance with Policy CS12 of the Dacorum Core Strategy September 2013.</p>
7	<p>Prior to the commencement of the development (including demolition works), the trees shown for retention on the approved Tree Protection Plan 170925-P-32 contained within the Arboricultural Report, November 2018, prepared by TMA shall be protected and works supervised by a qualified arboriculturalist in accordance with details contained therein during the whole period of site demolition, excavation and construction. The tree protection measures shall be retained in place, shall not be moved and no materials, plant, soil or spoil shall be stored within the area so protected.</p> <p><u>Reason:</u> In order to ensure that damage does not occur to the trees during demolition works and building operations in accordance with Policy CS12 of the Dacorum Core Strategy September 2013 and saved Policy 99 of the Dacorum Borough Local Plan 1991-2011. The details are required before commencement of development as if they are deferred until after the development has begun, demolition and buildings works would potentially result in harm to the health and survival of trees to the detriment of the visual amenities of the development and area.</p>
8	<p>Notwithstanding any details submitted, no development other than demolition, site preparation, groundworks, site investigation and remediation shall take place until full details of the following shall have been submitted to and approved in writing by the local planning authority:</p> <ul style="list-style-type: none"> • hard surfacing materials, to include permeable block paving or similar to the access road; • 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; • typical section through the proposed tree planter to the Western boundary; • Irrigation lines; • trees to be retained and measures for their protection during construction works; • measures to 'remediate' the growing conditions of retained trees as recommended in the approved Arboricultural Report; • proposed finished levels or contours; • biodiversity features such as bat boxes; • external lighting; • minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs 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; • details of a management plan for the ongoing maintenance of the landscaped areas.

	<p>The approved landscape works shall be carried out prior to the first occupation of the development hereby permitted and the management plan implemented in accordance with the details approved therein.</p> <p>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.</p> <p><u>Reason:</u> To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area in accordance with saved Policies 99 and 100 of the Dacorum Borough Local Plan 1991-2011 and Policies CS12 and 13 of the Dacorum Core Strategy September 2013.</p>
9	<p>The development hereby permitted shall be carried out in accordance with the approved sustainability statement and, notwithstanding any details submitted as part of the application, no development other than demolition, site preparation, groundworks, site investigation and remediation shall take place until further details in respect of the following matters shall have been submitted to and approved in writing by the local planning authority:</p> <ul style="list-style-type: none"> • evidence that building materials and timber will be from verified sustainable sources; • how water consumption will be minimised during construction; • plans and details of the proposed rainwater harvesting system; • plans and details of the proposals to minimise CO2 emissions from the use of the building and maximise the energy efficiency performance of the building fabric; <p>The approved measures shall be provided before any part of the development is first occupied and they shall thereafter be permanently retained.</p> <p><u>Reason:</u> To ensure the sustainable development of the site in accordance with the aims of Policy CS29 of the Dacorum Core Strategy September 2013 and adopted Supplementary Planning Guidance.</p>
10	<p>The development shall be carried out in accordance with the relative levels and heights shown in relation to adjoining buildings and land on Drg. Nos. 18-02-P-21 E, 18-02-P-22 C and 18-02-P-24 D and 18-02-P-29 C.</p> <p><u>Reason:</u> For the avoidance of doubt and to ensure a satisfactory form of development in accordance with Policies CS11, 12 and 13 of the Dacorum Core Strategy September 2013.</p>
11	<p>The development hereby permitted shall not be occupied until the arrangements for vehicle, cycle and mobility scooter parking, circulation and access shown on Drawing No. 18-02-P-07 Rev K shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved. All residents' parking shall be unassigned. Arrangements shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the carriageway.</p>

	<p><u>Reason:</u> To ensure the adequate and satisfactory provision of off-street parking facilities, satisfactory access into the site and to avoid the carriage of extraneous material or surface water into the highway in the interests of highway safety in accordance with saved Policies 51, 54 and 58 of the Dacorum Borough Local Plan 1991-2011 and Policy CS12 of the Dacorum Core Strategy September 2013.</p>
12	<p>20% of the undercroft parking bays hereby permitted shall include provision for Electric Vehicle charging (active external socket) with 20% passive external socket.</p> <p><u>Reason:</u> To ensure a sustainable form of development in accordance with Policy CS29 and NPPF Para 110 and to ensure that options for residents to choose EV are readily available.</p>
13	<p>The development shall not be occupied until a Servicing and Delivery Plan shall have been submitted to and approved in writing by the local planning authority in consultation with the Highway Authority. The Servicing and Delivery Plan shall contain the delivery and servicing requirements 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 / unloading and manoeuvring of delivery and servicing vehicles, and access to / from the site for delivery and servicing vehicles.</p> <p><u>Reason:</u> In the interest of maintaining highway efficiency and safety in accordance with Policy 51 of the Dacorum Borough Local Plan 1991-2011 and Policy CS12 of the Dacorum Core Strategy September 2013.</p>
14	<p>No development shall take place until a Construction Management Plan shall have been submitted to and approved in writing by the local planning authority. The plan should consider all phases of the development.</p> <p>The statement shall provide for:</p> <ul style="list-style-type: none"> • construction vehicle numbers, type, routing; • traffic management requirements; • the parking of vehicles of site operatives, contractors and visitors to avoid on-street parking; • loading and unloading of plant and materials; • storage of plant and materials used in constructing the development; • construction access arrangements; • construction and demolition hours of operation; • timing of construction activities to avoid school pick up/drop off times; • siting and details of wheel washing facilities; • cleaning of site entrances, site tracks and the adjacent public highway; • measures to control dust and dirt during construction; • asbestos control measures where applicable; • post construction restoration/reinstatement of the working areas and temporary access to the public highway. <p>The details shall include a plan showing the proposed location of these areas.</p>

	<p>The approved statement shall be adhered to throughout the demolition and construction period.</p> <p><u>Reason:</u> To minimise danger, obstruction and inconvenience to users of the highway and harm to residential amenities in accordance with saved Policy 51 of the Dacorum Borough Local Plan 1991-2011 and Policies CS8 and 12 of the Dacorum Core Strategy September 2013. The details are required before commencement of development as it is necessary to ensure that the measures are planned and in place at the start of construction.</p>
15	<p>The gradient of the ramps to access footpath no 41 shall not exceed 1:12.</p> <p><u>Reason:</u> To ensure construction of a satisfactory access and in the interests of highway safety and amenity in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).</p>
16	<p>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.</p> <p>For the purposes of this condition:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p><u>Reason:</u> 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 Policy CS32 of the Dacorum Core Strategy September 2013. The details are required before commencement of development as if they are deferred until after the development has begun, the opportunity to decontaminate the land will have been lost to the detriment of human health and other receptors.</p>
17	<p>All remediation or protection measures identified in the Remediation Statement</p>

	<p>referred to in Condition 13 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.</p> <p>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.</p> <p><u>Reason:</u> 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 Policy CS32 of the Dacorum Core Strategy September 2013.</p>
18	<p>Prior to demolition works commencing a Demolition Method Statement shall be submitted to and approved in writing by the Local Planning Authority for a management scheme whose purpose shall be to control and minimise emissions of pollutants from and attributable to the demolition of the development. This should include a risk assessment and a method statement in accordance with the control of dust and emissions from construction and demolition Best Practice Guidance published by London Councils and the Greater London Authority. The scheme shall set out the secure measures, which can, and will, be put in place.</p> <p><u>Reason:</u> In order to protect highway safety and the amenity of other users of the public highway and rights of way, in accordance with Core Strategy (2013) Policy CS8 and 12 of the Dacorum Borough Core Strategy September 2013.</p>
19	<p>No demolition or groundworks shall take place until details of measures to recycle and reduce demolition and construction waste which may otherwise go to landfill, shall have been submitted to and approved in writing by the local planning authority. The measures shall be implemented in accordance with the approved details.</p> <p><u>Reason:</u> To accord with the waste planning policies of the area, Policy CS29 of the Dacorum Core Strategy (September 2013), saved Policy 129 of the Dacorum Borough Local Plan 1991-2011 and Policies 1, 2 and 12 of the Hertfordshire County Council Waste Core Strategy and Development Management Policies Development Plan Document 2012 which forms part of the Development Plan. The details are required before commencement of development as if they are deferred until after the development has begun, the opportunity to recycle and reduce demolition waste will have been lost to the detriment of sustainability principles.</p>
20	<p>A. With the applicant failing to reference the site energy source in any of the submitted supporting information, should the development have CHP or biomass, the CHP and / or biomass boilers must not exceed the Band B Emission Standards for Solid Biomass Boilers and CHP Plant as listed in</p>

	<p>Appendix 7 of the London Plan's Sustainable Design and Construction SPG document.</p> <p>No development other than demolition, site preparation, groundworks, site investigation and remediation shall take place until evidence to demonstrate compliance with these emission limits shall have been submitted to and approved in writing by the Local Planning Authority.</p> <p>B. Prior to installation, details of the boilers shall be forwarded to the Local Planning Authority for approval. The boilers shall have dry NOx emissions not exceeding 40 mg/kWh (0%).</p> <p>C. The CHP must have a discharge stack which is at least 3m above any openable windows or ventilation air inlets within a distance of 5Um. Details to demonstrate compliance with this condition must be submitted to and approved in writing by the local authority prior to installation.</p> <p><u>Reason:</u> To ensure the amenities of the neighbouring premises are protected from increased air pollution arising from the development; in accordance with Policies CS8, 12 and 32 of the Dacorum Core Strategy September 2013.</p>
21	<p>The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment (FRA) by BWB Consulting and the following mitigation measures detailed within the FRA:</p> <ol style="list-style-type: none"> 1. All finished floor levels of the development to be raised 300mm from existing build levels. 2. The inclusion of proposed flood resilient construction of site levels re-profiled where practicable to encourage pluvial/fluvial runoff and overland flows away from the built development towards the nearest drainage point. 3. The development entrance incorporates flood resilience design in the event of pluvial or fluvial flows from Brook Street 4. Building management and residents to sign up to EA Flood Warning Service and any site evacuation plan 5. Design and construction as per planning drawings and schedule by Hinton Cook Architects of 19/10/18 6. A main river is culverted underneath part of the development site and consideration during development demolition and construction should be made to maintain its function and integrity. <p>These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.</p> <p><u>Reason:</u> To reduce the risk of flooding to the proposed development and future occupants and to ensure that during a flood event there is not an unacceptable risk to the health and safety of the occupants and an increased burden is not placed on the emergency services in accordance with paragraph 163 of the NPPF and Policy CS31 of the Dacorum Core Strategy September 2013.</p>

22	<p>No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) shall have been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p> <p>Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. Piling could result in the fracture of underground services leading to pollution of soil or water contrary to Policy CS32 of the Dacorum Core Strategy September 2013.</p>
23	<p>The development shall be carried out in accordance with the approved Specification Notes Regarding Approved Document Q / Secured by Design Requirements, and notwithstanding any details submitted, the windows and doors shall be PAS 24: 2016, not PAS 24 2012. The measures included shall thereafter be retained and adequately maintained at all times.</p> <p>Reason: To ensure a secure and safe form of development for the residents in accordance with Policies CS11 and 12 of the Dacorum Core Strategy September 2013. Building to the physical security of Secured by Design, which is the police approved minimum security standard, will reduce the potential for burglary by 50% to 75%. SBD housing developments suffer at least 50% less burglary, 25% less vehicle crime and 25% less criminal damage.</p>
24	<p>The development hereby permitted shall be carried out in accordance with the conclusions and recommendations, including the completion of further bat surveys, contained within the submitted and approved Bat Survey Report reference EBD00713 by Ecology by Design dated November 2018. A report of the results of the further bat surveys, and any mitigation, shall be submitted to and approved in writing by the local planning authority in consultation with Herts Ecology before the development is occupied.</p> <p>Reason: To ensure that the ecological aspects of the site are properly considered in accordance with Policy CS26 and 29 of the Dacorum Core Strategy September 2013.</p>
25	<p>The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment, BWB reference BST-BWB-ZZ-XX-RP-YE-0001-FRA dated September 2018 and Sustainable Drainage Statement carried out by BWB reference BST-BWB-ZZ-XX-RP-YE-0001-SDS dated September 2018 and the following mitigation measures;</p> <ol style="list-style-type: none"> 1. Provide attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event. 2. Implement drainage strategy based on attenuation and discharge into watercourse restricted to 5l/s for all rainfall events up to and including the 1 in 100 year + climate change event. 3. Undertake drainage strategy to include an attenuation tank and porous

	<p>surfacing as indicated on the proposed drainage strategy drawing.</p> <p><u>Reason:</u> To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy CS31 of the Dacorum Core Strategy September 2013.</p>
26	<p>No development shall take place until the final design of the drainage scheme is completed and sent to the Local Planning Authority for approval in writing in consultation with the Lead Local Flood Authority. The surface water drainage system will be based on the submitted Flood Risk Assessment, BWB reference BST-BWB-ZZ-XX-RP-YE-0001-FRA dated September 2018 and Sustainable Drainage Statement carried out by BWB reference BST-BWB-ZZ-XX-RP-YE-0001-SDS dated September 2018. The scheme shall also include;</p> <ol style="list-style-type: none"> 1. Detailed engineered 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. 2. Detail in relation to culverted watercourse including condition assessment. 3. Silt traps for protection for any residual tanked elements. <p><u>Reason:</u> To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site in accordance with Policy CS31 of the Dacorum Core Strategy September 2013. The details are required before commencement of development as The details are required before commencement of development as it is necessary to ensure that the measures are planned and in place at the start of construction.</p>
27	<p>Upon completion of the drainage works for each site in accordance with the timing / phasing arrangements, a management and maintenance plan for the SUDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall include;</p> <ol style="list-style-type: none"> 1. Provision of complete set of as built drawings for site drainage. 2. Maintenance and operational activities. 3. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime. <p><u>Reason:</u> To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site in accordance with Policy CS31 of the Dacorum Core Strategy September 2013.</p>
28	<p>The second floor window in the North West elevation north wing of the development hereby permitted serving the corridor shall be non-opening below a height of 1.7 metres from internal floor level and shall be permanently fitted with obscured glass.</p> <p><u>Reason:</u> In the interests of the amenity of adjoining residents in compliance with Policy CS12 of the Dacorum Core Strategy September 2013.</p>
29	<p>The upper half landing window in the southern wing of the North West elevation of the development hereby permitted shall be non-opening and shall be permanently fitted with obscured glass.</p>

	<p><u>Reason:</u> In the interests of the amenity of adjoining residents in compliance with Policy CS12 of the Dacorum Core Strategy September 2013.</p>
30	<p>The development shall not be occupied until details of a privacy screen to be affixed on or adjacent to the balconies hereby permitted in respect of second floor apartment Nos. 25 and 41, shall have been submitted to and approved in writing by the local planning authority. The approved screens shall be installed as an integral component of the development prior to first occupation of the apartments concerned and shall thereafter be permanently retained in position.</p> <p><u>Reason:</u> In the interests of the residential amenities of the adjacent dwellings at 130, 132 and 134 Kingsley Walk in accordance with Policy CS12 of the Dacorum Core Strategy September 2013.</p>
31	<p>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:</p> <p>Schedule 2 Part 14 Class A</p> <p><u>Reason:</u> To enable the local planning authority to retain control over the development in the interests of safeguarding the street scene and the character and setting of the adjoining listed building in accordance with saved Policy 119 of the Dacorum Borough Local Plan 1991-2011 and Policies CS12 and CS27 of the Dacorum Core Strategy September 2013.</p>
32	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>18-02-P04 A 18-02-P05 B 18-02-P-07 K 18-02-P-10 B 18-02-P-11 C 18-02-P-12 B 18-02-P-13 A 18-02-P-15 18-02-P-21 E 18-02-P-22 C 18-02-P-24 D 18-02-P-26 18-02-P-27 18-02-P-28 18-02-P-29 C 18-02-P-30 24205_08_020_02</p> <p><u>Reason:</u> For the avoidance of doubt and in the interests of proper planning.</p> <p>Article 35 Statement</p>

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the pre-application stage and 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:

Environmental Health

Un-expected 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 with all works temporarily suspended because, the safe development and secure occupancy of the site lies with the developer.

Thames Water

Foul Water Drainage - There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

As you are redeveloping a site, there may be public sewers crossing or close to your development. If you discover a sewer, it's important that you minimize the risk of damage. We'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

Water supply - Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

There are water mains crossing or close to your development. Thames Water does NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>

Lead Local Flood Authority

Long Marston Brook runs in a culvert below properties on Brook Street. The applicant is advised that should any future planning application for the wider Old Silk Mill site come forward, the LLFA will seek the culverted watercourse to be opened up where possible.

Environmental Health

Piling Works

If piling is considered the most appropriate method of foundation construction, prior to commencement of development, a method statement detailing the type of piling and noise emissions, shall be submitted to and approved in writing by the Local Planning Authority. All piling works shall be carried out in accordance with the agreed details.

Reason: In the interests of the amenities of residents of neighbouring properties and in accordance with and to comply with Dacorum Borough Councils Policies

Noise on Construction/Demolition Sites

The attention of the applicant is drawn to the Control of Pollution Act 1974 relating to the control of noise on construction and demolition sites. And the best practicable means of minimising noise will be used. Guidance is given in British Standard BS 5228: Parts 1, 2 and Part 4 (as amended) entitled 'Noise control on construction and open sites'.

Construction hours of working – plant & machinery

In accordance with the councils adopted criteria, all noisy works associated with site demolition, site preparation and construction works shall be limited to the following hours: 0800hrs to 1800hrs on Monday to Friday 0800hrs to 1230hrs Saturday, no works are permitted at any time on Sundays or bank holidays

Dust

As advised within the application documentation, dust from operations on the site should be minimised by spraying with water or by carrying out of other such works that may be necessary to suppress dust. Visual monitoring of dust is to be carried out continuously and Best Practical Means (BPM) should be used at all times. The applicant is advised to consider the control of dust and emissions from construction and demolition Best Practice Guidance, Produced in partnership by the Greater London Authority and London Councils.

Bonfires

Waste materials generated as a result of the proposed demolition and/or construction operations shall be disposed of with following the proper duty of care and should not be burnt on the site. Only where there are no suitable alternative methods such as the burning of infested woods should burning be permitted.

Highways

	<p>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: https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx</p> <p>AN2) 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: https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx</p> <p>AN3) 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: https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx</p> <p>AN5) Construction standards for works within the highway: The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 38 and Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website noted below: https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx</p>
33	<p>The development shall not be occupied until a Fire Evacuation Plan together with details to demonstrate that the development will be fully Equality Act 2010 compliant has been submitted to and approved in writing by the local planning</p>

	<p>authority. Development shall be carried out in accordance with the details approved and the Fire Evacuation Plan adhered to thereafter.</p> <p><u>Reason:</u> To ensure a safe and accessible form of development for all future occupants and easy access for emergency services in accordance with Policy CS8 of the Dacorum Core Strategy September 2013 and paragraphs 108 and 127 of the National Planning Policy Framework.</p>
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204 4/01863/18/FUL - DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF TWO STOREY EXTENSION AS A SEPARATE DWELLING. - 1 AUSTINS MEAD, BOVINGDON, HEMEL HEMPSTEAD, HP3 0JX

Robert Freeman introduced the report to members on behalf of the Case Officer and said that the application had been referred to committee due to the contrary view of the Parish Council who object on the grounds of overdevelopment and lack of amenity area.

It was proposed by Councillor Wyatt-Lowe and seconded by Councillor Riddick to **GRANT** the application in line with the officer’s recommendation.

Vote:

For: 9 Against: 0 Abstained: 2

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

Conditions

No.	Condition
1	<p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p><u>Reason:</u> 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.</p>
2	<p>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 No.1 Austins Mead, Bovington (as indicated in section 7 of the application form submitted with this application).</p> <p><u>Reason:</u> To ensure a satisfactory appearance to the development in accordance with Policy CS12 of the Dacorum Borough Core Strategy (September 2013).</p>
3	<p>No development, other than groundworks and demolition, shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:</p> <p>a) Hard surfacing materials b) All on site vehicular parking areas c) Details of surface water interception and disposal d) Means of enclosure e) Boundary treatment f) Soft landscape works g) Refuse storage.</p>

	<p>The approved landscape works shall be carried out prior to the first occupation of the development hereby permitted.</p> <p><u>Reason:</u> To ensure a satisfactory appearance to the development, to safeguard the visual character of the immediate area and in order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises, in accordance with Core Strategy (2013) Policy CS12.</p>
4	<p>Vehicular visibility splays of 2.4m x 43m shall be provided, and thereafter maintained, in both directions from the access, within which there shall be no obstruction to visibility between a height of 0.6m and 2m above the carriageway.</p> <p><u>Reason:</u> In the interest of highway safety, in accordance with Core Strategy (2013) Policy CS8.</p>
5	<p>Pedestrian visibility splays of 2m x 2m shall be provided, and thereafter maintained, on both sides of the vehicle crossover, which will be restricted to a double width, i.e. as per Roads in Herts - Highway Design Guide 3rd ed guidance, within which there shall be no obstruction to visibility between 0.6m and 2m above the carriageway.</p> <p><u>Reason:</u> In the interest of highway safety, in accordance with Core Strategy (2013) Policy CS8.</p>
6	<p>The proposed parking spaces shall have measurements of 2.4m x 4.8m respectively. Such spaces shall be maintained as a permanent ancillary to the development, shall be paved and shall be used for no other purpose.</p> <p><u>Reason:</u> 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 Core Strategy (2013).</p>
7	<p>The development hereby permitted shall not be occupied until the double width crossover has been constructed in accordance with approved drawing 2018-3 Rev.B (04 April 2019).</p> <p><u>Reason:</u> In the interests of highways safety in accordance with Policy CS12 of the Dacorum Core Strategy (September 2013).</p>
8	<p>The window at first floor level on the south elevation of the dwelling hereby permitted (labelled L/H Side Elevation on plan no. 2018-4 REV A) shall be permanently fitted with obscured glass and non-opening below a level of 1.7m above internal floor level.</p> <p><u>Reason:</u> In the interests of the residential amenities of the occupants of the adjacent dwellings, in accordance Core Strategy (2013) Policy CS12.</p>
9	<p>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:</p>

	<p>Schedule 2 Part 1 Classes A, B, C and E</p> <p><u>Reason:</u> To enable the Local Planning Authority to retain control over the development in the interests of safeguarding the privacy of 27 Austins Mead and to retain the rear amenity space as a garden for the new dwelling, in accordance with Core Strategy (2013) Policy CS12 and Saved Appendix 3 of the Local Plan (2004).</p>
10	<p>The development hereby permitted shall be carried out in accordance with the following approved plans/documents:</p> <p>2018-3 REV. B (received 4 April 2019) 2018-4 REV. A</p> <p><u>Reason:</u> For the avoidance of doubt and in the interests of proper planning.</p> <p><u>Article 35 Statement</u> 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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.</p> <p><u>INFORMATIVES</u></p> <p>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/</p> <p>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.</p> <p>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</p>

	highway. Further information is available via the website http://www.hertfordshire.gov.uk/services/transtreets/highways/ or by telephoning 0300 1234047
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The meeting was adjourned at 20:50

The meeting reconvened at 21:00

205 4/02980/18/FHA - NEW REAR DORMER AND ALTERATIONS TO TERRACE - 7 GAVESTON DRIVE, BERKHAMSTED, HP4 1JF

The Case Officer, Robert Freeman, introduced the report to members and said that the application has been referred to committee in view of the recommendation of Berkhamsted Town Council.

It was proposed by Councillor Maddern and seconded by Councillor Riddick to **GRANT** the application in line with the officer's recommendation.

Vote:

For: 10 Against: 0 Abstained: 1

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

Conditions

No.	Condition
1	<p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p><u>Reason:</u> 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.</p>
2	<p>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.</p> <p><u>Reason:</u> To ensure a satisfactory appearance to the development in accordance with Policy CS12 of the Core Strategy</p>
3	<p>The dormer window hereby approved shall be permanently fitted with obscured glass (Pilkington Privacy Level 3 or equivalent) to a height of 1.7m above finished floor level unless otherwise agreed in writing by the local planning authority.</p> <p><u>Reason:</u> In the interests of the residential amenities of the occupants of the adjacent dwellings in accordance with Policy CS12 of the Core Strategy and Saved Appendix 7 of the Dacorum Borough Local Plan 1991-2011.</p>
4	<p>The development hereby permitted shall be carried out in accordance with the following approved plans/documents:</p>

	<p>201 Revision B 202 Revision C 203 Revision A</p> <p><u>Reason:</u> For the avoidance of doubt and in the interests of proper planning.</p> <p><u>Article 35</u></p> <p>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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.</p>
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206 4/00177/19/FUL - CONSTRUCTION OF 1 X ONE-BEDROOM DWELLING TO THE SIDE OF 8 PARKFIELD. (AMENDED SCHEME). - ADJACENT TO 8 PARKFIELD, MARKYATE, ST ALBANS, AL3 8RD

Robert Freeman introduced the report to members on behalf of the Case Officer and said that the application has been referred to committee due to the contrary views of Markyate Parish Council.

It was proposed by Councillor Woolner and seconded by Councillor Maddern to **GRANT** the application in line with the officer's recommendation.

Vote:

For: 7 Against: 3 Abstained: 1

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

Conditions

No	Condition
1	<p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p><u>Reason:</u> 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.</p>
2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans/documents:</p> <p>100 Rev A 101 Rev A Design and Access Statement</p> <p><u>Reason:</u> For the avoidance of doubt and in the interests of proper planning.</p>
3	<p>The materials to be used in the construction of the external surfaces of the dwelling hereby permitted shall match in size, colour and texture those used on</p>

	<p>the existing building, as detailed in the submitted application form.</p> <p><u>Reason:</u> To ensure a satisfactory appearance to the development; in accordance with Policy CS12 of the Core Strategy (2013).</p>
4	<p>The window at first floor level in the rear elevation of the dwelling hereby permitted shall be permanently fitted with obscured glass.</p> <p><u>Reason:</u> In the interests of the residential amenities of the occupants of the adjacent dwellings and application site; in accordance with Policy CS12 of the Core Strategy (2013).</p>
5	<p>Prior to occupation of the dwelling hereby permitted details of new tree planting works shown on plan ref: 100 Rev A shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include details of species, plant sizes and proposed numbers/densities where appropriate.</p> <p>Planting works should be carried out prior to occupation of the dwelling permitted.</p> <p>Any trees, hedges or plants which within a period of 5 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.</p> <p><u>Reason:</u> 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 Core Strategy (2013).</p> <p><u>Article 35 Statement</u></p> <p>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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.</p>

207 4/00182/19/FHA - SINGLE STOREY REAR EXTENSION - 1 CHANTRY VIEW, CHAPEL CROFT, CHIPPERFIELD, KINGS LANGLEY, WD4 9EH

Robert Freeman introduced the report to members on behalf of the Case Officer and said that the application had been referred to committee due to the contrary view of Chipperfield Parish Council.

It was proposed by Councillor Woolner and seconded by Councillor Uttley 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:

Conditions

No	Condition
1	<p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p><u>Reason:</u> 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.</p>
2	<p>The development hereby permitted shall be constructed in accordance with the materials specified on the application form.</p> <p><u>Reason:</u> To ensure a satisfactory appearance to the development and in the interests of the visual amenities of the Conservation Area, in accordance with Core Strategy (2013) Policies CS12 and CS27 and Saved Policy 120 of the Local Plan (2004).</p>
3	<p>The development hereby permitted shall be carried out in accordance with the following approved plans/documents:</p> <p>Location Plan 101 102 103 104 105 106</p> <p><u>Reason:</u> For the avoidance of doubt and in the interests of proper planning.</p> <p><u>Article 35 Statement</u></p> <p>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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.</p> <p><u>INFORMATIVE</u></p> <p>The contaminated land record shows that the land is partly located on a former contaminated land use i.e. Ex-Ackwell Simmonds Yard and Smithy as well as been on a radon affected area where 3 - 5% of homes are above the action level. There is a possibility that this activity may have affected the application site with potentially contaminated material. Therefore, the developer is advised to keep a watching brief during ground works for any potentially contaminated material especially where the proposed development area has not been previously remediated. Should any such material be encountered, then the Council must be informed without delay, advised of the situation and an appropriate course of action agreed.</p>

208 APPEALS

That the following appeals were noted:

- A. LODGED**
- B. WITHDRAWN**
- C. FORTHCOMING INQUIRIES**
- D. FORTHCOMING INQUIRIES**
- E. DISMISSED**
- F. ALLOWED**

The Meeting ended at 9.17 pm