



DEVELOPMENT CONTROL AGENDA

THURSDAY 28 MAY 2015 AT 7.00 PM

The Councillors listed below are requested to attend the above meeting, on the day and at the time and place stated, to consider the business set out in this agenda.

Membership

Councillor Collins (Chair)
Councillor Guest (Vice-Chairman)
Councillor Birnie
Councillor Clark
Councillor Conway
Councillor Maddern

Councillor Matthews
Councillor Riddick
Councillor Ritchie
Councillor Sutton
Councillor Whitman
Councillor Wyatt-Lowe

For further information, please contact or

AGENDA

1. MINUTES

To confirm the minutes of the previous meeting (these are circulated separately)

2. APOLOGIES FOR ABSENCE

To receive any apologies for absence

3. DECLARATIONS OF INTEREST

To receive any declarations of interest

A member with a disclosable pecuniary interest or a personal interest in a matter who attends a meeting of the authority at which the matter is considered -

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent and, if the interest is a disclosable pecuniary interest, or a personal interest which is also prejudicial
- (ii) may not participate in any discussion or vote on the matter (and must withdraw to the public seating area) unless they have been granted a dispensation.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Members' Register of Interests, or is not the subject of a pending notification, must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal and prejudicial interests are defined in Part 2 of the Code of Conduct For Members

[If a member is in any doubt as to whether they have an interest which should be declared they should seek the advice of the Monitoring Officer before the start of the meeting]

It is requested that Members complete the pink interest sheet which will be made available at the meeting and then hand this to the Committee Clerk at the meeting

4. PUBLIC PARTICIPATION

An opportunity for members of the public to make statements or ask questions in accordance with the rules as to public participation.

Time per speaker	Total Time Available	How to let us know	When we need to know by
3 minutes	Where more than 1 person wishes to speak on a planning application, the shared time is increased from 3 minutes to 5 minutes.	In writing or by phone	Noon the day of the meeting

You need to inform the council in advance if you wish to speak by contacting Member Support on Tel: 01442 228221 or by email: Member.support@dacorum.gov.uk

There are limits on how much of each meeting can be taken up with people having their say and how long each person can speak for. The permitted times are specified in the table above and are allocated for each of the following on a 'first come, first served basis':

- Town/Parish Council and Neighbourhood Associations;
- Objectors to an application;
- Supporters of the application.

Every person must, when invited to do so, address their statement or question to the Chairman of the Committee.

Every person must after making a statement or asking a question take their seat to listen to the reply or if they wish join the public for the rest of the meeting or leave the meeting.

The questioner may not ask the same or a similar question within a six month period except for the following circumstances:

- (a) deferred planning applications which have foregone a significant or material change since originally being considered
- (b) resubmitted planning applications which have foregone a significant or material change
- (c) any issues which are resubmitted to Committee in view of further facts or information to be considered.

At a meeting of the Development Control Committee, a person, or their representative, may speak on a particular planning application, provided that it is on the agenda to be considered at the meeting.

5. INDEX OF PLANNING APPLICATIONS

INDEX TO PLANNING APPLICATIONS

Item No	Application No.	Description and Address	P g e n o
5. 01	4/00424/15/MOA	CONSTRUCTION OF CLASS A1 RETAIL DEVELOPMENT (TO INCLUDE CONVENIENCE AND COMPARISON RETAIL FLOORPLACE AND ANCILLARY CAFE) AND CLASS A3 DRIVE-THRU CAFE/RESTAURANT UNIT (WITH ANCILLARY TAKEAWAY) TOGETHER WITH ACCESS, CAR PARKING, SERVICE YARD AND ASSOCIATED WORKS JARMAN PARK, JARMAN WAY, HEMEL HEMPSTEAD	6
5. 02	4/03584/14/MOA	OUTLINE APPLICATION FOR THE CONSTRUCTION OF 50 ONE BEDROOM FLATS WITH CAR PARKING AND VEHICULAR ACCESS. LAND AT APSLEY MILLS ADJ. THE COTTAGE, LONDON ROAD, APSLEY, HEMEL HEMPSTEAD	57
5. 03	4/01632/15/ROC	VARIATION OF CONDITION 5 (CILL HEIGHTS) ATTACHED TO PLANNING PERMISSION 4/00024/14/FUL (CONSTRUCTION OF FOUR SEMI-DETACHED HOUSES) LAND AT 15 AND R/O 14, STATION ROAD, TRING, HP23 5NG	86
5. 04	4/01633/15/ROC	VARIATION OF CONDITION 2 (APPROVED PLANS) ATTACHED TO PLANNING PERMISSION 4/00024/14/FUL (CONSTRUCTION OF FOUR SEMI-DETACHED HOUSES) LAND AT 15 AND R/O 14, STATION ROAD, TRING, HP23 5NG	94
5. 05	4/01653/15/FUL	CONSTRUCTION OF TWO SEMI DETACHED HOUSES LAND TO THE REAR OF 17 STATION ROAD, TRING, HP235NG	10 3
5. 06	4/00987/15/FHA	PART SINGLE, PART TWO STOREY FRONT SIDE AND REAR EXTENSION WITH FRONT PORCH EXTENSION. LOFT CONVERSION WITH REAR DORMER AND EXTENSION OF EXISTING RAISED PATIO 37 HAZEL ROAD, BERKHAMSTED, HP4 2JN	11 8
5. 07	4/00578/15/FUL	NEW DETACHED DWELLING AND GARAGE WITH VEHICULAR ACCESS FROM ST JOHNS WELL COURT 328 HIGH STREET, BERKHAMSTED, HP4 1HT	12 6
5. 08	4/03763/14/MFA	CHANGE OF USE OF FOUR LONG TERM VACANT RETAIL UNITS AT PODIUM LEVEL OF BLOCKS C AND D TO A TOTAL OF 15 ONE AND TWO BEDROOM CLASS C3 APARTMENTS IMAGE DEVELOPMENT, LEIGHTON BUZZARD ROAD, HEMEL HEMPSTEAD	14 6
5. 09	4/00513/15/FUL	CONVERSION OF BUILDING FROM B1(C) TO A RESIDENTIAL DWELLING (C3) WITH REPLACEMENT WINDOW WITH A NEW DOOR (NORTHWEST ELEVATION) LOWER FARM END, LUTON ROAD, MARKYATE, ST. ALBANS, AL3 8PZ	16 6
5. 10	4/00586/15/RET	RETENTION OF RAISED DRIVEWAY WITH A RETAINING WALL 22 MANORVILLE ROAD, HEMEL HEMPSTEAD, HP3	17 9

6. **4/00424/15/MOA - JARMAN PARK, JARMAN WAY, HEMEL HEMPSTEAD** (Pages 1 - 54)
7. **4/03584/14/MOA - APSLEY MILLS ADJ. THE COTTAGE, LONDON ROAD, APSLEY, HEMEL HEMPSTEAD** (Pages 55 - 84)
8. **4/01632/15/ROC - 15 AND R/O 14, STATION ROAD, TRING, HP23 5NG** (Pages 85 - 94)
9. **4/01633/15/ROC - 15 AND R/O 14, STATION ROAD, TRING, HP23 5NG** (Pages 95 - 104)
10. **4/01653/15/FUL - 17 STATION ROAD, TRING, HP235NG** (Pages 105 - 120)
11. **4/00987/15/FHA - 37 HAZEL ROAD, BERKHAMSTED, HP4 2JN** (Pages 121 - 128)
12. **4/00578/15/FUL - 328 HIGH STREET, BERKHAMSTED, HP4 1HT** (Pages 129 - 148)
13. **4/03763/14/MFA - IMAGE DEVELOPMENT, LEIGHTON BUZZARD ROAD, HEMEL HEMPSTEAD** (Pages 149 - 170)
14. **4/00513/15/FUL - LOWER FARM END, LUTON ROAD, MARKYATE, ST. ALBANS, AL3 8PZ** (Pages 171 - 184)
15. **4/00586/15/RET - 22 MANORVILLE ROAD, HEMEL HEMPSTEAD, HP3 0AP** (Pages 185 - 192)
16. **4/00661/15/FHA - BANK MILL WHARF, 2 BANK MILL LANE, BERKHAMSTED, HP4 2NT** (Pages 193 - 202)
17. **4/00662/15/LBC - BANK MILL WHARF, 2 BANK MILL LANE, BERKHAMSTED, HP4 2NT** (Pages 203 - 212)
18. **4/00756/15/FUL - SARACENS HEAD, 47 HIGH STREET, KINGS LANGLEY, WD4 9HU** (Pages 213 - 224)
19. **4/00757/15/LBC - SARACENS HEAD, 47 HIGH STREET, KINGS LANGLEY, WD4 9HU** (Pages 225 - 232)
20. **4/00909/15/FHA - 7 SHELDON WAY, BERKHAMSTED, HP4 1FG** (Pages 233 - 244)
21. **EXCLUSION OF THE PUBLIC**

7. EXCLUSION OF PUBLIC

To consider passing a resolution in the following terms: That, under s.100A (4) of the Local Government Act 1972 Schedule 12A Part 1, as amended by the Local Government (Access to Information) (Variation) Order 2006, the public be excluded during the items in Part II of the Agenda for this meeting, because it is likely, in view of the nature of the business to be transacted, that if members of the public were present during these items there would be disclosure to them of exempt information relating to: