
DACORUM BOROUGH COUNCIL

DEVELOPMENT CONTROL

15 OCTOBER 2015

Present:

MEMBERS:

Councillor Collins (Chairman), Guest (Vice-Chairman), Birnie, Clark, Conway, Maddern, Riddick, Ritchie, Sutton, Whitman and Fisher

OFFICERS:

Gaunt (Solicitor/Barrister), Newton (Planning Casework Team Leader), Reid (Assistant Team Leader - Development Management), Watson (Enforcement Officer), Whelan (Group Manager - Development Management and Planning), Whittredge (Planning Officer), Curtain (Planning Officer) and Mogan (Member Support Officer)

The meeting began at 7.00 pm

28 MINUTES

The minutes of the meeting held on 24 September 2015 were confirmed by the Members present and were then signed by the Chairman

29 APOLOGIES FOR ABSENCE

Apologies were received from Councillor Matthews, Tindall and C Wyatt-Lowe

Councillor Mrs Bassadone substituted for Councillor C Wyatt-Lowe and Councillor P Hearn substituted for Councillor Matthews

30 DECLARATIONS OF INTEREST

31 PUBLIC PARTICIPATION

32 INDEX TO PLANNING APPLICATIONS

33 4/02611/15/ROC - SAPPI GRAPHICS, LOWER ROAD, NASH MILLS, HEMEL HEMPSTEAD, HP3 9XF

The item was introduced by B Curtain as the relevant case officer. She advised that the application had come in front of the committee because of an objection by Nash Mills Parish Council on grounds of loss of privacy to a neighbouring site.

Nicola Broderick spoke in support of the application. The modifications to the application allows for some views from the terrace that were previously being obscured.

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

Voting:

For: 12 Against: 0 Abstentions: 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:**

**14/014/07A - Block ABC fourth floor
14/014/08A - Block ABC fifth floor
14/014/14A - Block DEF Third Floor
14/014/15A - Block DEF fourth Floor
14/014/18A - Elevations
14/014/20A - Elevations
14/014/21A - Privacy Screen Elevations
14/014/22A- Screen Detail**

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

- 34 **4/02578/15/FUL - BLUE COURT, 1 CHURCH LANE, KINGS LANGLEY, WD4 8JP**

DECISION

Chair has agreed to defer to the next DCC in order to provide more information regarding the previous consideration of the tree at the TPO committee and to provide further details regarding potential compensation.

- 35 **4/02579/15/LBC - BLUE COURT, 1 CHURCH LANE, KINGS LANGLEY, WD4 8JP**

DECISION

Chair has agreed to defer to the next DCC in order to provide more information regarding the previous consideration of the tree at the TPO committee and to provide further details regarding potential compensation.

**36 4/02261/15/FUL - 1 SOUTH BANK ROAD, NORTHCHURCH,
BERKHAMSTED, HP4 1LL**

B Curtain introduced the report as the relevant case officer. She advised that the application had come before the committee because of an objection by Northchurch Parish Council. Whilst the Parish Council do not object to the dwelling itself, they object to the retention of the vehicular access onto New Road.

Members raised points concerning the access point and the frequency of children using this bridge as a route to the local school. Members were advised by the case officer that Herts Highways have not objected to the access of this property and this was already an existing problem, not one that would be caused by the new dwelling.

Mr Stephen Blowers spoke in support of this application and raised the following points:

- The applicants had made every effort to produce a building that was appropriate for the area and one that could enhance the surrounding area.
- There is a level parking space to address future mobility issues which is why the access is not on South Bank Road.

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

Voting:

For: 12 Against: 0 Abstentions: 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:**

A (3d) A3-001 Rev D - Concept 3d views
A (3d) A3-005 Rev B - Concept 3d views
A (GA) A0-001 Rev A - Location - Block Plans
A (GA) A0-100 Rev c - Proposed Floor Plans
A (GA) A0-110 Rev B - Roof - Site Plan
A (GA) A0-400 Rev B - SE Elevation
A (GA) A0-402 Rev B - SW Elevation

A (GA) A0-403 Rev B - NE Elevation
A (GA) A0-404 Rev B - NW Elevation

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

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

Schedule 2 Part 1 Classes A, B, C, and D

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.

- 4 **Prior to the first occupation of the dwelling hereby approved full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority. These details shall include:**

- **hard surfacing materials;**
- **means of enclosure;**
- **soft landscape works which shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;**
- **proposed finished levels or contours;**
- **car parking layouts and other vehicle and pedestrian access and circulation areas;**

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

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

- 5 **No development shall take place until samples of the materials proposed to be used on the external walls/roofs of the development shall have been submitted to and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.**

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

Article 31

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 2012.

37 4/02681/15/FUL - 129 MARLINS TURN, HEMEL HEMPSTEAD, HP1 3LW

The item was introduced by E Whittredge as the relevant case officer. She advised that the applicant was referred to the committee because it had been called in by a ward councillor. A previous application was rejected because of its negative impact on the street scene and it is considered that these issues have now been addressed in the new application.

Members raised their concerns about not being able to see any significant changes between the plans that were refused last time and the ones proposed on this item.

Councillor Whitman left the room at 7.35pm and took no part in the voting of this item

Mr Doug Stanley spoke in support of this application. He raised the following points:

- There was a similar development in the street
- Adequate parking facilities will be provided so it should not exacerbate the problems already experienced by residents.
- Marlins Turn has a sufficient variation of house designs so the development proposed would have no significant impact on the street scene.
- There is a shortage of affordable housing and this development satisfies this need.

Councillor Roger Taylor in his role as a Dacorum Borough Councillor addressed the meeting objecting to the application. Councillor Taylor raised concerns over the distance between properties, the paving over of the front garden to create a parking facility and issues regarding the size of the planned parking space.

Councillor Whitman returned at 7.37pm

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

Voting:

For: 6 Against: 5 Abstentions: 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 materials to be used in the construction of the external surfaces of the dwelling and 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.

- 3 **Notwithstanding the parking arrangements shown on the plans hereby permitted, the new dwelling shall not be occupied until parking arrangements showing two off-street parking spaces being provided for both the new dwelling and the existing dwelling shall have been provided in accordance with details submitted and approved in writing by the local planning authority, and they shall not be used thereafter for any purpose other than the parking of vehicles.**

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

- 4 **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending or re-enacting that Order with or without modification) no development falling within the following classes of the Order shall be carried out without the prior written approval of the local planning authority:**

Schedule 2 Part 1 Classes A, B, D & 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 Dacorum Core Strategy.

- 5 **Prior to the commencement of the development hereby permitted details for the disposal of surface water from the parking area shall be submitted to and approved in writing by the local planning authority. The details shall provide for the appropriate interception of surface water runoff so that it does not discharge into the highway or foul water system. The development shall be carried out and thereafter retained fully in accordance with the approved details.**

Reason: To minimise danger, obstruction and inconvenience to highway users.

- 6 **Pedestrian visibility splays of 2 m x 2 m shall be provided before any part of the development is first brought into use, and they shall thereafter be maintained, on both sides of the entrance to the site, within which there shall be no obstruction to visibility between 600 mm and 2 m above the carriageway.**

Reason: In the interests of highway safety.

- 7 **The window at first floor level in the north elevation of the extension hereby permitted shall be non-opening to 1.7m above finished floor level and shall be permanently fitted with obscured glass unless otherwise agreed in writing with the local planning authority.**

Reason: In the interests of the amenity of adjoining residents in accordance with Policy CS12 of the Dacorum Core Strategy.

- 8 **Prior to the commencement of the development hereby approved, details of tree protection measures for the adjoining mature Hornbeam tree shall be submitted to and approved in writing by the local planning authority. The tree shall be protected during the whole period of site excavation and construction in accordance with the details so approved.**

Reason: In order to ensure that damage does not occur to the trees during building operations.

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

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

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

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

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

**20/14A SHT 1
20/14A SHT 2
20/14A SHT 3**

20/14A SHT 4
20/14A SHT 5
20/14A SHT 6

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

Informative: This permission does not imply or confer right of access for the existing or proposed new dwelling across the adjoining amenity land to the north.

Waste and Water Informatives:

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.

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

Highway Informatives: The highway authority requires the existing vehicle cross-over to be extended to serve the two off street parking spaces. All works must be undertaken by approved contractors so that the works are carried out to their specification and by a contractor who is authorised to work in the public highway. The applicant will need to contact www.hertsdirect.org or telephone 0300 1234 047 for further instruction.

All areas for storage and delivery of materials associated with the construction of this development shall be provided within the site on land, which is not public highway, and the use of such areas must not interfere with the use of the public highway.

Best practical means shall be taken at all times to ensure that all vehicles leaving the

site during demolition of the garage and construction of the development are in a condition such as not emit dust or deposit mud, slurry or other debris on the highway.

38 4/02599/15/FHA - 38 MEADOW ROAD, BERKHAMSTED, HP4 1EB

P Newton introduced the report on behalf of the relevant case officer stating the application had come to the committee because of an objection by the Berkhamsted Town Council.

Members were advised to delete "4/02762/15/FHA- Two storey side extension. Granted 16/09/15" from the bottom of page 56. The above relates to 38 Meadow Road, Hemel Hempstead.

Mr Gary Cooper spoke in support of this application. He raised the following points:

- Planned to restore a currently neglected property
- Will remain a three bed house which does not involve any loss of light or privacy to neighbours.
- Mr Cooper hoped that the professionalism of the contractors employed will reassure the concerned neighbour at number 40.

Ms Patricia Hearne spoke in objection to this application. She raised the following points:

- Understood that the applicant has responded fully to all objections raised and that the construction of a basement is not a planning issue under current legislation.
- Ms Hearne wished to record her serious concerns about possible damage and structural impact on her own property and had concerns about the foundations being recorded at 2.7m deep.

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

Voting:

For: 11 Against: 0 Abstentions: 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 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 compliance with the NPPF and Policy CS12 of the Core Strategy.

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

000
001
002
003
004
TW001
Construction Method Statement

Reason: For the avoidance of doubt and in the interests of proper planning in compliance with the NPPF and Policy CS12 of the Core Strategy.

Informatives

1. You are reminded that the proposal is likely to need agreement under the Party Wall Act

The Chair of the Committee decided to hear items 5.08 and 5.11 first due to the presence of public speakers.

39 4/02853/15/FUL - MILLFIELD BUNGALOW, FRIENDLESS LANE, FLAMSTEAD, ST ALBANS, AL3 8DE

J Reid introduced the report and stated that the officer's recommendation was to refuse the application. She stated the main consideration for members was the principle of replacing the dwelling in the Green Belt when it is larger than that the original dwelling. It is considering an inappropriate development within Green Belt land and the applicant must demonstrate special circumstances for planning permission.

Mr Andre Leigh spoke in support of this application. He raised the following points:

- The new dwelling was granted planning permission in June and the new addition of a small basement is supported by neighbours and Flamsted Parish Council.

- The use of the new basement will be to provide storage for water tanks and if planning permission was refused then there would be a negative impact on water supply for himself and also his neighbours.

Having there been no proposer to grant this application in line with the officer's recommendation, it was proposed by Councillor Birnie and seconded by Councillor Whitman that the officer's decision be overturned and the application be granted.

Voting:

For: 11 Against: 0 Abstentions: 2

Resolved:

Officer's recommendation overturned – application **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 All structures and buildings shown on submitted Topographical Survey dated December 2013 shall be demolished and the materials arising from demolition removed from the site prior to the first occupation of the replacement dwelling hereby permitted. Any buildings erected under permitted development which have been constructed prior to the implementation of this permission shall also be demolished and the materials permanently removed from the site.**

Reason: In the interests of maintaining the open character of the Green Belt in accordance with policy CS5 of the Core Strategy and policy 23 of the local plan.

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

Schedule 2 Part 1 Classes A, B, C, D, E,

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the openness of the green belt. The replacement dwelling has been permitted on the basis of very special circumstances in the Green Belt. Any further enlargement of the property would result in further harm to the openness of the Green Belt in accordance with policy CS5 of the core strategy and policy 23 of the local plan.

4 All trees and hedging shown for retention on approved plan D1354.3 M shall be retained and new planting shown on approved plan D1354.3M shall be planted prior to first occupation of the replacement dwelling. Both the existing trees and hedging and new trees to be planted shall be known as retained trees for the purposes of parts a, b and c of this condition.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998: 1989 Recommendations for Tree Work.

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the Green Belt and Area of outstanding Natural Beauty in accordance with policies CS5 and CS24 of the adopted Core Strategy and policy 23 and 97 of the local plan.

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

Site Location Plan

19126

D1354.1P

D1354.2M

D1354.3M

D1354.5k

D1354.7F

Topographical Survey dated December 2013

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

Article 31 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 2012.

40 4/03002/15/RET - 21 BULBOURNE COURT, TRING, HP23 4TP

B Curtain introduced the report on behalf of the case officer. Members were advised that this was a retrospective planning application and had come before the committee because Tring Town Council consider the trellis to be dominant and the fencing out of keeping of the surrounding area.

Ms Ramirez spoke in support of the application stating the purpose of the fencing was to enclose the front garden so the family dog could play safely.

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

Voting:

For: 12 Against: 0 Abstentions: 1

Resolved:

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

The landscaping works on the trellis hereby permitted shall be planted within one month of the permission hereby approved and maintained thereafter in accordance with the following approved plan:

CHM/3532/A1

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

Article 31 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 2012.

The Chair then returned to the remaining agenda items in order.

**41 4/02818/15/FHA - 18 HEMPSTEAD LANE, POTTEN END, BERKHAMSTED,
HP4 2SD**

J Reid introduced the report on behalf of the relevant case officer and advised members that this had been brought to the committee because of objections raised by Potten End Parish Council.

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

Voting:

For: 11 Against: 0 Abstentions: 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 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 compliance with the NPPF and Policy CS12 of the Core Strategy.

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

CIL Form
Site Location Plan
Site Plan
556 SU 003
556 SU 002
556 SU 001
556 PL 011
556 PL 010
556 PL 002

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

compliance with the NPPF and Policy CS12 of the Core Strategy.

4. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending or re-enacting that Order with or without modification) no windows, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed without the prior written approval of the local planning authority.**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings in compliance with the NPPF and Policy CS12 of the Core Strategy.

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 2012.

42 4/03067/15/FUL - UNIT 12 LEISURE WORLD, JARMAN WAY, HEMEL HEMPSTEAD, HP2 4JW

The report was introduced by P Newton on behalf of the relevant case officer. The application has been referred to the Development Control Committee as Dacorum Borough Council own the site, although the operational use of the site complex is on a long lease.

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

Voting:

For: 12 Against: 0 Abstentions: 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 constructed in accordance with the materials specified on the approved drawings or such other materials as may be agreed in writing by the local planning authority.**

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

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

**150075-D-001
150075-D-003
150075-D-004
150075-D-005
150075-D-006
150075-D-007
150075-D-008**

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

Article 31

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 2012.

- 43 **4/03077/15/FUL - 11-21, 23-33 & 35-45 DELLCUT ROAD, HEMEL HEMPSTEAD, HP2 5NG**

The application was introduced by B Curtain as the relevant case officer. It has been referred to the committee as the buildings are council owned.

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

Voting:

For: 12 Against: 0 Abstentions: 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 constructed in accordance with the materials specified on the approved drawings or such other materials as may be agreed in writing by the local planning authority.**

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

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

site plan
location plan
15092-01
15092-02
15092-03
15092-04
15092-05
15092-06

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

44 APPEALS

The following appeals were noted

1. Lodged
2. Forthcoming enquiries
3. Allowed

45 EXCLUSION OF THE PUBLIC

46 ADDENDUM SHEET

The Meeting ended at 8.54 pm