
DACORUM BOROUGH COUNCIL

DEVELOPMENT CONTROL

7 APRIL 2016

Present:

MEMBERS:

Councillor D Collins (Chairman) Councillors, Guest (Vice-Chairman), Birnie, Conway, Maddern, Matthews, Riddick, Ritchie, R Sutton, Whitman, C Wyatt-Lowe, Fisher and Tindall

Councillor Williams, G Sutton, Barnes, Ashbourn, Douris and Howard were also in attendance

OFFICERS:

T Amlak (Senior Planning Officer), B Curtain (Lead Planning Officer), E Palmer (Planning Officer), S Whelan (Group Manager - Development Management and Planning), C Gaunt (Solicitor), N Gibbs (Lead Planning Officer), R Marber (Planning Officer), M Stickley (Planning Officer) and K Mogan (Member Support Officer), N Gough (Herts Highways)

The meeting began at 7.00 pm

225 MINUTES

The minutes of the meeting held on 17 March 2016 were confirmed by the Members present and were then signed by the Chairman.

226 APOLOGIES FOR ABSENCE

Apologies were received from Councillor Clark.

227 DECLARATIONS OF INTEREST

Councillor D Collins asked Members to remember to declare any Disclosable Pecuniary or other Interests at the beginning of the relevant planning application

228 PUBLIC PARTICIPATION

Councillor D Collins reminded the members and public about the rules regarding public participation.

229 4/03481/15/MFA - FLAUNDEN HOUSE STABLES, FLAUNDEN, HEMEL

HEMPSTEAD, HP3 0PW

Councillor Riddick left the Chamber and therefore took no part in the discussion or voting of this item.

E Palmer introduced the item and said additional information had been obtained from the applicant after it previously being deferred at the committee on 25th February. The planning officer said that late plans had been submitted which shows a toilet and hand washing facility alongside changes to the parking. If approved, there would a plan number change and a business plan condition added.

Abel Bunu and Sara Compton spoke in support of this application.

Parish Councillor Vivienne Adams and Ian McAleer spoke in objection to this application.

Councillor Barnes in his role as Ward Councillor spoke in objection to this application

Councillor Fisher arrived at 7.26pm so took no part in the voting of this item

It was proposed by Councillor C Wyatt-Lowe and seconded by Councillor Guest to grant the application in line with the officer's recommendation.

Vote

For: 7 Against: 2 Abstained: 2

Resolved:

That determination of the application be **DELEGATED** to Group Manager, Development Management with a view to approval subject to the signing of the Unilateral Undertaking by the relevant parties 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 development hereby permitted shall match in size, colour and texture those used on the existing buildings.**

Reason: To ensure a satisfactory appearance to the development and to comply with CS 11,12 and 27.

- 3 **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;
- car parking layouts and other vehicle and pedestrian access and circulation areas;
- minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc);
- retained historic landscape features and proposals for restoration, where relevant.

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 and to comply with CS5,11,12 and 27.

- 4 **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.**

For the purposes of this condition:

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.

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.

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.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development.

- 5 Prior to commencement of development the refurbishment of the stables as described in the application must be completed.**

Reason: To comply with CS5 with particular reference to supporting the rural economy.

- 6 Prior to commencement of development plans to be submitted for approval by the local planning authority to demonstrate the stables and the supporting buildings and infrastructure for the operation of the livery yard are in accordance with:**

DEFRA Code of practice for the Welfare of Horses, Ponies, Donkeys and Hybrids.

NEWC Compendium for the Welfare of Horses, Ponies and Donkeys.

BHS Approval Criteria for Livery Yards.

Reason: to ensure the livery yard development is suitable for purpose and designed, planned and erected in accordance with advice from an appropriate source of information.

- 7 Detailed proposals for the fire hydrants serving the development as incorporated into the provision of the mains water services for the development whether by means of existing water services or new mains or extension to or diversion of existing services or apparatus shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and in accordance with the approved details thereafter implemented prior to occupation of any building forming part of the development.**

Reason: To enable appropriate development to occur, ensure a safe, sustainable form of development which provides for its own infrastructure for fire emergencies in

accordance with core strategy policies CS1, CS4, CS12 & CS29.

- 8 **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, C, D, E, F and G]
Part 2 Classes [A, B and C].**

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.

Reason: In the interests of safeguarding the openness of the Green Belt; the rural character of the building and the site; and the visual amenity of the surrounding countryside. The proposed development comprises of the conversion of two agricultural buildings in a rural area and it is important for the local planning authority to retain control over certain future development which would normally represent permitted development, in order to safeguard the rural character of the surrounding countryside.

- 9 **The occupation of the two bed conversion shall be limited to a person solely or mainly working at the stables located immediately north-east of the dwelling or a widow or widower of such a person and to any resident dependants.**

Reason: For the avoidance of doubt and to ensure that the stables opposite will be retained and offered to local people for the stabling of their horses.

- 10 **No development shall take place until details of the materials to be used in the construction of the external surfaces of the extension to The Coach House hereby permitted shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: To ensure a satisfactory appearance to the development and to comply with CS 11 and 12.

Reason: In the interests of the visual amenities of the Conservation Area and to comply with CS 27.

- 11 **Prior to commencement of development a Business Plan for the equestrian use must be prepared and approved by the local planning authority.**

Reason: To comply with CS5 with particular reference to supporting the rural economy.

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

Design and Access Statement

Heritage Statement

CIL Form

Site Location Plan P7 001

P7 100 Existing Site Plan

P7 201

P7 200

P7 202

P7 203

P7 300.A

P7 400

P7 401

Master Plan 15.149.P7.500 - showing proposed ownership of land parcels.

Unilateral Undertaking - tying Barn B and all land not under the ownership of Barn A and The Coach House to the stables for the equestrian use

Viability Report

EIA Analysis and screening proforma

Additional information:

Site Plan No. 15.149.P7.700

Proposed Plans and Elevations (Barn 2) No. 15.149.P7.301 Rev B submitted on 8/3/16

Car and horse Trailer parking Plan No. 15.149.P7.600

Photographs of current existing stables and areas intended to be repaired and restored as part of the application.

Covering letter setting out further information and confirming that the applicant is prepared to submit a business plan for the future management of the proposed equestrian use on the site to the Council for its written approval as part of a planning condition.

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

- 13 **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) 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 6 Class A

Reason: In the interests of safeguarding the openness of the Green Belt; the rural

character of the buildings and the site; and the visual amenity of the surrounding countryside. The proposed development comprises of the conversion of two rural buildings in a rural area and it is important for the local planning authority to retain control over certain future development which would normally represent permitted development, in order to safeguard the rural character of the surrounding countryside.”

Article 35 Statement:

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informatives:

Highways:

AN1. The applicant is advised that storage of materials associated with the development should take place within the site and not extend into within the public highway without authorisation from the highway authority, Hertfordshire County Council. If necessary further details can be obtained from the County Council Highways via either the website <http://www.hertsdirect.org/services/transtreets/highways/> or telephone 0300 1234047 to arrange this.

AN2. The developer should be aware that the required standards regarding the maintenance of the public right of way and safety during the construction. The public rights of way along the carriageway and footways should remain unobstructed by vehicles, machinery, materials and other aspects of construction works.

Transport maintained and available on site should emergency veterinary treatment be required.

(Reason - the provision of a trailer and towing vehicle and or horse box is a welfare requirement for the transportation to a Veterinary hospital for sick animals requiring urgent lifesaving surgery if diagnosed by a veterinary surgeon or other competent person).

Protected Species:

- “Bats and their roosts remain protected at all times under National and European law. If bats or evidence for them is discovered during the course of works, work must stop immediately and advice sought on how to proceed lawfully from Natural England (Tel: 0300 060 3900) or a licensed bat consultant.”
- "Site clearance should be undertaken outside the bird nesting season, typically March to September (inclusive), to protect breeding birds, their nests, eggs and

young. If this is not possible then a search of the building/surrounding vegetation should be made by a suitably experienced ecologist and if active nests are found, then works must be delayed until the nesting period has finished."

It is possible that bats may be using areas of the existing building.

UK and European Legislation makes it illegal to:

Deliberately kill, injure or capture bats;

Recklessly disturb bats;

Damage, destroy or obstruct access to bat roosts (whether or not bats are present).

If bats or evidence of them are found to be present a licence will be required before any relevant works can be undertaken and this will involve preparation of a Method Statement to demonstrate how bats can be accommodated within the development.

If bats are discovered during the course of any works, work must stop immediately and Natural England (0300 060 3900), Bat Conservation Trust Helpline (0845 1300 228) or the Hertfordshire & Middlesex Bat Group Helpline (01992 581442) should be consulted for advice on how to proceed.

Thames Water:

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. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

**230 4/03441/15/MFA - SYMBIO PLACE, WHITELEAF ROAD, HEMEL
HEMPSTEAD, HP3 9PH**

B Curtain introduced the report and said it had been referred to the committee on the request of the Assistant Director for Planning, Development and Regeneration. The planning officer said there was an amendment to condition 27.

Members were shown a video of the automated parking system and N Gough from Herts Highways gave a commentary of how it would work.

Shamir Budhdeo (Director), Amarjit Singh Hundal (Director), Matthew Cleggert (Vectio Highways and Transport) and Ian Dudley spoke in support of this application.

Pam Hart and Patrick Hughes (residents) spoke in objection to the application.

Councillor Williams in his role as Boxmoor ward councillor spoke in support of this application.

Members questioned the effect the development would have on traffic in the Two Waters area. N Gough from Herts Highways said the light sequencing at the junction would be changed to improve the flow of traffic and 'keep clear' boxes would be implemented at the junction on Whiteleaf Road.

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

Vote

For: 8 Against: 3 Abstained: 2

Resolved:

That planning permission be **DELEGATED** to the Group Manager, Development Management and Planning with a view to approval, subject to the completion of a planning obligation under s.106 of the Town and Country Planning Act 1990 and 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 **No development shall commence on the building (above ground works) until full details and 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 schedule of materials shall be supported by a statement explaining what factors have been taken into account during the selection of materials, and how they would age and appear over time. A sample panel of all external materials for approval shall be set up on site (at a time agreed with the LPA). The approved materials shall be used in the implementation of the development.**

Reason: To ensure a satisfactory appearance to the development.

- 3 **No development shall commence on the building (above ground works) 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;

The approved landscape works shall be carried out prior to the first occupation of the development hereby permitted and thereafter maintained as such.

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

- 4 **Prior to the first occupation of the development hereby permitted the proposed access, on-site car and cycle parking, shall be demarcated, levelled, surfaced and drained in accordance with the approved plans and thereafter retained for that specific use.**

Reason: To ensure the permanent availability of the parking and manoeuvring area, in the interests of highway safety in accordance with Policies CS8 and CS12 of the Dacorum Core Strategy and saved Policies 51 and 58 of the Dacorum Borough Local Plan 1991-2011.

- 5 **Notwithstanding any details submitted as part of the planning application, prior to the commencement of the development hereby permitted, plans and details showing how the development would best meet Code Level 4 (or equivalent) and meet the objectives of Policies CS28, CS29 and CS31 of the Dacorum Core Strategy (September 2013) shall be submitted to and approved in writing by the local planning authority.**

Within three (3) months of occupation of any of the residential units, evidence shall be submitted in the form of a Post Construction Certificate (prepared by a Code for Sustainable Homes qualified assessor) to demonstrate full compliance with the approved Energy Statement.

Reason: To ensure the sustainable development of the site in accordance with Policies CS28, CS29, and CS31 of the Dacorum Core Strategy.

- 6 **Unless otherwise agreed in writing by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until Conditions (a) to (d) below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until Condition (d) has been complied with in relation to that contamination.**

(a) Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of

the findings must include:

- **a survey of the extent, scale and nature of contamination;**

- (ii) an assessment of the potential risks to:**
 - (i) human health,**

 - **property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,**

 - **adjoining land,**

 - **groundwaters and surface waters,**

 - **ecological systems,**

 - **archeological sites and ancient monuments;**

- **an appraisal of remedial options, and proposal of the preferred option(s).**

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

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

7 Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CS 32 of the Dacorum Core Strategy.

8 Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

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

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

9 Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition (a) above, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition (b), which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Condition 8.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CS 32 of the Dacorum Core Strategy.

- 10 **The development shall be carried out fully in accordance with the submitted Air Quality Assessment: REport Ref: AQ0573;GEM Air Quality Ltd;February 2015. All mitigation measures relating to construction activities shall be implemented. The recommended measures within Table 21 and Table 22 must be adhered to in order to ensure the impact of construction activities is negligible and minimal complaints are received relating to dust.**

Reason: The site lies within close proximity of two Air Quality Management Areas (Lawn Lane and London Road). In order to ensure an acceptable level of air quality and to comply with Policy CS32 of the Core Strategy.

- 11 **No development shall commence until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:**

1) A preliminary risk assessment which has identified:

- all previous uses,
- potential contaminants associated with those uses,
- a conceptual model of the site indicating sources, pathways and receptors,
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: The Thames River Basin Management Plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery. Without this condition, the impact of contamination could prevent recovery of the Mid-Chilterns Chalk, a drinking water protected area.

Paragraph 109 of the National Planning Policy Framework, states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.

Paragraph 120 states that local policies and decisions should ensure that new development is appropriate for its location, having regard to the effects of pollution on health or the natural environment, taking account of the potential sensitivity of the area or proposed development to adverse effects from pollution. Paragraph 121 also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented.

- 12 **Prior to the occupation of any part of development hereby permitted a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.**

Reason: To protect groundwater in line with your policy CS32, The Thames River Basin Management Plan, Planning Practice Guidance and the National Planning Policy Framework (see reason 1).

- 13 **If, during development, contamination not previously identified is found to be**

present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason

To protect groundwater in line with your policy CS32, The Thames River Basin Management Plan, Planning Practice Guidance and the National Planning Policy Framework (see reason 1).

- 14 **No impact piling or any other foundation designs using penetrative methods 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) and a Piling Risk Assessment to demonstrate that the chosen piling method does not increase the risk of near surface pollutant migrating into deeper geological formations and aquifers has been submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the terms of the approved Piling Method Statement.**

Reason

To protect groundwater in line with your policy CS32, The Thames River Basin Management Plan, Planning Practice Guidance and the National Planning Policy Framework (see reason 1)

- 15 **Investigation boreholes and ground source heating and cooling using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.**

Reason

To protect groundwater in line with your policy CS32, The Thames River Basin Management Plan, Planning Practice Guidance and the National Planning Policy Framework (see reason 1).

- 16 **No infiltration of surface water drainage into the ground at this site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.**

Reason

To protect groundwater in line with your policy CS32, The Thames River Basin Management Plan, Planning Practice Guidance and the National Planning Policy Framework (see reason 1).

- 17 **No development shall take place until a long-term monitoring and maintenance**

plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority shall be submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To protect groundwater in line with your policy CS32, The Thames River Basin Management Plan, Planning Practice Guidance and the National Planning Policy Framework (see reason 1).

- 18 **The development hereby approved shall be carried out fully in accordance with the submitted Crime Prevention Report.**

Reason: To prevent crime, achieve the Secured By Design objectives and to ensure a secure residential environment in accordance with Policy CS12 of the Dacorum Core Strategy..

- 19 **Visibility splays of not less than 2.4 m x 43 m shall be provided to each side of the access where it meets the highway before any part of the development hereby permitted is first brought into use, and they shall thereafter be maintained at all times free from obstruction between a height of 0.6 m and 2.0 m above the level of their adjacent highway carriageway.**

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

- 20 **The proposed development will be carried out fully in accordance with the details set out within the approved surface water drainage assessment carried out by EnviroCentre referenced 467264 dated October 2015 and drainage design carried out by Thomasons reference G21001 dated March 2016. All measures outlined including the following must be implemented;**

(iii) Limiting the surface water run-off to 5l/s with discharge into the Thames Water Sewer.

- 1. Providing 105m³ attenuation volume 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. Undertake drainage strategy to include to the use attenuation tanks, green roofs and rainwater harvesting.**

The above measures should be fully implemented prior to the first occupation

of the approved dwellings.

Reason; To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site. To reduce the risk of flooding to the proposed development and future occupants. In accordance with Policy CS31 of the Dacorum Core Strategy.

- 21 **No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro- geological context of the development has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year + 30% for climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.**

The scheme shall also include:

3. **Provision of a fully detailed drainage plan showing pipe diameters, pipe runs, outlet points and location of SuDS features and supporting calculations.**
1. **Detailed engineered drawings of proposed SuDS features.**
2. **Details of how the scheme shall be maintained and managed after completion**

Reason; To prevent the increased risk of flooding, both on and off site and in accordance with Policy CS31 of the Dacorum Core Strategy.

- 22 **No development shall commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.**

Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

- 23 **No demolition/development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:**

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

Reason; in ensure no adverse archaeological implications in accordance with Policy CS27 of the Dacorum Core Strategy.

- 24 **All demolition/development shall take place in accordance with the Written Scheme of Investigation approved under condition 23. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.**

Reason; in ensure no adverse archaeological implications in accordance with Policy CS27 of the Dacorum Core Strategy.

- 25 **No development shall commence until a Foul Water Drainage impact study has been submitted to and approved in writing by the Local Planning Authority. The impact study shall confirm the extent of the network and any reinforcements required. Any reinforcements required shall be carried out fully in accordance with the approved details.**

Reason: to ensure foul water can be adequately provided for in accordance with Policy CS29 of the Core Strategy.

- 26 **Prior to the first occupation of the building hereby permitted sufficient space shall be provided within the site to enable a standard size servicing and or delivery vehicle to park, turn and re-enter the highway in a forward gear. This area shall be levelled, surfaced and drained in accordance with a detailed scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, and retained thereafter available for that specific use.**

Reason: In the interests of satisfactory development and highway safety in accordance with Policies CS8 & CS12 of the Dacorum Core Strategy and saved Policies 57 & 58 of the Dacorum Borough Local Plan 1991-2011.

- 27 **The development hereby permitted shall be carried out in accordance with the**

following approved plans/documents:

BEA_DWG- 001_V3.5 Rev A - REV A - SITE LOCATION PLAN
BEA_DWG- 002_V3.5 Rev A - REV A - BLOCK PLAN
BEA_DWG- 003_V3.5 Rev A - REV A - SITE PLAN
BEA_DWG- 004_V3.5 Rev A - TYPICAL BASEMENT PLAN
BEA_DWG- 005_V3.5 Rev C - GROUND FLOOR (WITH LAY-BYS)
BEA_DWG- 006_V3.5 Rev A - FIRST FLOOR
BEA_DWG- 007_V3.5 Rev A - 2ND - 12TH FLOOR
BEA_DWG- 008_V3.5 Rev B - 13TH FLOOR
BEA_DWG- 009_V3.5 Rev A - 14/15TH FLOOR
BEA_DWG- 010_V3.5 Rev A - 16TH FLOOR
BEA_DWG- 011_V3.5 Rev A - ROOF PLAN
BEA_DWG- 012_V3.5 Rev B - WEST ELEVATION
BEA_DWG- 013_V3.5 Rev B - SOUTH ELEVATION
BEA_DWG- 014_V3.5 Rev B - EAST ELEVATION
BEA_DWG- 015_V3.5 Rev B - NORTH ELEVATION
BEA_DWG- 016_V3.5 Rev A - ROOF PLAN - HIGH LEVEL
BEA_DWG- 017_V3.5 Rev B - SECTION AA & BB
BEA_DWG- 018_V3.5 Rev A - PROPOSED PROPOSED ACCESS PLAN
BEA_DWG- 019_V3.5 - SECTION (PLANTERS / PV PANELS)
BEA_DWG- 020_V3.5 - SITE ACCESS
BEA_DWG- 021_V3.5 Rev A - PROPOSED SITE ELEVATION / STREET SCENE
BEA_DWG- 022_V3.5 - EXISTING SITE PLAN
BEA_DWG- 023_V3.5 - EXISTING GROUND FLOOR PLAN ON SITE LAYOUT
BEA_DWG- 024_V3.5 - EXISTING GROUND FLOOR PLAN
BEA_DWG- 025_V3.5 - EXISTING FIRST FLOOR PLAN
BEA_DWG- 026_V3.5 - EXISTING SECOND FLOOR PLAN
BEA_DWG- 027_V3.5 - EXISTING THIRD FLOOR PLAN
BEA_DWG- 028_V3.5 - PROPOSED FIRST FLOOR SITE PLAN

DRAFT CONSTRUCTION METHOD STATEMENT
AFFORDABLE HOUSING COMMUTED SUM STATEMENT
REFUSE STATEMENT
SOCIAL HOUSING
SKYLINE BROCHURE AND TECHNICAL ASPECTS
DAYLIGHT , SUNLIGHT AND OVERSHADOWING (OCT 15)
RADAR ASSESSMENT (NOV 14)
WASTE MANAGEMENT PLAN (OCT 15)
AIR QUALITY ASSESSMENT (FEB 15)
ASBESTOS SURVEY (MAY 04)
DETAILS LAND AND ACCOMMODATION SURVEY
EXTERIOR PREVIEW 001 - 004
INTERIOR PREVIEW 001 - 006
CRIME PREVENTION REPORT (OCT 15)
LAND VISUAL IMPACT ASSESSMENT (SEPT 14 / OCT 15)
2ND LANDSCAPE VISUAL IMPACT ASSESSMENT (DEC 15)
LIGHTING IMPACT ASSESSMENT (OCT 15)
STATEMENT OF COMMUNITY INVOLVEMENT
DESK STUDY ASSESSMENT REPORT (BROWNFIELD SOLUTIONS NOV 14)
GROUND INVESTIGATIONS (LISTERS GEOTECHNICAL CONSULTING AUG 15)
GROUNDSURE DATA REPORT (NOV 11)
DESIGN AND ACCESS STATEMENT
DRAINAGE STRATEGY (ENVIRO CENTRE - OCT 15)
AMENDED DRAINAGE STRATEGY (ENVIRO CENTRE - MARCH 16)

SURFACE WATER DRAINAGE STRATEGY (THOMASONS - MARCH 16)
SUDS SUPPLEMENTARY (FEB 16)
ECOLOGY REPORT (ARBTECH)
ENERGY STATEMENT (C-PLAN)
FLOOD RISK ASSESSMENT
NOISE SURVEY (SEPT 15)
SUSTAINABILITY STATEMENT
TRANSPORT ASSESSMENT (NICHOLS CONSULTING - OCT 15)
TRANSPORT ASSESSMENT ADDENDUM (VECTIO CONSULTING DEC 15)
TRANSPORT ASSESSMENT TECHNICAL NOTE (VECTIO CONSULTING JAN 16)

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

Article 31 Statement

Planning permission/advertisement consent/listed building consent 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.

INFORMATIVES:

Hertfordshire Highways

The applicant is advised to prepare a scheme detailing provision for on-site parking for construction workers for the duration of the construction period to ensure adequate off-street parking during construction, in the interests of highway safety.

The applicant is also advised to prepare a Construction Management Plan detailing how safe pedestrian and vehicle access will be managed for the duration of the construction period in the interests of pedestrian and vehicle safety.

Protected Species

The removal of trees and shrubs should be avoided during the breeding season (March / Sept inclusive) If this is not possible then a search of the area should be made by a suitably experienced ecologist and if active nests are found, then clearance must be delayed until the nesting period has finished.

• For birds, the removal of trees & shrubs should be avoided during the breeding season (March to September inclusive). If this is not possible then a search of the area should be made by a suitably experienced Ecologist and if active nests are found, then clearance must be delayed until the last chick has fledged.

I do not consider that bats will be an issue given the negative survey results and nature of the existing buildings on site.

On the basis of the above, **I do not consider there to be any ecological constraints associated with the proposals.** The opportunities for ecological enhancements (other than those proposed directly associated with the buildings) are limited given the size of the site, but where new shrubs or grassland edges are proposed, consideration could be given to planting of locally native species

particularly those that bear blossom, fruit (berries) and nectar to support local wildlife. Where non-native species are used they should be beneficial to biodiversity, providing a food source or habitat for wildlife.

Surface Water Drainage Strategy

the proposed drainage scheme relies on the use of pumps. The use of pumps to drain the site will significantly increase the future maintenance burden and therefore increase the risk of failure due to poor maintenance. Details of the maintenance of the pump should be provided along with an emergency plan showing how the site would respond if the pump failed. The LPA will need to be satisfied that the proposed drainage strategy will be maintained and managed for the lifetime of the development.

Please note if the LPA decide to grant planning we wished to be notified for our records.

For further guidance on HCC's policies on SuDS, HCC Developers Guide and Checklist and links to national policy and industry best practice guidance please refer to our surface water drainage webpage.

<http://www.hertsdirect.org/services/envplan/water/floods/surfacewaterdrainage/>

Affinity Water

The construction works and operation of the proposed development site should be done in accordance with the relevant British Standards and Best Management Practices, thereby significantly reducing the groundwater pollution risk. It should be noted that the construction works may exacerbate any existing pollution. If any pollution is found at the site then the appropriate monitoring and remediation methods will need to be undertaken.

For further information we refer you to CIRIA Publication C532 "Control of water pollution from construction - guidance for consultants and contractors".

Environment Agency

Developers should ensure that any proposed piling methods do not pose a pollution risk to controlled waters. Piling to facilitate building foundations or the installation of ground source heat pumps has the potential to create a pathway between contaminated shallow soils and deeper geological formations and aquifers. Deep piling can also result in physical disturbance of aquifers.

A Hydrogeological Risk Assessment of physical disturbance to the aquifer should also be undertaken and if unacceptable risks are identified, appropriate mitigation measures must be provided.

It is recommended that developers follow the risk management framework provided in our guidance for 'Piling into Contaminated Sites' and also refer to the document

'Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention'.

The Conceptual Site Model (CSM) supplied (document reference 15.06.004) is insufficient and additional information is required to update the CSM and reduce the uncertainties prior to carrying out the risk assessment to controlled waters. In particular, no groundwater data has been supplied.

A minimum of 3 groundwater monitoring boreholes that intercept the seasonal minimum level groundwater table are required to establish the groundwater levels, flow patterns and groundwater quality. This information should then used to determine likely sources of offsite contamination.

Groundwater sampling should be undertaken, using a risk based approach to determine likely analytical suits. These should be based on previous land uses, both on the site and the surrounding area, taking into account likely contaminants associated with historic and current uses, as identified in the Site Investigation (for example chlorinated solvents, BTEX etc).

More information is required on the bus refuelling facilities located to the south of the site. This should include the depth of USTs where present.

When dealing with contamination on site we recommend that developers:

- Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination.
- Refer to our Guiding Principles for Land Contamination for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
- Refer to our website for more information and, in particular, the Planning and Land Contamination resource pages at <https://www.gov.uk/contaminated-land>
- Refer to Groundwater Protection Principles and Practice (GP3). This can be viewed via our webpage at <https://www.gov.uk/government/publications/groundwater-protection-principles-and-practice-gp3>

The verification report should be undertaken in accordance with in our guidance '*Verification of Remediation of Land Contamination*'. This can be found at <http://publications.environment-agency.gov.uk/pdf/SCHO0210BRXF-e-e.pdf>.

Please contact me if you have any queries.

Contaminated Land

The applicant is advised that a guidance document relating to land contamination is available in the Council's website:

<http://www.dacorum.gov.uk/default.aspx?page=2247>

National Grid

National Grid has identified that it has apparatus within the vicinity of your enquiry which may be affected by the activities specified.

Due to the presence of National Grid apparatus in proximity to the specified area, the contractor should contact National Grid before any works are carried out to ensure our apparatus is not affected by any of the proposed works.

Affected Apparatus

The National Grid apparatus that has been identified as being in the vicinity of your proposed works is:

3. High or Intermediate pressure (above 2 bar) Gas Pipelines and associated equipment
 - Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus within the vicinity)

As your proposal is in proximity to National Grid's apparatus, we have referred your enquiry / consultation to the following department(s) for further assessment:

- Gas Distribution Pipelines Team

Requirements

Before carrying out any work you must:

- Ensure that no works are undertaken in the vicinity of our gas pipelines and that no heavy plant, machinery or vehicles cross the route of the pipeline until detailed consideration has taken place.
- Carefully read these requirements including the attached guidance documents and maps showing the location of National Grid apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 - 'Avoidance of danger from overhead power lines'.
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

Guidance

High Pressure Gas Pipelines Guidance

If working in the vicinity of a high pressure gas pipeline the following document must be followed: 'Specification for Safe Working in the Vicinity of National Grid High Pressure Gas Pipelines and Associated Installations - Requirements for Third Parties' (SSW22).

Excavating Safely - Avoiding injury when working near gas pipes

Standard Guidance

Essential Guidance Document

General Guidance Document

Excavating Safely in the vicinity of gas pipes guidance

Excavating Safely in the vicinity of electricity cables guidance

Thames Water

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 0845 850 2777. Reason: to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

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 0845 850 2777 to discuss the options available at this site.

Thames Water requests that the applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, photographic/printing, food preparation, abattoir, farm wastes,

vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made at <http://www.thameswater.co.uk/business/9993.htm> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.

Swimming Pools - Where the proposal includes a swimming pool Thames Water requests that the following conditions are adhered to with regard to the emptying of swimming pools into a public sewer to prevent the risk of flooding or surcharging: -
1.The pool to be emptied overnight and in dry periods. 2.The discharge rate is controlled such that it does not exceed a flow rate of 5 litres/ second into the public sewer network.

Water Comments

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.

Waste and Minerals

The Site Waste Management Plan must be available to any contractor carrying out work described in the plan and should be forwarded to the Waste Planning Authority when complete. There is no need to provide monthly progress; instead the final figures at the completion of the project would be sufficient. These should be sent to the Spatial Planning and Economy Unit, Minerals and Waste Team, Hertfordshire County Council, CHN216, County Hall, Hertford, Hertfordshire, SG13 8DN.

This application site abuts an Employment Land Area of Search for waste activities (B2 and B8 uses) and is adopted as part of the Waste Plan for Hertfordshire. ELAS175 Two Waters (west of a414) is indicated in Inset Map 006 of the Waste Site Allocations Development Plan Document (adopted July 2014). This site falls completely within Area of Search A of the Waste Core Strategy (adopted November 2012) for Local Authority Collected organic waste.

Both ELAS sites at Two Waters are located on groundwater source protection zones and are in close proximity to Flood Zones Two and Three but are completely located within Flood Zone One.

231 4/00089/16/FUL - 29 SHRUBLANDS ROAD, BERKHAMSTED, HP4 3HX

Councillor D Collins declared a personal interest in this item – the occupants of the house are known to him.

M Stickley introduced the report and said it had been referred to committee due to the contrary views of Berkhamsted Town Council.

Miles Young spoke in support of this application.

Councillor Ashbourn in his role as Ward Councillor spoke in objection to this application.

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

Vote

For: 10 Against: 1 Abstained: 2

Resolved:

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

- 1 **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

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

Application Form

936/20/007 (P2)

936/20/008 (P2)

936/20/009 (P2)

936/20/010 (P2)

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

- 3 **The windows at first-floor and second-floor level in the south-eastern and north-western elevations of the proposed dwellinghouses hereby permitted shall be non-opening and shall be permanently fitted with obscured glass.**

Reason: In the interests of the amenity of adjoining residents in accordance with Policy CS12(c) of the Dacorum Borough 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 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 and E

Reason: Over development of the plot and enlargement of the individual dwellings may result in overlooking and loss of privacy to the surrounding residential properties. To enable the local planning authority to retain control over this, and in the interests of safeguarding the visual amenity of the locality, the condition above has been imposed in accordance with Policy CS12 of the Dacorum Borough Core Strategy.

- 5 **The car parking spaces shall have minimum dimensions of 2.4m by 4.8m. Such spaces shall be maintained as a permanent ancillary to the development and shall be used for no other purpose.**

Reason: To ensure the adequate provision of off-street parking in order to minimise the impact on the safe and efficient operation of the adjacent highway in accordance with Policy CS8 (h) and CS12 (b) of the Core Strategy.

- 6 **Before being brought in to use the new parking areas hereby approved shall be surfaced in tarmacadam or similar durable bound material and arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge in to highway.**

Reason: To avoid the carriage of extraneous material surface water from the site into the highway so as to safeguard the interest of highway safety in compliance with Policy CS12 of the Dacorum Borough Core Strategy.

- 7 **Pedestrian visibility splays of 2m by 2m shall be maintained, on both sides of the existing and proposed hardstanding areas as shown on drawing 936/20/003(P2), within which there shall be no obstruction to visibility between 600mm and 2m above the carriageway.**

Reason: In the interests of highway safety.

- 8 **If within a period of five years from the date of this permission any planting shown on the approved plans is removed, uprooted or destroyed or dies (or becomes, in the opinion of the local planning authority, seriously damaged or defective), a replacement of the same species and size as that originally planted shall be planted at the same place in the next planting season, unless the local planning authority gives its written consent to any variation.**

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area in accordance with Policy CS11(b) of the Dacorum Borough Core Strategy.

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

936/20/001(P2)

936/20/002(P2)

936/20/003(P2)

936/20/004(P2)

936/20/005(P2)

936/20/006(P2)

936/20/007(P2)

936/20/008(P2)

936/20/009(P2)

936/20/010(P2)

936/20/011(P2)

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

Article 35 Statement

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015.

INFORMATIVES:

Thames Water

Surface Water Drainage - 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. Reason - to ensure that the

surface water discharge from the site shall not be detrimental to the existing sewerage system.

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at www.thameswater.co.uk

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

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.

Highways Department

Advisory Notes

AN1. Road Deposits: Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in condition such as not to emit dust or deposit mud, slurry or other debris in the highway. This is to minimise the impact of construction vehicles and to improve the amenity area.

AN2. The applicant is advised that storage of materials associated with the development should take place within the site and not extend into within the public highway without authorisation from the highway authority, Hertfordshire County Council. If necessary further details can be obtained from the County Council highways via either the website <http://www.hertsdirect.org/services/transtreets/highways/> or telephone 0300 1234047 to arrange this.

AN3. Where works are required within the public highway to facilitate access, the highway authority require the construction of such works to be undertaken to their specification and by a contractor who is authorised to work in the public highway. In relation to the crossover the applicant is advised to see the attached website.

Vehicle crossover guidance

<http://www.hertsdirect.org/docs/pdf/d/vxo.pdf>

<http://www.hertsdirect.org/services/transtreets/highways/hhonlineservices/vxo/>

232 4/00176/16/FUL - 6 SEVERMEAD, HEMEL HEMPSTEAD, HP2 6DX

M Stickley introduced the report and said it had been called-in to the committee at the request of Councillor Banks.

Theo Naylor spoke in support of this application.

Kevin Doran spoke in objection to this application.

Councillor Banks in her role as Ward Councillor spoke in objection to this application.

Members requested that the permitted development rights are to be removed from these two properties.

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

Vote

For: 8 Against: 3 Abstained: 2

Resolved:

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

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in size, colour and texture those used on the existing building.**

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

- 3 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, C, D and E

Reason: Over development of the residential plots and enlargement of the individual

dwelling may result in a cramped layout and insufficient amenity space for the occupants. To enable the local planning authority to retain control over this, and in the interests of safeguarding the visual amenity of the locality, the condition above has been imposed in accordance with Policy CS12 of the Dacorum Borough Core Strategy.

- 4 **The car parking spaces shall have minimum dimensions of 2.4m by 4.8m. Such spaces shall be maintained as a permanent ancillary to the development and shall be used for no other purpose.**

Reason: To ensure the adequate provision of off-street parking in order to minimise the impact on the safe and efficient operation of the adjacent highway in accordance with Policy CS8 (h) and CS12 (b) of the Core Strategy.

- 5 **Pedestrian visibility splays of 2m by 2m shall be maintained, on both sides of the existing and proposed hardstanding areas, within which there shall be no obstruction to visibility between 600mm and 2m above the carriageway.**

Reason: In the interests of highway safety.

- 6 **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;**
- **proposed finished levels or contours.**

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 in accordance with Policies CS12 and CS25 of the Dacorum Borough Core Strategy.

- 7 **No development, other than the demolition of the single-storey front/side extension and detached garage, shall take place until full details of the on-site surface water drainage mechanisms for the parking spaces, have been submitted to and approved in writing by the Local Planning Authority. The parking spaces and pathways shall be constructed in accordance with the**

approved details prior to the occupation of the dwellings hereby permitted.

Reason: To minimise danger, obstruction and inconvenience to highway users and to ensure the satisfactory disposal of surface water in accordance with Policies CS8 and CS31 of the Dacorum Borough Core Strategy.

8

The windows at first-floor level in the south-western and north-eastern elevations of the proposed dwellinghouses hereby permitted shall be permanently fitted with obscured glass, as indicated on drawing TM005 and TM006. It should be noted that this condition relates only to the two most westerly windows on the south-western elevation.

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

9

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

TM004

TM005

TM006

TM007A

TM007B

TM008A

TM008B

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

Article 35 Statement

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process which lead to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015.

INFORMATIVES:

Highways Department

S278 Agreement Any works within the highway boundary will need to be secured

and approved via a S278 Agreement with the County Council.

Advisory Notes

AN1) Where works are required within the public highway to facilitate the new vehicle access or modify an existing (no works planned at present but the applicant needs to be made aware), the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to Hertfordshire County Council Highways team to obtain their permission and requirements. Their address is County Hall, Pegs Lane, Hertford, Herts, SG13 8DN. Their telephone number is 0300 1234047.

AN2) 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 <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

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 <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

233 4/03492/15/FHA - 13 FIELDWAY, BERKHAMSTED, HP4 2NX

R Marber introduced the report and said it had been referred to the committee due to the contrary views of Berkhamsted Town Council.

Christopher Morris spoke in support of this application.

Brian Maleham and Trisha Kennedy spoke in objection to this application.

Town Councillor Julian Ashbourn spoke in objection to this application.

It was proposed by Councillor Guest and seconded by Councillor R Sutton to grant this application in line with the officer's recommendation

Vote

For: 7

Against: 3

Abstained: 3

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 policy CS12 of the Core Strategy (2013).

- 3 **In this condition the mature TPO Oak tree in the front garden of the application site shall be retained in accordance with the approved plans and particulars; and paragraphs (a) below shall have effect until the expiration of 1 year from the date of the occupation of the building for its permitted use.**

(a) The erection of fencing for the protection of the retained tree and surrounding grass area 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 the vitality of the protected tree and to safeguard the visual character of the immediate area; in accordance with policies 99, 100, 101 of the Dacorum Local Plan (1991) and Policy CS12 of the Core Strategy (2013).

- 4 **Prior to the construction of any decking / patio area/sitting area to the rear of the extension 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 for the proposed sitting out area;**
- **proposed finished levels or contours;**
- **a plan indicating the positions, design, materials and type of boundary treatment to be erected.**

The approved works shall be completed before the construction of the extensions hereby permitted.

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

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

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

Article 35 Statement

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

234 4/00143/16/FHA - 57 HYDE MEADOWS, BOVINGDON, HEMEL HEMPSTEAD, HP3 0ES

R Marber introduced the report and said it had been referred to the committee due to the contrary views of Bovingdon Parish Council.

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

Vote

For: 12 Against: 0 Abstained: 1

Resolved:

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

- 1 **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 **The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in size, colour and texture those used on the existing building.**

Reason: To ensure a satisfactory appearance to the development; in accordance with policy CS12 of the Core Strategy.

- 3 **The additional window inserted at first floor level in the bathroom north east side elevation hereby permitted shall be permanently fitted with obscured glass and non-opening below a height of 1.7m from floor level.**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings and occupiers of the dwelling house; in accordance with Policy CS12 of the Core Strategy (2013).

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

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

Article 35 Statement

Planning permission has been granted for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage which lead to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management

Procedure) (England) (Amendment No. 2) Order 2015.

235 4/02680/15/FUL - LITTLE BEANEY, NETTLEDEN ROAD NORTH, LITTLE GADDESSEN, BERKHAMSTED, HP4 1PE

Councillor Guest declared a personal interest in this item as she knew one of the speakers. She reserved her right to speak and vote thereon.

T Amlak introduced the report and said it had been referred to the committee due to the contrary views of Little Gaddesden Parish Council and a number of residents. T Amlak had received further objections from residents at the Coach House.

David Kirkland (architect) spoke in support of the application.

Lesley Thompson (neighbour) and George Godar (Chairman – Rural Heritage Society) spoke in objection to the application.

Parish Councillor Paul Kelly spoke in objection to the application.

Councillor Douris in his role as Ward Councillor spoke in objection to this application.

David Kirkland said that he would be happy to change the materials securing slate roof and horizontal timber cladding as opposed to vertical. Members asked if this could be secured in a condition.

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

Vote

For: 5 Against: 6 Abstained: 2

Having there been no majority to grant this application in line with the officer's recommendation, it was proposed by Councillor Conway and seconded by Councillor Maddern to grant the application with the additional condition regarding change of material and design.

Vote

For: 7 Against: 5 Abstained: 1

Resolved:

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

- 1 **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

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

Drawing No. EX01

Drawing No. EX02

Drawing No. EX03

Drawing No. PL02 Rev H

Drawing No. PL03 Rev B

Drawing NO. PL04 Rev B

Drawing NO. PL06 Rev A

Design & Access Statement

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

NOTE 1: ARTICLE 35 STATEMENT

Planning permission has been granted for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage which lead to improvements to the scheme

The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

- 3 **Notwithstanding the details submitted for the hereby approved new dwelling and detached garage, no works shall be commenced until details along with samples of the external materials and finishes have been submitted to and approved in writing by the Local Planning Authority. Works shall then be undertaken in accordance with the approved details.**

Reason: In the interests of the visual amenities of the Conservation Area, and ANOB, in accordance with Policies CS24 and CS27 of the adopted Dacorum Core.

- 4 **Notwithstanding the details submitted for the hereby approved new dwelling and detached garage, no works shall be commenced until details for the windows, ground-floor glazed opening screen, roof lights and exterior doors have been submitted to and approved in writing by the Local Planning Authority. The details shall include details of the frames and finishes. The windows, glazed screen, roof lights and exterior doors to installed in accordance with the details as approved.**

Reason: In the interests of the visual amenities of the Conservation Area, and ANOB, in accordance with Policies CS24 and CS27 of the adopted Dacorum Core.

- 5 **Notwithstanding the details submitted for the hereby approved new dwelling and detached garage, no works shall be commenced until full details for measures for rainwater collection and discharge have been submitted to and approved in writing by the Local Planning Authority. The details shall include details of the materials and finishes. The measures for rainwater collection and discharge shall then be undertaken in accordance with the details as approved.**

Reason: In the interests of the visual amenities of the Conservation Area, and ANOB, in accordance with Policies CS24 and CS27 of the adopted Dacorum Core.

- 6 **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 and F
Part 2 Classes A, B and C**

Reason: To enable the local planning authority to retain control over the development which replaces an existing dwelling with a larger dwelling home within the existing defined domestic curtilage. The limited size and bulk of this dwelling accord with the NPPF and local plan policies. Therefore any increase in its size would be contrary to policies to safeguard the visual amenity and openness of this site within the Rural Area and AONB

- 7 **The existing frontage hedging and trees shall be protected during construction and shall thereafter be retained.**

Reason: To accord with Policy CS12, CS24 and CS25 and to preserve the character and the beauty of the Chilterns AONB.

- 8 **The bathroom windows on the flank elevation facing the neighbouring property West Beaney of the building hereby permitted shall be non opening and shall be permanently fitted with obscured glass.**

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

- 9 **Prior to the commencement of the development hereby approved details of a Construction Management Plan must be submitted to the Local Planning Authority for approval**

Reason: In the interest of highway safety and free and safe flow of traffic and to accord with adopted Core Strategy Policy CS9.

- 10 **The development hereby permitted shall be carried out in accordance with the sustainability statement with the Design & Access Statement.**

Reason: To ensure the sustainable development of the site in accordance with adopted Core Strategy Policy CS29.

- 11 **In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of [1 year] from the date of the occupation of the building for its permitted use.**

(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 immediate area.

- 12 **Notwithstanding the details submitted on the drawings for the hereby approved new dwelling and detached garage, the proposed timber cladding must be horizontal style cladding and the roof must be constructed with Natural Slate materials. No works shall be commenced until samples of have been submitted to and approved in writing by the Local Planning Authority. Works shall then be undertaken in accordance with the approved details.**

Reason: In the interests of the visual amenities of the Conservation Area,

and ANOB, in accordance with Policies CS24 and CS27 of the adopted Dacorum Core Strategy.

**236 4/02275/15/ROC - HEMEL HEMPSTEAD TOWN FOOTBALL CLUB,
VAUXHALL ROAD, HEMEL HEMPSTEAD, HP2 4HW**

Councillor Tindall declared a prejudicial interest in this item as he has been involved in discussions with residents. He reserved his right to speak but not vote.

N Gibbs introduced the report and said it had returned to the committee due to inaccuracies in the previous report.

Councillor Tindall in his role as Ward Councillor spoke in objection to this application.

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

Vote

For: 11 Against: 0 Abstained: 1

Resolved:

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

1. Notwithstanding the submitted details the astroturf pitch and floodlights hereby permitted shall only be used during the following times:

- **Mondays to Thursdays: Between 09.00 hours and 22.00 hours for the period between 1 September to 30 April each year, subject to the use between 09.00 hours and 11.00 hours being only during school holidays.**
- **Mondays to Thursdays: Between 09.00 hours and 21.00 hours for the period between 1 May to 31 August each year, subject to the use between 09.00 hours and 11.00 hours being only during school holidays.**
- **Fridays: Between 09.00 hours and 21.30 hours, subject to the use between 09.00 hours and 11.00 hours being only during school holidays.**
- **Saturdays: Between 09.00 hours and 20.00 hours for a period of 12 months only as from the date of this decision, and Sundays: Between 11.00 hours to 20.00 hours.**

Reason: In the interests of safeguarding at all times the residential amenity of the locality in accordance with the requirements of Policies CS12 and CS32 of the Dacorum Core Strategy. The temporary use of the asroturf for 12 months will enable the local planning authority to assess the impact of the use on Saturdays.

2 The existing acoustic fence between the astroturf pitch and the rear gardens of the dwellings in Vauxhall Road shall be retained at all times.

Reason: In the interests of safeguarding at all times the residential amenity of the locality in accordance with the requirements of Policies CS12 and CS32 of the Dacorum Core Strategy.

- 3 **The existing retractable net located between the astroturf pitch and the rear gardens in Vauxhall Road shall be retained at all times at its full height.**

Reason: In the interests of safeguarding at all times the residential amenity of the locality in accordance with the requirements of Policy CS12 of the Dacorum Core Strategy.

- 4 **The existing floodlighting shall be maintained with at all times fully in accordance with the Training Area Rev 4 and Rev 4 Spillage Charts dated 15 July 2010 details and including the lower level of luminance shown by Document 5 Rev 4 Parts 3.2 and 3.3 when the astroturf pitch floodlighting shall only be used for five-a-side football or local community recreational football.**

Reason: In the interests of safeguarding the residential amenity of the area and the local environment in accordance with the requirements of Policies CS12 and CS32 of the Dacorum Core Strategy and Policy 113 and Appendix 8 of the saved Dacorum Borough Local Plan.

- 5 **The existing car park shall be retained at all times fully in accordance with Drawing No 275-6-6 Rev C and shall only be used for the approved purposes. Before the accommodation block hereby permitted is first brought into use, the fire access, arrangements for access for persons with disabilities (for both the main pitch through the relocated turnstile and the accommodation block) and the disabled parking spaces shown by Drawing No. 275-6-6 Rev C shall be provided at all times.**

Reason: To ensure that there is an acceptable parking layout serving the site with due regard to the need to provide safe fire/emergency access and for persons with disabilities in accordance with the requirements of Policies CBS 8 and CS12 of the Dacorum Core Strategy.

- 6 **Within 6 months of the date of this permission a Green Travel Plan shall be submitted to the local planning authority for its approval in writing. The Travel Plan shall provide details of measures for reducing car dependency and the need to travel to site by car whilst promoting alternative modes of transport such as walking, cycling and use of public transport. The approved Travel Plan shall then be implemented in accordance with the approved details within 3 months of the date of its approval in writing by the local planning authority. The Travel Plan shall then be operated for at least 1 year from the date of its first implementation. During this period the effectiveness of the Travel Plan shall be monitored by the operator. At the end of this period the monitoring results shall be submitted to the local planning authority in writing and the Green Travel Plan shall be maintained at all times unless otherwise agreed in writing by the local planning authority.**

Reason: To accord with the principles of sustainable transportation in accordance with Policy CS8 of the Dacorum Core Strategy.

- 7 **The existing hedge on the south western side of the site shall be retained at all**

times.

Reason: In the interests of visual amenity and biodiversity In accordance with in accordance with the requirements of Policy CS12 of the Dacorum Core Strategy.

- 8 **No development shall take place upon the construction of the two storey accommodation block hereby permitted until samples of the details proposed to be used on the external walls and roofs 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 that the extended building complements the existing character and appearance of the area to accord with the requirements of Policy CS12 of the Dacorum Core Strategy.

- 9 **Two bat boxes and two nesting boxes for birds shall be installed on the rear elevation of the accommodation block hereby permitted before its first use and shall be thereafter retained at all times.**

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

- 10 **Prior to the commencement of the two storey accommodation block development hereby permitted, plans and details showing how the development will provide for renewable energy and conservation measures, and water conservation shall be submitted to and approved in writing by the local planning authority. The approved measures shall be provided before any part of the development is first brought into use and they shall thereafter be permanently retained.**

Reason: In the interests of sustainable construction to accord with the requirements of Policy CS29 of the Dacorum Core Strategy.

- 11 **All surface water shall be attenuated by soakaways.**

Reason: To ensure that the site is subject to an acceptable drainage system serving the development to accord with the requirements of Policies CS29, CS31 and CS32 of the Dacorum Core Strategy.

- 12 **All the high level windows for the disabled toilet and showers serving the changing room hereby permitted shall be fitted with obscure glass at all times.**

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

- 13 **Any new exterior lighting for the accommodation block hereby permitted and the car park shall only be installed fully in accordance with details submitted to and approved in writing by the local planning authority and thereafter retained and maintained fully in accordance with the approved details.**

Reason: To safeguard the local environment in accordance with the requirements of Policies CS12 and CS32 of the Dacorum Core Strategy and Policy 113 and Appendix 8 of the saved Dacorum Borough Local Plan.

- 14 **Subject to the requirements of other conditions of this planning permission the development hereby permitted shall be carried out in accordance with the following plans:**

275- 6-4 Rev E, 275-6-1 Rev A (Location Plan), 275-6-5 Rev A (Indicative Layout)

275-6-08 (3) Rev A, 275-6-6 Rev C , HHFCTR/1, 275-6-3 Rev E, 275-6-4 Rev E HHTFC/03 Rev A, HHTFC/02 Rev A, HHTFC/04 and HHTFC/05 Rev A

Lighting Drawings Rev 4 and Rev 4 Spillage Charts dated 15 July 2010) including the isolux contours within the gardens and dwellings of the adjoining dwelling houses.

Document 5 Rev 4 Parts 3.2 and 3.3 shall be provided when the astroturf floodlighting is only used for five-a-side football or local community recreational football.

Reason: To safeguard and maintain the strategic policies of the local planning authority and for the avoidance of doubt.

ARTICLE 35 STATEMENT

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process which lead to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

237 4/00395/16/FHA - HAZEL GROVE, WAYSIDE, CHIPPERFIELD, KINGS LANGLEY, WD4 9JJ

B Curtain introduced the report on behalf of the relevant case officer. It had been referred to the committee due to the contrary views of Chipperfield Parish Council.

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

Vote

For: 12 Against: 0 Abstained: 1

Resolved:

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

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 **The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in size, colour and texture those used on the existing building.**

Reason: To ensure a satisfactory appearance to the development in accordance with policy CS12 of the adopted Core Strategy.

- 3 **The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Hazel Grove, Wayside.**

Reason: To safeguard appropriate development in the Green Belt and character of the area in accordance with policies CS5 and CS12 of the adopted Core Strategy and to avoid harm to the amenities of the neighbouring properties in accordance with policy CS12.

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

01
02A
LOCATION PLAN

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

238 APPEALS

The following appeals were noted:

1. Lodged
2. Forthcoming inquires
3. Dismissed

The Meeting ended at 11.06 pm