
DACORUM BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT

13 AUGUST 2020

Present:

MEMBERS:

Councillor Guest (Chairman) Councillors, C Wyatt-Lowe (Vice-Chairman), Beauchamp, Hobson, McDowell, Riddick, R Sutton, Uttley, Woolner, Tindall and G Sutton

Councillor also attended

OFFICERS:

SWhelan (Group Manager, Development Management & Planning)
PStanley (Team Leader Development Management)
JGardner (Lead Planning Officer)
RFreeman (Lead Planning Officer)
NGibbs (Lead Planning Officer)
CLecart (Planning Officer)
JMiller (Planning Officer)
JHutton (Legal Governance Team Leader - Planning and Property)
NSultan (Legal Governance Team Leader)
COnil (Corporate Support Team Leader) (Minutes)

The meeting began at 6.30 pm

28 MINUTES

The minutes of the meeting held on 23 July were confirmed by the Members present. Hard-copy minutes will be signed by the Chair when restrictions are lifted.

29 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Maddern & Durrant (Cllr G Sutton attended as a substitute for Cllr Durrant)

Cllr Tindall advised he would be leaving the meeting at 8pm.

The Chair advised that Cllr Oguchi may be delayed but will try to join the meeting.

30 DECLARATIONS OF INTEREST

Cllr Guest asked Members to remember to declare any Disclosable Pecuniary or other Interests at the beginning of the relevant planning application.

31 PUBLIC PARTICIPATION

Cllr Guest reminded Members and the public about the rules regarding public participation as follows:

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

32 4/02270/19/FUL - DEMOLITION OF EXISTING STORAGE BUILDING AND CONSTRUCTION OF NEW STABLE BLOCK AND ACCESS Land On Featherbed Lane Felden Hemel Hempstead HP3 0BT

Cllr Uttley declared an interest and will not be participating in the discussion or voting on this application. Cllr Riddick declared an interest in that he called-in this application and confirmed he was approaching this with an open mind and would be participating.

The Case Officer, JMiller introduced the report to Members and said that the application had been referred to the Committee as it was called in by Councillor Riddick.

David Lomas spoke in objection to the application.

Ward Councillor Graham Barrett spoke in objection to the application.

Lewis Davenport spoke in support of the application.

It was proposed by Cllr GSutton and seconded by Councillor RSutton to GRANT the application.

Vote:

For: 3 Against: 6 Abstained: 1

Cllr Hobson proposed to REFUSE the application, seconded by Cllr Wyatt Lowe, on the grounds of the impact on the openness of the greenbelt due to the size of the building.

Vote:

For: 6 Against: 3 Abstained: 1

Resolved: That planning permission be REFUSED owing to its overall scale and size, the proposed development would fail to preserve the openness of the Green Belt, contrary to paragraph 145 (b) of the National Planning Policy Framework (NPPF) and Policy CS5 of the Core Strategy.

33 20/01657/FUL - INSTALLATION OF EXTERNAL LIGHTING TO THE SOUTH, EAST AND WEST FACADES OF THE MULTI-STOREY CAR PARK. INSTALLATION OF LIGHT POSTS WITHIN THE DDA PARKING AREA. Public Car Park, Lower Kings Road, Berkhamsted

The Case Officer, NGibbs introduced the report to Members and said that the application had been referred to the Committee as DBC is the applicant.

It was proposed by Cllr GSutton and seconded by Cllr Riddick to GRANT the application.

Vote:

For: 9 Against: 0 Abstained: 1

Resolved: That planning permission be GRANTED.

34 20/00887/FUL - PART SINGLE, PART TWO STOREY SIDE AND REAR EXTENSION AND CONVERSION OF THE DWELLING INTO TWO COTTAGES Martlets, The Common Chipperfield WD4 9BS

Cllr Beauchamp declared a personal interest and will not be participating in discussion or voting on this application.

The Case Officer, CLecart introduced the report to Members and said that the application had been referred to the Committee given the contrary recommendation of Chipperfield Parish Council. Chipperfield Parish Council Object to the development.

A statement was prepared by Parish Councillor Geoff Bryant in objection of the application. This was read out by Cassy O'Neil, Corporate & Democratic Support Team Leader.

Gray spoke in support of the application.

Cllr Tindall indicated he was leaving the meeting at 19.53pm

It was proposed by Cllr McDowell and seconded by Cllr Hobson to GRANT the application.

Vote:

For: 7 Against: 0 Abstained: 1

Resolved: That planning permission be GRANTED with the following conditions;

Condition(s) and Reason(s):

- 1. The development hereby permitted shall begin 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:**

**256 pa2.05 Rev B
256 pa2.06
256 pa2.07
256.pa2.08**

256.pa209

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

3. **The bricks, flintwork, mortar, slates and rainwater goods to be used in the construction of the external surfaces of the development hereby permitted shall match the existing building in terms of size, colour and texture.**

Pre cast flintwork panels shall not be used.

Reason: To make sure that the appearance of the building is suitable and that it contributes to the character of the area in accordance with Policies CS11 and CS12 of the Dacorum Borough Core Strategy (2013).

4. **No development (excluding demolition/ground investigations) shall take place until joinery and finish and rooflight details to be used in the construction of the external surfaces of the development hereby permitted have been submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. Please do not send materials to the Council offices. Materials should be kept on site and arrangements made with the Planning Officer for inspection.**

Reason: To ensure satisfactory appearance to the development and to safeguard the visual character of the area in accordance with Policies CS11 and CS12 of the Dacorum Borough Core Strategy (2013).

5. **No construction of the superstructure shall take place until full details of both hard and soft landscape works has been submitted to and approved in writing by the Local Planning Authority. These details shall include:**

- **all external hard surfaces within the site;**
- **other surfacing materials;**
- **means of enclosure;**
- **soft landscape works including a planting scheme with the number, size, species and position of trees, plants and shrubs;**
- **minor artefacts and structures (e.g. furniture, play equipment, signs, refuse or other storage units, etc.); and**

The planting must be carried out within one planting season of completing the development.

Any tree or shrub which forms part of the approved landscaping scheme which within a period of 5 years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a similar species, size and maturity.

Reason: To improve the appearance of the development and its contribution to biodiversity and the local environment, as required by saved Policy 99 of the

Dacorum Borough Local Plan (2004) and Policy CS12 (e) of the Dacorum Borough Council Core Strategy (2013).

- 6. No construction of the superstructure shall take place until details of the provisions for the storage and recycling of refuse have been submitted to and approved in writing by the Local Planning Authority. Such provisions shall be made/constructed prior to the first occupation of the building(s) and shall thereafter be made permanently available for the occupants of the building(s) unless further written approval for an alternative scheme is gained from the Local Planning Authority.**

Reason: To safeguard the residential and visual amenities of the locality, protect the environment and prevent obstruction to pedestrian movement in accordance with saved Policy 129 of the Dacorum Borough Local Plan (2004) and Policy CS29 of the Dacorum Borough Core Strategy (2013).

- 7. 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, Class A, B, C, E

Reason: To enable the Local Planning Authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality in accordance with Policies CS12 and CS27 of the Dacorum Borough Core Strategy (2013) and Paragraph 127 of the National Planning Policy Framework (2019).

- 8. Prior to the first occupation of the development hereby permitted the proposed on-site car parking areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.**

Reason: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy CS12 of the Core Strategy (2013) and Saved Appendix 5 of the Local Plan (2004).

- 9. Prior to first occupation of the development rights of access to the proposed car parking spaces shown on drawing 256 pa2.05 Rev B shall be secured. Details confirming these access rights shall be submitted to the LPA for its records.**

Reason: To ensure construction of a satisfactory development and in the interests of highway safety, as well as to secure an operable and convenient car parking arrangement in accordance with Policy CS12 of the Core Strategy (2013) and Saved Appendix 5 of the Local Plan (2004).

35 20/00227/FHA - DEMOLITION OF EXISTING OUTBUILDINGS AND CONSTRUCTION OF REPLACEMENT SINGLE STOREY RESIDENTIAL ANNEXE WITH ANCILLARY DRIVEWAY FROM EXISTING ACCESS ON HEMPSTEAD LANE FOR EMERGENCY VEHICLE USE ONLY Mollcroft, 69 Hempstead Lane, Potten End HP4 2RZ

Cllr Guest advised that the item had been withdrawn from the agenda of the Development Management Committee on 13th August.

Cllr Guest apologised for any inconvenience caused and advised that the item has have been withdrawn because on closer inspection of the Constitution, it is not required to be heard at DMC and a decision will be made at a delegated level in accordance with the constitution.

36 20/01408/LBC & 20/01741/FHA - REMOVAL OF EXISTING PORCH AND CONSTRUCTION OF SINGLE STOREY SIDE EXTENSION Little Cheverells Cheverells Green, Markyate AL3 8AA

Cllr Guest advised that the item had been withdrawn from the agenda of the Development Management Committee on 13th August.

Cllr Guest apologised for any inconvenience caused and advised that the item has have been withdrawn because on closer inspection of the Constitution, it is not required to be heard at DMC and a decision will be made at a delegated level in accordance with the constitution.

37 20/01014/FHA - REPLACEMENT FRONT DOOR 65 Charles Street Berkhamsted HP4 3DH

The Case Officer, NGibbs introduced the report to Members and said that the application had been referred to the Committee because the recommendation to support the application is contrary to Berkhamsted Town Council's view.

Town Councillor Jackie Jones spoke in objection to the application.

It was proposed by Cllr GSutton and seconded by Cllr Wyatt Lowe to GRANT the application.

Vote:

For: 7 Against: 2 Abstained: 1

Resolved: That planning permission be GRANTED.

38 20/01582/FUL - RETENTION OF ENTRANCE GATES. Land Adjacent Two Bays Long Lane Bovingdon HP3 0NE

The Case Officer, RFreeman introduced the report to Members and said that the application had been referred to the Committee because the recommendation to support the application is contrary to Berkhamsted Town Council's view.

Ward Councillor Graham Barrett spoke in objection to the application.

It was proposed by Cllr Uttley and seconded by Cllr McDowell to GRANT the application.

Vote:

For: 8

Against: 1

Abstained: 1

Resolved: That planning permission be GRANTED with the following conditions;

Condition(s) and Reason(s):

That the gates hereby approved shall not be clad in timber or any other material.

Reason: To ensure that the proposed gates are satisfactory in appearance and do not detract from the open character and appearance of the Green Belt in accordance with

The Meeting ended at 8.59 pm