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**DACORUM BOROUGH COUNCIL**

**DEVELOPMENT MANAGEMENT**

**15 OCTOBER 2020**

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Present:

**MEMBERS:**

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

Councillor also attended

**OFFICERS:**

Hutton (Legal Governance Team Leader (Planning and Property)), Fowell (Corporate & Democratic Support Officer), R Freeman (Lead Planning Officer), Gardner (Planning Officer), N Gibbs (Lead Planning Officer), Lecart, Miller (Planning Trainee), Vernal (Trainee Planning Officer) and S Whelan (Group Manager - Development Management and Planning)

The meeting began at 6.30 pm

**1 MINUTES**

The minutes of the meeting held on 24 September were confirmed by the Members present.  
Hard-copy minutes will be signed by the Chair when restrictions are lifted.

**2 APOLOGIES FOR ABSENCE**

It was noted that Cllr Maddern would be joining the meeting late. Cllr Maddern joined the meeting at 7.36pm.  
Cllr Oguchi joined the meeting at 7.48pm.

**3 DECLARATIONS OF INTEREST**

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

**4 PUBLIC PARTICIPATION**

Councillor Guest advised that members of public have registered to speak at this meeting and reminded any members of the public viewing the meeting about the rules of doing so.

**5 20/01235/MFA - ARTIFICIAL GAMES PITCH/ MULTI USE GAMES AREA**

**WITH FENCING AND FLOODLIGHTING - BERKHAMSTED HOCKEY CLUB  
TRING ROAD TRING HERTFORDSHIRE HP23 5RF**

Cllr Guest declared a personal interest, in that Nick Burls approached the Cllr prior to submission of application with an invitation to attend a site visit. Cllr Guest referred Nick Burls to SWhelan. Cllr Guest further declared that Nick Burls contacted her by telephone today and she confirmed that she would consider all discussions and comes to this item with an open mind. Cllr McDowell declared a personal interest in that he sits on the board for the Chilterns AONB.

The Case Officer, Nigel Gibbs, introduced the report to Members  
Nick Burles & Nick Cave spoke in objection to the officer recommendation  
Parish Councillor J Clarke spoke in objection of the officer recommendation.  
Ward Councillor Lara Pringle spoke in objection of the officer recommendation.

It was proposed by Councillor McDowell and seconded by Councillor Riddick that the application be refused.

Vote:

For: 1 against: 9 Abstained: 1

It was then proposed by Councillor Hobson and seconded by Councillor Wyatt Lowe that the application be delegated with a view to approval with the delegation of final conditions to the Group Manager, Development Management & Planning, for the following reason:

The development would provide a required sports facility for Berkhamsted and Hemel Hempstead Hockey Club and for the community. These very special circumstances outweigh the development's harm to both the Green Belt and to the Chilterns Area of Outstanding Natural Beauty.

Vote:

For: 8 against: 1 Abstained: 2

Resolved: That planning permission be DELEGATED WITH A VIEW TO APPROVAL, with the delegation of final conditions to the Group Manager, Development Management & Planning

**6 20/01866/FUL - DEMOLITION OF THE EXISTING DWELLING AND THE  
CONSTRUCTION OF FIVE DWELLINGS - 16 PARK ROAD, HEMEL  
HEMPSTEAD, HERTFORDSHIRE**

Cllr Uttley declared an interest and advised that she would be speaking as Ward Councillor in objection of this application and will therefore not be taking part in the discussion or voting on this item.

The Case Officer, Robert Freeman, introduced the report to Members.

Neil Burton & Kris Goodwin spoke in objection of the application.  
Ward Councillor Liz Uttley spoke in objection of the application.  
Paul Thomas spoke in support of the application.

It was proposed by Councillor Riddick and seconded by Councillor Wyatt Lowe that the application be approved.

Vote:

For: 1 against: 10 Abstained: 1

It was then proposed by Councillor Beauchamp and seconded by Councillor Hobson that the application be refused on grounds of CS11a,b & c and CS12c.

Vote:

For: against: 10 Abstained: 2

Resolved: That planning permission REFUSAL on the grounds that; The proposed development in view of its design, site coverage, layout, scale, height, bulk and inadequate amenity space would result in a cramped, overbearing and incongruous form of development detrimental to the character and appearance of the street and the wider area in which it is located and harmful to the amenity of neighbouring properties. As such the proposals would be contrary to Policies CS11 and CS12 of the Core Strategy and Saved Appendix 3 of the Local Plan 1991-2011

**7 20/01667/FUL - DEMOLITION OF 4 SINGLE STORY BARNs CURRENTLY USED AS DWELLING. ERECTION OF A LOW CARBON 1.5 STOREY 4 BED FAMILY HOME, ANNEX AND GARAGE. -GREENINGS FARM STOCKS ROAD ALDBURY TRING HERTFORDSHIRE HP23 5RX**

The Case Officer, Colin Lecart, introduced the report to Members.

Stuart Rouse spoke in objection of the application.

Simon Booth spoke in support of the application.

It was proposed by Councillor Riddick and seconded by Councillor Durrant that the application be approved.

Vote:

For: 9 against: 0 Abstained: 2

Resolved: That planning permission GRANTED

**8 4/02109/19/FUL - SITE FENCING AND HARDSTANDING (RETROSPECTIVE) LAND OFF PIPERS HILL/ CHURCH MEADOW PIPERS HILL GREAT GADDESSEN**

The Case Officer, Jane Miller, introduced the report to Members.

James Milne spoke in objection of the application.

It was proposed by Councillor Wyatt Lowe and seconded by Councillor Uttley that the application be approved.

Vote:

For: 0 against: 9 Abstained: 4

It was then proposed by Councillor Beauchamp and seconded by Councillor McDowell that the application be refused on grounds of CS11b, CS12g 4, 5 & 6.

Vote:

For: 9                      against: 0                      Abstained: 4

Resolved: That planning permission REFUSED on the following grounds;  
By reason of its scale, height and use of materials the fencing would appear an intrusive feature, failing to integrate with the streetscape character. The development would therefore be contrary to Policies CS11 and CS12 of the Core Strategy (2013)

**9                      20/02050/FHA - REAR EXTENSION, HIP TO GABLE ROOF EXTENSION WITH NEW DORMER. NEW 2 STOREY SIDE EXTENSION. REPLACEMENT WINDOWS - 10 BUNKERS LANE HEMEL HEMPSTEAD HERTFORDSHIRE HP3 8AX**

The Case Officer, James Gardner, introduced the report to Members.

Parish Councillor Berkeley spoke in objection of the application.  
It was proposed by Councillor Wyatt Lowe and seconded by Councillor Durrant that the application be approved.

Vote:

For: 8                      against: 4                      Abstained: 1

Resolved: That planning permission is approved

**10                      20/02549/FHA - TWO STOREY SIDE/REAR EXTENSION WITH A SINGLE STOREY REAR EXTENSION AND FRONT PORCH (AMENDED SCHEME) 24 FINCH ROAD BERKHAMSTED HERTFORDSHIRE HP4 3LH**

The Case Officer, Natasha Vernal, introduced the report to Members.

Frank Klimaszewski spoke in objection of the application.

Town Councillor Armytage spoke in objection of the application.

Dean Goodman spoke in support of the application.

It was proposed by Councillor Riddick and seconded by Councillor Uttley that the application be approved.

Vote:

For: 8                      against: 4                      Abstained: 1

Resolved: That planning permission GRANTED

**11                      QUARTERLY ENFORCEMENT REPORT**

The item was deferred to the next meeting due to time limitations.

The Meeting ended at 10.37 pm