
DACORUM BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT

16 DECEMBER 2021

Present:

MEMBERS:

Councillor Guest (Chairman) Councillors, C Wyatt-Lowe, Beauchamp (Vice-Chairman), Hobson, Maddern, McDowell, Douris, Williams and Hollinghurst

Councillor also attended

OFFICERS:

The meeting began at 7.00 pm

1 MINUTES

The minutes of the meeting held on 2 December were confirmed by the Members present.
Hard-copy minutes were signed by the Chair

2 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Oguchi
Apologies received from Cllr Durrant
Apologies were received from Cllr Douris for lateness

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 INDEX TO PLANNING APPLICATIONS

The running order of items was changed to allow for speakers.

a 21/03089/MFA - Construction of 46 dwellings (apartment building and two rows of terraced units), new access road, parking and amenity areas - St Margarets Way Hemel Hempstead Hertfordshire

The report was introduced by the case officer Martin Stickley

It was proposed by Councillor Williams and seconded by Councillor Beauchamp that it be **delegated with a view to approval, subject to the signing of the legal agreement**

Vote:

For: 8 against: 1 Abstained: 1

Resolved; **That planning permission/listed building consent be delegated with a view to approval, subject to the signing of the legal agreement**

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. Prior to the first use of the air source heat pumps provided to residential units hereby permitted, an Air Source Heat Pump Noise Impact Assessment, compiled by appropriately experienced and competent persons, shall be submitted to the Local Planning Authority (LPA). The Air Source Heat Pump Noise Impact Assessment shall detail the noise levels associated with the use of the air source heat pumps, and include an analysis of whether any noise mitigation measures are required to control the noise (and if so full details of these mitigation measures), and a timescale for the implementation of these noise mitigation measures. Upon the LPA's approval of the Air Source Heat Pump Noise Impact Assessment, any required mitigation measures shall be implemented in accordance with the approved Air Source Heat Pump Noise Impact Assessment and retained thereafter.**

Reason: To protect the residential amenities of the locality, having regard to Policies CS12 and CS32 of the Dacorum Borough Core Strategy (2013) and Paragraph 130 (f) of the National Planning Policy Framework (2021).

- 3. (a) No development approved by this permission shall be commenced prior to the submission to, and agreement of the Local Planning Authority of a written preliminary environmental risk assessment (Phase I) report containing a Conceptual Site Model that indicates sources, pathways and receptors. It should identify the current and past land uses of this site (and adjacent sites) with view to determining the presence of contamination likely to be harmful to human health and the built and natural environment.**
(b) If the Local Planning Authority is of the opinion that the report which discharges condition (a), above, indicates a reasonable likelihood of harmful contamination then no development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes:

- (i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;
- (ii) The results from the application of an appropriate risk assessment methodology.

(c) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (b), above; has been submitted to and approved by the Local Planning Authority.

(d) This site shall not be occupied, or brought into use, until:

(i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (c) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.

(ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, 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 off-site receptors in accordance with Policy CS32 of the Dacorum Borough Core Strategy (2013) and Paragraphs 183 and 185 of the National Planning Policy Framework (2021).

4. Any contamination, other than that reported by virtue of Condition 3 encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site. Works shall be temporarily suspended, unless otherwise agreed in writing during this process because the safe development and secure occupancy of the site lies with the developer.

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 off-site receptors in accordance with Policy CS32 of the Dacorum Borough Core Strategy (2013) and Paragraphs 183 and 185 of the National Planning Policy Framework (2021).

5. The development permitted by this planning permission shall be carried out in accordance with the approved Drainage Strategy prepared by McCloy Consulting Ltd reference M03001-02_DG02 dated July 2021 and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off during the 1 in 100 year event plus 40% of climate change event.

2. Providing storage 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 providing a minimum of 288 m³ (or such storage volume agreed with the LLFA) of total storage volume in detention basin, permeable paving and cellular storage.

3. Discharge of surface water from the private drain via deep bore soakaways.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and reduce the risk of flooding to the proposed development and future occupants in accordance with Policy CS31 of the Dacorum Borough Core Strategy (2013) and Paragraph 169 of the National Planning Policy Framework (2021).

6. **No development shall take place until a detailed surface water drainage scheme for the site based on the approved drainage strategy and sustainable drainage principles, 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 1 in 100 year + 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.**

1. **Final detailed drainage strategy and detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs.**

2. **Provision of robust SuDS management and treatment including for the access road.**

3. **Final detailed post-development network calculations for all storm events up to and including the 1 in 100 year + 40% climate change storm with half drain down times no greater than 24 hours.**

4. **Exceedance flow routes for storm events greater than the 1 in 100 year + 40% climate change storm.**

5. **Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.**

Reason: To ensure that the site is subject to an acceptable drainage system serving the development and to prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site in accordance with Policy CS31 of the Dacorum Borough Core Strategy (2013) and Paragraph 169 of the National Planning Policy Framework (2021).

7. **Upon completion of the drainage works for the site in accordance with the timing, phasing arrangements, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:**

1. **Provision of complete set of as built drawings for site drainage.**

2. **Maintenance and operational activities.**

3. **Arrangements for adoption and any other measures to secure the operations of the scheme throughout its lifetime.**

Reason: To prevent the increased risk of flooding, both on and off site in accordance with Policy CS31 of the Dacorum Borough Core Strategy (2013) and Paragraph 169 of the National Planning Policy Framework (2021).

8. **No development (excluding demolition/ground investigations) shall take place until details of the materials 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).

9. **Prior to the commencement of the development, a Landscape and Ecological Management Plan (LEMP) shall be prepared and submitted to the Local Planning Authority. The LEMP shall describe how it is planned to incorporate biodiversity as part of the development and achieve overall net gains for biodiversity. The LEMP should refer to the recommendations in Section 5 of the Preliminary Ecological Appraisal (Ecology by Design, July 2020) and enhancements identified in Section 6.2 of the Bat Survey Report (Ecology by Design, August 2020). The approved plan shall be implemented in accordance with the approved details.**

Reason: To ensure that the development contributes to and enhances the natural environment in accordance with Policy CS26 of the Dacorum Borough Core Strategy (2013) and Paragraph 174 (d) of the National Planning Policy Framework (2021). These details are required prior to commencement to ensure that an overall on-site net gain for biodiversity can be achieved before construction works begin. The LEMP should include details of when the biodiversity enhancements will be introduced and this may be reliant on the construction process/timings.

10. **Development shall be carried out in accordance with the recommendations in sections 9-11 of the approved Arboricultural Survey and Impact Assessment (reference: LAS_25, June 2021).**

The trees shown for retention and protection on the approved Tree Protection Plan (see Appendix 6 of the Arboricultural Survey and Impact Assessment dated June 2021 by LandArb Solutions) shall be protected during the whole period of site demolition, excavation and construction in accordance with the details contained within the Tree Protection Plan, Arboricultural Survey and Arboricultural Impact Assessment. For the duration of the development, the tree protection measures shall be retained in place, shall not be moved and no materials, plant, soil or spoil shall be stored within the area so protected.

Reason: In order to ensure that damage does not occur to the trees during building operations in accordance with saved Policy 99 of the Dacorum Borough Local Plan (2004), Policy CS12 of the Dacorum Borough Core Strategy (2013) and Paragraph 174 of the National Planning Policy Framework (2021).

11. **Prior to the first occupation of the development hereby permitted the proposed highway works, access roads, on-site car parking and turning areas shall be laid out, demarcated, surfaced and drained in accordance with the approved plans and retained thereafter available for that specific use.**

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way, in accordance with saved Policies 51 and 54 of the Dacorum Borough Local Plan (2004), Policy CS8 of the Dacorum Borough Core Strategy (2013) and Paragraphs 110 and 112 of the National Planning Policy Framework (2021). The details are required prior to commencement to ensure that the construction of the development does not result in any risks to highway safety.

12. **No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Management Plan shall include details of:**

- a. **Construction vehicle numbers, type, routing;**
- b. **Access arrangements to the site;**
- c. **Traffic management requirements**
- d. **Construction and storage compounds (including areas designated for car parking, loading/unloading and turning areas);**
- e. **Siting and details of wheel washing facilities;**
- f. **Cleaning of site entrances, site tracks and the adjacent public highway; and**
- g. **Timing of construction activities (including delivery times and removal of waste).**

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way, in accordance with saved Policies 51 and 54 of the Dacorum Borough Local Plan (2004), Policy CS8 of the Dacorum Borough Core Strategy (2013) and Paragraphs 110 and 112 of the National Planning Policy Framework (2021). The details are required prior to commencement to ensure that the construction of the development does not result in any risks to highway safety.

13. **Prior to occupation of the development hereby approved, full details of the layout and siting of Electric Vehicle Charging Points and any associated infrastructure shall be submitted to and approved in writing by the local planning authority. The development shall not be occupied until these measures have been provided.**

Reason: To ensure that adequate provision is made for the charging of electric vehicles in accordance with Policies CS8, CS12 and CS29 of the Dacorum Borough Core Strategy (2013) and the Car Parking Standards Supplementary Planning Document (2020).

14. **No development shall take place until details of fire hydrants or other measures to protect the development from fire have been submitted to and approved in writing by the local planning authority. Such details shall include provision of the mains water services for the development whether by means of existing water services, new mains, or extension to or diversion of existing services where the provision of fire hydrants is considered necessary. The proposed development shall not be occupied until such measures have been implemented in accordance with the approved details.**

Reason: To ensure that the layout of the residential development is provided with appropriate access and makes adequate provision for the fighting of fires in accordance with Policies CS9 and CS12 of the Dacorum Borough Core Strategy (2013) and in the interests of the safety of the occupants of the development in accordance with Paragraph 130 (f) of the National Planning Policy Framework (2021).

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

- 275_A_00_100
- 275_A_01_100
- 275_A_10_100 (Revision PL5)
- 275_A_10_101 (Revision PL5)
- 275_A_10_102 (Revision PL5)
- 275_A_10_103 (Revision PL5)
- 275_A_10_104 (Revision PL5)
- 275_A_10_105 (Revision PL5)

275_A_10_106 (Revision PL5)
275_A_10_107 (Revision PL5)
275_A_10_108 (Revision PL5)
275_A_10_109 (Revision PL5)
275_A_10_110 (Revision PL5)
275_A_10_111 (Revision PL5)
275_A_10_112 (Revision PL5)
275_A_10_113 (Revision PL5)
275_A_10_120 (Revision PL3)
275_A_10_121 (Revision PL4)
275_A_10_122 (Revision PL3)
275_A_10_123 (Revision PL3)
275_A_10_200 (Revision PL2)
275_A_10_201 (Revision PL2)
275_A_10_202 (Revision PL2)
275_A_10_300 (Revision PL4)
275_A_10_301 (Revision PL4)
275_A_10_302 (Revision PL4)
275_A_10_303 (Revision PL4)
275_A_10_304 (Revision PL4)
275_A_10_400
275_A_10_401
275_A_10_402
275_A_10_403
275_A_10_404
275_A_10_405
275_A_10_406

**Drainage Strategy (July 2021) (M03001-02_DG02) by McCloy Consulting
Arboricultural Survey and Impact Assessment (June 2021) by LandArb Solutions
Preliminary Ecological Appraisal (July 2021) by Ecology by Design**

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

Informatives:

1. The Environmental Health Team has a web-page that aims to provide advice to potential developers, which includes a copy of a Planning Advice Note on "Development on Potentially Contaminated Land and/or for a Sensitive Land Use" in use across Hertfordshire and Bedfordshire. This can be found on www.dacorum.gov.uk by searching for contaminated land and I would be grateful if this fact could be passed on to the developers.

b **21/02607/FUL - Conversion of existing 4 bed detached house to 4 self-contained flats - 9 Neptune Drive, Hemel Hempstead, Hertfordshire, HP2 5QQ**

Cllr Tindall declared an interest and did not take part in the discussion or vote

The report was introduced by the case officer Nigel Gibbs

It was proposed by Councillor Hobson and seconded by Councillor Wyatt-Lowe that it be **Granted**

Vote:

For: 4 against: 3 Abstained: 3

Resolved; **Granted**

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. No flat hereby permitted shall be occupied until the parking and access arrangements and garden layouts have been provided fully in accordance with the approved plans subject to Condition 8 . Thereafter the layout shall be retained at all times in accordance with the approved plans and only used for the approved purposes.**

Reason: To ensure that the parking, access and site facilities /arrangements are provided at all times in accordance with Policies CS8 and CS12 of Dacorum Core Strategy (2013) and Policy 19 of the saved Dacorum Borough Local Plan (2004).

- 3. The garage at the site shall at all times be available for communal refuse storage and cycle storage.**

Reason: To ensure that the permanent provision of facilities to serve the development all times in accordance with Policy CS12 of Dacorum Core Strategy (2013) and and Policy 19 of the saved Dacorum Borough Local Plan (2004).

- 4. Prior to the first use of the development hereby permitted the vehicular access shall be completed and thereafter retained at all times in fully in accordance with Drawing Number 089/PR/202 REV A to a maximum of 5.4 metres (4 dropped kerbs and 2 risers) in accordance with HCC Highways 'Dropped Kerbs: Terms and Conditions'. Prior to the first use appropriate arrangements shall be made for surface water to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.**

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policies CS8 and CS12 of Dacorum Core Strategy (2013) and Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018) and the advice of Hertfordshire County Council Highways.

- 5. Prior to the first use of the development hereby permitted a visibility splay shall be provided in full accordance with the details shown by approved Drawing No. 089/PR/202 REV A. The splay shall thereafter be retained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.**

Reason: To ensure that the level of visibility for pedestrians, cyclists and vehicles is satisfactory in the interests of highway safety in accordance with in accordance with Policies CS8 and CS12 of Dacorum Core Strategy (2013) and Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018) and the advice of Hertfordshire County Council Highways.

- 6. Prior to occupation of the development hereby permitted 2 Electric Vehicle Charging Points and any associated infrastructure shall have been provided and these measures shall thereafter be retained at all times.**

Reason: To ensure that adequate provision is made for the charging of electric vehicles in accordance with Policies CS8, CS12 and CS29 of the Dacorum Borough Core

Strategy (2013) and the Car Parking Standards Supplementary Planning Document (2020).

7. **A tree shall be planted in the garden and bat and bird boxes installed at the site in accordance with details submitted to and approved in writing by the local planning authority within 3 months of the first occupation of any of the flats hereby permitted. The tree and boxes shall be retained at all times.**

Reason: In the interests of sustainable development in accordance with Policy CS29 of Dacorum Core Strategy (2013).

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

**325-7-1-Rev A (Location Plan)
325-7-6-Rev A (Ground Floor)
325-7-7-Rev A (First Floor)
325-7-8 Rev A (Elevations)
089/PR/ 202Rev A (Parking, Access/Dropped Kerbs, Sight Line)
325-8-18-RevA (Layout: Garden)**

Reason: For the avoidance of doubt.

- c **21/01058/FUL - Conversion of the existing water tower (sui generis) to residential (C3), incorporating the infilling of the concrete pillars at the base of the tower and the construction of a flat roof canopy; and the construction of new access road - Water Tower Luton Road Markyate Hertfordshire**

Cllr Douris declared a personal interest however came to this with an open mind and was able take part in the discussion and vote

The report was introduced by the case officer Colin Lecart

It was proposed by Councillor Maddern and seconded by Councillor Hobson that the application be **Granted**

Vote:

For: 7 against: 0 Abstained: 4

Resolved: **Granted**

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:**

**20-19-A02B
20-19-A04B**

20/19/06A
20/19/07A
20/19/08A
20/19/09A
20/19/10A

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

3. **No development (excluding demolition/ground investigations) shall take place until details of the materials 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.**

The above details shall include full manufacturers specification and details of the non-reflective glazing to be used.

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).

4. **No above ground works 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 and how suitable these are for the woodland context of the site;
- 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).

5. **No development (excluding ground investigations or archaeological investigations) shall take place until a Landscape and Ecological Management Plan for biodiversity purposes, which include timescales for implementation and future management, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme of enhancements shall be implemented in accordance with the approved details and thereafter so retained.**

The management plan should be informed by a spring botanical survey of the woodland carried out by a suitably qualified ecologist and any mitigation including the proposed planting and landscaping plans under condition 4 updated accordingly.

Reason: To identify and ensure the survival and protection of important species and those protected by legislation that could be adversely affected by the development, having regard to Policy CS26 of the Dacorum Borough Core Strategy and Paragraph 174 of the National Planning Policy Framework (2021).

6.

Tree protection measures prior to the commencement of development and during the construction phases of the development shall be carried out in accordance with the protection measures within the submitted Arboricultural and Planning Integration Report (GHA Trees - 8th March 2021), as well as the submitted Construction Management Plan (20-19-A020C).

The tree protection measures shall be the first items installed on site and the last to be removed.

Reason: In order to ensure that damage does not occur to trees and hedges during building operations in accordance with saved Policy 99 of the Dacorum Borough Local Plan (2004), Policy CS12 of the Dacorum Borough Core Strategy (2013) and Paragraph 174 of the National Planning Policy Framework (2021).

7.

Prior to the commencement of the development hereby permitted, a scheme detailing the methods for the laying of underground services shall be submitted and approved in writing by the Local Planning Authority. This scheme shall include the current condition of the existing services route and the feasibility of using this, repairs that may be required, and how damage to tree routes while laying services will be avoided.

Reason: In order to ensure that damage does not occur to trees and hedges during building operations in accordance with saved Policy 99 of the Dacorum Borough Local Plan (2004), Policy CS12 of the Dacorum Borough Core Strategy (2013) and Paragraph 174 of the National Planning Policy Framework (2021).

8.

Construction of the development hereby permitted shall be carried out in accordance with plan 20-19-A020C (Construction Management Plan). Within three months of the first occupation of the residential dwelling hereby approved, the western extent of the temporary access road, as well as the surfacing for the construction depot, shall be removed in accordance with plan 20-19-D001B (Temporary Road Detail).

Reason: In order to protect highway safety and the amenity of other users of the public highway, ensure appropriate protection of retained trees on site, and for the avoidance of doubt and interests of proper planning in accordance with Policies 51, 54 and 99 of the Dacorum Borough Local Plan (2004), Policy CS8 of the Dacorum Borough Core Strategy (2013) and Paragraphs 108 and 110 of the National Planning Policy Framework (2019).

9.

Prior to the commencement of the development hereby permitted, full details of the finished site levels, above ordnance datum and of the slab level and ground floor of the proposed building, in relation to existing ground levels have been submitted to and approved in writing by the local planning authority. These details shall include a final section of the finished access road post construction which will supersede the indicative section contained within plan 20-19-D0001B referenced under condition 8. The development shall be carried out in accordance with the approved levels and road section.

Reason: 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).

10. **Prior to the construction of the buildings hereby permitted, details of any floodlighting, security lighting or other external means of lighting the site shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to first occupation of the development. No external lighting shall be erected other than that approved by this condition.**

Reason: To ensure that the lighting is designed to minimise problems of glare, protect residential amenity, to minimise impacts on biodiversity and avoid unnecessary light pollution in accordance with Policy [CS12 / Policies CS26 and CS29] of the Dacorum Borough Core Strategy (2013) and [Paragraph 130 / Paragraph 174] of the National Planning Policy Framework (2021).

11. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (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 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 as well as the openness of the Green Belt, in accordance with Policies CS5 and CS12 of the Dacorum Borough Core Strategy (2013).

12. **No above ground development shall take place until details of proposed sustainability measures to be used within the development shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.**

The sustainability measures shall build upon the submitted Renewable Energy Feasibility Study (MESH - 28th April 2021) and provide a finalised set of measures to be incorporated into the proposed development.

Reason: To ensure the sustainable development of the site in accordance with the aims of Policies CS28 and CS29 of the Dacorum Borough Core Strategy (2013), the Sustainable Development Advice Note (2016) and Paragraphs 154 and 157 of the National Planning Policy Framework (2021).

13. **Prior to occupation of the development hereby approved, full details of the layout and siting of Electric Vehicle Charging Points and any associated infrastructure shall be submitted to and approved in writing by the local planning authority. The development shall not be occupied until these measures have been provided and these measures shall thereafter be retained fully in accordance with the approved details.**

Reason: To ensure that adequate provision is made for the charging of electric vehicles in accordance with Policies CS8, CS12 and CS29 of the Dacorum Borough Core Strategy (2013) and the Car Parking Standards Supplementary Planning Document (2020).

Informatives:

1. 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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.
2. It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence.
3. 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.
4. 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.
5. WASTE:

Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The scale of the proposed development doesn't materially affect the sewer network and as such we have no objection, however care needs to be taken when designing new networks to ensure they don't surcharge and cause flooding. In the longer term Thames Water, along with other partners, are working on a strategy to reduce groundwater entering the sewer networks.

Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The developer should liaise with the LLFA to agree an appropriate sustainable surface water strategy following the sequential approach before considering connection to the public sewer network. The scale of the proposed development doesn't materially affect the sewer network and as such we have no objection, however care needs to be taken when designing new networks to ensure they don't surcharge and cause flooding. In the longer term Thames Water, along with other partners, are working on a strategy to reduce groundwater entering the sewer network.

With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>

Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

WATER:

With regard to sewerage and sewage treatment, this comes within the area covered by the Severn Trent Water. For your information the address to write to is Severn Trent Water, 2308 Coventry Road, Sheldon, Birmingham B26 3JZ Tel - (0121) 7226000

6. All wild birds, nests and eggs are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded that site clearance, vegetation removal, demolition works, etc. between March and August (inclusive) may risk committing an offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. The Council will pass complaints received about such work to the appropriate authorities for investigation. The Local Authority advises that such work should be scheduled for the period 1 September - 28 February wherever possible. If this is not practicable, a search of the area should be made no more than 2 days in advance of vegetation clearance by a competent Ecologist and if active nests are found, works should stop until the birds have left the nest.
7. In the event that ground contamination is suspected or encountered at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority with all works temporarily suspended until a remediation method statement has been agreed. This is because the safe development and secure occupancy of the site lies with the developer.
8. Materials or conditions that may be encountered at the site and which could indicate the presence of contamination include, but are not limited to:

Soils that are malodorous, for example a fuel odour or solvent-type odour, discoloured soils, soils containing man-made objects such as paint cans, oil/chemical drums, vehicle or machinery parts etc., or fragments of asbestos or potentially asbestos containing materials. If any other material is encountered that causes doubt, or which is significantly different from the expected ground conditions advice should be sought.

d 21/02078/ROC - Variation of condition 2 (approved plans) attached to planning permission 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

Cllr McDowell declared a personal interest however he came with an open mind and was able to take part in the discussion and vote.

Cllr Guest declared a personal interest however she came with an open mind and was able to take part in the discussion and vote

The report was introduced by the case officer Colin Lecart

It was proposed by Councillor Maddern and seconded by Councillor Stevens that the application be **Granted**

Vote:

For: 10 against: 0 Abstained: 1

Resolved: Granted

Condition(s) and Reason(s):

1. **The development hereby permitted shall begin before the expiration of three years from the decision date of permission 20/01667/FUL .**

Reason: To comply with the requirements of Section 73 of the Town and Country Planning Act 1990

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

**2265-11-01
PL-03 Rev P3
PL-04 Rev P3
PL-05 Rev P2
PL-06 Rev P3**

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

3. **No development (excluding demolition/ground investigations) shall take place until details of the materials 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 note these details shall include details of the tint of the windows within the pitched roofs of the eastern elevation as well as the roof lights serving the proposed boot and pantry rooms.

Reason: To ensure satisfactory appearance to the development and to safeguard the visual character of the area in accordance with Policies CS7, CS12 and CS27 of the Dacorum Borough Core Strategy (2013).

4. **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
- retained historic landscape features and proposals for restoration, where relevant.

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).

5. **Prior to the commencement of the development details of a management plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas including the proposed orchard planting and wildlife pond. The plan should also show the location of the artificial bird nests requested by the ecology officer. The details should built upon the submitted Master Landscape Plan and Design Binder.**

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 work (including site clearance) in relation to the development hereby approved shall be undertaken until full details setting out how retained trees shall be protected, in accordance with BS5837:2012 (Trees in relation to design, demolition and construction), have been submitted to and approved in writing by the Local Planning Authority. Details shall include:**

- **A scaled Tree Protection Plan showing the approved development layout and retained trees (surveyed in accordance with BS5837:2012), to include their accurate crown spreads and root protection areas (RPAs).**
- **The sequential order of events required for tree protection.**
- **The position and specification of tree protection fencing in accordance with BS5837:2012 (as applicable).**
- **The position and specification of ground protection in accordance with BS5837:2012 (as applicable).**
- **Details of hard surfacing constructed using no-dig techniques where proposed over the RPA of retained trees (as applicable).**
- **Details of proposed levels.**
- **The position of service routes and drainage (to include soakaways), and means of installation if these encroach through the RPA of retained trees.**
- **The position(s) of welfare site cabins and areas for the storage of materials.**
- **Tree protection measures during the landscaping stage(s).**
- **Details of arboricultural site supervision to include timing and how each site visit shall be recorded.**

There shall be no excavation, changes in levels, storage of materials or access within the RPA of retained trees unless previously specified and agreed.

The works must then be carried out according to the approved details.

Reason: In order to ensure that damage does not occur to trees and hedges during building operations in accordance with saved Policy 99 of the Dacorum Borough Local Plan (2004), Policy CS12 of the Dacorum Borough Core Strategy (2013) and Paragraph 174 of the National Planning Policy Framework (2021).

7. **The clearance of trees and demolition of buildings 3 and 4 (as shown on the Greenings Farm site plan within the ecological report by the Wildlife Conservation Partnership (WCP) October 2019), should be undertaken outside the nesting bird season (March to August inclusive) to protect breeding birds, their nests, eggs and young. If this is not practicable, a search of these areas should be made no more than two days in advance of clearance by a competent Ecologist and if active nests are found, works should stop until the birds have left the nest.**

Reason: To protect breeding birds, their nests, eggs and young in accordance with Paragraph 175 (a) of the National Planning Policy Framework (2019) and the Wildlife and Countryside Act (1981).

8. **(a) No development approved by this permission shall be commenced prior to the submission to, and agreement of the Local Planning Authority of a written preliminary environmental risk assessment (Phase I) report containing a Conceptual Site Model that indicates sources, pathways and receptors. It should identify the current and past land uses of this site (and adjacent sites) with view to determining the presence of contamination likely to be harmful to human health and the built and natural environment.**

(b) If the Local Planning Authority is of the opinion that the report which discharges condition (a), above, indicates a reasonable likelihood of harmful contamination then no development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes:

- (i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;**
(ii) The results from the application of an appropriate risk assessment methodology.

(c) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (b), above; has been submitted to and approved by the Local Planning Authority.

(d) This site shall not be occupied, or brought into use, until:

(i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (c) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.

(ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development, in accordance with Core Strategy (2013) Policy CS32

9. **Any contamination, other than that reported by virtue of Condition 7 encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this**

contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site. Works shall be temporarily suspended, unless otherwise agreed in writing during this process because the safe development and secure occupancy of the site lies with the developer.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development, in accordance with Core Strategy (2013) Policy CS32.

10. **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 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 in accordance with Policies CS7, CS12 and CS24 of the Dacorum Borough Core Strategy (2013) and Paragraph 127 of the National Planning Policy Framework (2019).

Informatives:

1. Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.
2. It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence.
3. 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.
4. 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.
5. In accordance with the Councils adopted criteria, all noisy works associated with site demolition, site preparation and construction works shall be limited to the following hours - 07:30 to 17:30 on Monday to Friday, 08:00 to 13:00 on Saturday and no works are permitted at any time on Sundays or bank holidays.
6. Dust from operations on the site should be minimised by spraying with water or carrying out of other such works that may be necessary to suppress dust. Visual

monitoring of dust is to be carried out continuously and Best Practical Means (BPM) should be used at all times. The Applicant is advised to consider the control of dust and emissions from construction and demolition Best Practice Guidance, produced in partnership by the Greater London Authority and London Councils.

7. The attention of the Applicant is drawn to the Control of Pollution Act 1974 relating to the control of noise on construction and demolition sites.
8. The Environmental Health Team has a web-page that aims to provide advice to potential developers, which includes a copy of a Planning Advice Note on "Development on Potentially Contaminated Land and/or for a Sensitive Land Use" in use across Hertfordshire and Bedfordshire. This can be found on www.dacorum.gov.uk by searching for contaminated land
9. Any excavations left open overnight should be covered or have mammal ramps (reinforced plywood board >60cm wide set at an angle of no greater than 30 degrees to the base of the pit) to ensure that any animals that enter can safely escape. Any open pipework with an outside diameter of greater than 120mm must be covered at the end of each working day to prevent animals entering / becoming trapped

**e 21/03742/FHA - Single storey rear and side extension and loft conversion
- 17 Vicarage Lane, Kings Langley, Hertfordshire, WD4 9HS**

The report was introduced by the case officer Tristan Goldsmid

It was proposed by Councillor Beauchamp and seconded by Councillor Maddern that the application be **Granted**

Vote:

For: 7 against: 1 Abstained: 3

Resolved: **Granted**

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:**

**192_PP-001-3_P1 Site Location Plan
192_PP-002-3_P1 Proposed Block Plan
192_PP-110-3_P1 Proposed Floor Plans
192_PP-111-3_P2 Proposed Floor Plans
192_PP-211-3_P1 Proposed North and South Elevation
192_PP-210-3_P1 Proposed Rear Elevation received 17/11/21**

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

3. **The development hereby permitted shall be constructed in accordance with the materials specified on the application form and approved plans.**

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. **The high level window at ground floor level in the southern elevation of the rear extension hereby permitted shall be non-opening and permanently fitted with obscured glass.**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings in accordance with Policy CS12 (c) of the Dacorum Borough Council Core Strategy (2013) and Paragraph 130 (f) of the National Planning Policy Framework (2021).

f 21/03330/FHA - Rear extension following demolition of existing garage lean-to (car port) and outbuilding - Flint House, Roe End Lane, Markyate, Hertfordshire, AL3 8AG

Cllr Douris declared a personal interest however came to this with an open mind and took part in the discussion and vote.

The report was introduced by the case officer Colin Lecart on behalf of Jane Miller

It was proposed by Councillor Beauchamp and seconded by Councillor Maddern that the application be **Granted**

Vote:

For: 10 against: 0 Abstained: 1

Resolved: **Granted**

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 constructed in accordance with the materials specified on the application form.**

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).

3. **The replacement windows hereby approved shall be implemented fully in accordance with the submitted details; Timberlook Flush Casement Windows and thereafter maintained as such.**

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

**2077 000 site location plan
2077 200 proposed site plan
2077 300 proposed ground floor plan
2077 301 proposed first floor plan
2077 400 proposed elevations**

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

Informatives:

1. 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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

6 ADDENDUM

The Meeting ended at 10.15 pm