



DEVELOPMENT MANAGEMENT AGENDA

**THURSDAY 26 MAY 2022 AT 7.00 PM
COUNCIL CHAMBER, THE FORUM**

IF YOU WISH TO VIEW ONLY THIS MEETING YOU CAN DO SO ON MS TEAMS

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

[Learn More](#) | [Meeting options](#)

The Councillors listed below are requested to attend the above meeting, on the day and at the time and place stated, to consider the business set out in this agenda.

Membership

Councillor Guest (Chairman)

Councillor C Wyatt-Lowe

Councillor Beauchamp (Vice-Chairman)

Councillor Durrant

Councillor Hobson

Councillor Maddern

Councillor McDowell

Councillor Douris

Councillor Williams

Councillor Hollinghurst

Councillor Riddick

For further information, please contact Corporate and Democratic Support or 01442 228209

AGENDA

1. MINUTES

To confirm the minutes of the previous meeting (these are circulated separately)

2. APOLOGIES FOR ABSENCE

To receive any apologies for absence

3. DECLARATIONS OF INTEREST

To receive any declarations of interest

A member with a disclosable pecuniary interest or a personal interest in a matter who attends a meeting of the authority at which the matter is considered -

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent and, if the interest is a disclosable pecuniary interest, or a personal interest which is also prejudicial
- (ii) may not participate in any discussion or vote on the matter (and must withdraw to the public seating area) unless they have been granted a dispensation.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Members' Register of Interests, or is not the subject of a pending notification, must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal and prejudicial interests are defined in Part 2 of the Code of Conduct For Members

[If a member is in any doubt as to whether they have an interest which should be declared they should seek the advice of the Monitoring Officer before the start of the meeting]

It is requested that Members declare their interest at the beginning of the relevant agenda item and it will be noted by the Committee Clerk for inclusion in the minutes.

4. PUBLIC PARTICIPATION

An opportunity for members of the public to make statements or ask questions in accordance with the rules as to public participation.

Time per speaker	Total Time Available	How to let us know	When we need to
3 minutes	Where more than 1 person wishes to speak on a planning application, the shared time is increased from 3 minutes to 5 minutes.	In writing or by phone	5pm the day before meeting.

You need to inform the council in advance if you wish to speak by contacting Member Support on Tel: 01442 228209 or by email: Member.support@dacorum.gov.uk

The Development Management Committee will finish at 10.30pm and any unheard applications will be deferred to the next meeting.

There are limits on how much of each meeting can be taken up with people having their say and how long each person can speak for. The permitted times are specified in the table above and are allocated for each of the following on a 'first come, first served basis':

- Town/Parish Council and Neighbourhood Associations;
- Objectors to an application;
- Supporters of the application.

Every person must, when invited to do so, address their statement or question to the Chairman of the Committee.

Every person must after making a statement or asking a question take their seat to listen to the reply or if they wish join the public for the rest of the meeting or leave the meeting.

The questioner may not ask the same or a similar question within a six month period except for the following circumstances:

- (a) deferred planning applications which have foregone a significant or material change since originally being considered
- (b) resubmitted planning applications which have foregone a significant or material change
- (c) any issues which are resubmitted to Committee in view of further facts or information to be considered.

At a meeting of the Development Management Committee, a person, or their representative, may speak on a particular planning application, provided that it is on the agenda to be considered at the meeting.

Please note: If an application is recommended for approval, only objectors can invoke public speaking and then supporters will have the right to reply. Applicants can only invoke speaking rights where the application recommended for refusal.

5. INDEX TO PLANNING APPLICATIONS (Pages 5 - 6)

- (a) 21/03793/MOA - Hybrid application for the redevelopment of land to provide up to 26,640m² of commercial floorspace (Classes Eg (i), Eg (iii) B2 and B8) together with associated infrastructure including a new access onto Green Lane, landscaping and planting buffers, parking and circulation space. Creation of four plots for development including ground remodelling and creation of a service road. -Land at Green Lane, Hemel Hempstead (Pages 7 - 65)
- (b) 21/01095/FUL - Proposed conversion of existing farmhouse to provide four number dwellinghouses with associated parking. - Newground Farm House, Tring Road, Tring, Hertfordshire, HP23 5FR (Pages 66 - 94)
- (c) 22/00003/FUL - Construction of an agricultural livestock building - Glendale Farm, Flaunden Bottom, Flaunden, Hertfordshire. HP5 1GA (Pages 95 - 122)
- (d) 22/00408/FUL - Change of use from Class E to Hot food Takeaway (Sui-Generis) - A Class Tailoring Ltd, 15 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LA (Pages 123 - 135)
- (e) 22/00551/FUL - Construction of two semi detached, 2 bedroom houses, with off road parking and all ancillary works - 31 Gravel Hill Terrace Hemel Hempstead Hertfordshire HP1 1RJ (Pages 136 - 179)
- (f) 22/00015/FHA - First floor, part two storey side extension and a first floor rear extension, garage conversion, alterations to openings including insertion of bi-folding doors to existing ground floor rear elevation, insertion of front facing roof light to existing roof and insertion of roof light to existing single storey rear extension. Work to also include rear facing dormer with Juliette balcony to extend existing loft conversion, extension of existing chimney stack and infill of existing raised patio area, to include new access steps and glazed balustrade - 36 Belham Road, Kings Langley, Hertfordshire, WD4 8BY (Pages 180 - 189)
- (g) 21/04777/RET - Retention of outbuilding - 34 Coniston Road, Kings Langley, Hertfordshire, WD4 8BU (Pages 190 - 202)
- (h) 22/00710/FHA - Proposed first floor extension, front gable extension and rooflights and rear dormer windows - Ponderosa, Barncroft Road, Berkhamsted, Hertfordshire, HP4 3NL (Pages 203 - 211)
- (i) 22/00510/FHA -Double storey rear extension - 51 Highfield Road, Berkhamsted, Hertfordshire, HP4 2DD - (Pages 212 - 220)
- (j) 22/00179/FUL - Loft Conversion - 7 Orchard Court, Bovingdon, Hertfordshire, HP3 0SD (Pages 221 - 227)
- (k) 21/04741/FHA - Construction of single storey front and rear extensions - Old Village Hall, 87 Flaunden, Flaunden, Hertfordshire, HP3 0PP (Pages 228 - 247)