
DACORUM BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT

2 DECEMBER 2021

Present:

MEMBERS:

Councillor Councillors, Beauchamp (Vice-Chair, in the Chair), 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 11 November 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 (Substitute Cllr Anderson)

3 DECLARATIONS OF INTEREST

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

4 PUBLIC PARTICIPATION

Councillor Beauchamp 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 **21/03707/FUL - Demolition of existing garages and provision of 8 no. modular homes (Use Class C3) and associated works, including landscaping works, and car and cycle parking - Garage Site, Aragon Close, Hemel Hempstead, Hertfordshire**

Cllr Wyatt-Lowe declared a personal interest however she comes to this with an open mind and was able to take part in the discussion and vote

The report was introduced by the case officer Daniel Terry

It was proposed by Councillor Anderson and seconded by Councillor Douris that it be **Granted**

Vote:

For: 7 against: 0 Abstained: 2

Resolved; **Granted**

Condition(s) and Reason(s):

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 approved drawing no. 0000-HF-000-00-DR-BC-0006 REV C03.**

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

**109-48-PA-001 REV A (Site Location Plan);
109-48-PA-002 REV A (Proposed Site Plan);
109-48-PA-003 REV A (Ground Floor Plan);
109-48-PA-007 (Block A Elevations);
CHM-D-02 REV D04 (Front Elevation);
CHM-D-03 REV D05 (Rear Elevation);
CHM-D-04 REV D04 (Side Elevation);
0000-HF-000-00-DR-BC-0002 REV C10 (GA Elevations);
0000-HF-000-00-DR-BC-0001 REV C05 (GA Plans);
0000-HF-000-00-DR-BC-0006 REV C03 (3D Visuals – For materials condition only);
AFF_20695_01_Hemel Hempstead Solo Haus_FSS_01 (Fire Strategy**

Statement);
Carbon Emissions Reduction Statement;
RSAP Modular Homes Management Plan;
Transport Statement by Ridge (September 2021);
Planning, Design and Access Statement (September 2021);
Landscape Maintenance & Management Specification.

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

4. (a) No development (excluding demolition) 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 and to comply with paragraphs 174 (e) and (f), 183 and 184 of the National Planning Policy Framework.

- 5. Any contamination, other than that reported by virtue of Condition 4 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 and to comply with paragraphs 174 (e) and (f), 183 and 184 of the National Planning Policy Framework.

- 6. The development hereby permitted shall be carried out in accordance with the hard and soft landscaping scheme submitted and hereby approved: D3091-FAB-00-XX-RP-L-0001 PL02 (report by fabrik) and drawing nos D3091-FAB-00-XX-DR-L-2000 PL03 and D3091-FAB-00-XX-DR-L-3000 PL04 received by the local planning authority on 26th September 2021 and 5th October 2021 respectively. For the avoidance of doubt this includes that the boundary treatments shown on the plans shall be built out prior to occupation of the units.**

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).

- 7. Prior to first occupation of the development hereby approved, the cycle store as shown on drawing no. 109-48-PA-006 REV A and hereby approved shall be constructed and retained thereafter in accordance with the approved details.**

Reason: To provide for alternative modes of transport, having regard to Policy CS8 of the Dacorum Borough Core Strategy (2013) and Paragraph 106 (d) of the National Planning Policy Framework (2021).

- 8. Prior to first occupation of the development, details of the proposed CCTV to be used at the site to include the siting and coverage area shall be submitted to the Local Planning Authority. A statement detailing how the CCTV will be monitored/managed off-site or remotely shall also be submitted. The approved details shall then be implemented prior to first occupation of the**

development and the CCTV shall be retained for the lifespan of the development.

Reason: In the interests of crime prevention in accordance with policy CS12 of the Core Strategy (2013) and to comply with paragraphs 92(b) and 130 (f) of the National Planning Policy Framework (2021).

- 9. The development hereby permitted shall be carried out in accordance with the Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement by fabrik (September 2021). The trees marked for retention on the approved plans shall be protected during the construction process and no equipment, machinery or materials shall be stored within these areas. The works must then be carried out according to the approved details and thereafter retained until completion of the development.**

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).

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. If any issues arise then local residents can contact the Council's Anti-Social Behaviour team via:

Phone on 01442 228000

Email asb@dacorum.gov.uk or via the Council's online reporting tool which is accessible via our website:

<https://www.dacorum.gov.uk/home/community-living/community-safety-dacorum/anti-social-behaviour>

3. 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 County Council website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

4. Obstruction of highway: 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. Further information is available via the County Council website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

5. Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. 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 and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

b 21/02639/FUL - Construction of 2no. detached dwellings - Land To Rear Of Chertford 126 Cross Oak Road Berkhamsted Hertfordshire HP4 3NA

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

The report was introduced by the case officer Daniel Terry

There was a change to the recommendation and it was now:

It was proposed by Councillor Wyatt-Lowe and seconded by Councillor Williams that it be **Granted with conditions**

Vote:

For: 2 against: 5 Abstained: 1

Resolved; **Refused**

Alternative vote to refuse

It was proposed by Councillor Anderson and seconded by Councillor Hollinghurst that the application be **Refused**

Vote:

For: 4 against: 2 Abstained: 2

Resolved: **Refused**

The proposed development, by virtue of its density, scale, layout, design and lack of amenity space, would result in a cramped form of development which fails to respect adjoining properties or the streetscape character. As such, the proposal is contrary to policy CS12 (f) and (g) of the Core Strategy (2013) and contrary to Saved Appendix 3 of the Dacorum Borough Local Plan (2004).

c 21/01712/FUL - Construction of a new 5 bed dwelling - Land adjacent to 10 Glendale, Hemel Hempstead

Cllr Hobson 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 Robert Freeman

It was proposed by Councillor Wyatt-Lowe and seconded by Councillor Maddern that the application be **Granted**

Vote:

For: 8 against: 0 Abstained: 2

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:**

Plans

**SK-002 Revision B (Location Plan)
P030 Revision B (Proposed Site Plan)
P130 (Basement and Ground Floor Plan)
P131 (First and Second Floor Plan)
P230 (Front and Rear Elevation)
P231 (Side Elevation and Section)
P232 (Street Scene)
5135.S01 (Foundation Design)
5135.S02 (Foundation Design)
5135.S03 (Foundation Design)**

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

- 3. No development of the superstructure shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. These materials should be stored at the application site and retained for inspection by the planning**

authority. The development shall be carried out in accordance with the approved details.

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 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;
- details of existing and proposed site levels;
- means of access to the upper garden level and any retaining structures;
- details of bin storage facilities;
- details of all trees to be retained and the measures for their protection for the duration of construction;
- ecological mitigation measures; and
- soft landscape works including a planting scheme with the number, size, species and position of trees, plants and shrubs.

All tree protection measures shall be erected prior to the commencement of development and shall thereafter be retained for the duration of construction.

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 construction of the superstructure shall take place until suitable ecological surveys of the site and a survey of trees has been provided to establish the bat roosting potential of any trees upon the site and in particular any trees to be removed from the site and where appropriate any mitigation measures. The development shall not commence until full details of any mitigation measures including the siting and design of any bat boxes and a timetable for their erection shall be submitted and approved in writing by the local planning authority.**

The development shall not be occupied until the mitigation measures have been provided fully in accordance with the approved details.

Reason: In the interests of biodiversity and in accordance with Policies CS12 and CS26 of the Core Strategy (2013)

6. **No construction of the superstructure shall take place until details of proposed sustainability measures 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.**

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 150 and 153 of the National Planning Policy Framework (2019).

7. **The development hereby approved shall not be occupied until the proposed access and circulation areas have been provided fully in accordance with approved plan P30 Revision B (Proposed Site Plan)**

Reason: To ensure that adequate arrangements are made for parking and access to the application site in accordance with Policies CS8 and CS12 of the Core Strategy (2013) and the Car Parking Standards SPD (2020)

8. **The development hereby approved shall not be constructed until full details of any pedestrian access between Glendale and properties at Sunnyhill Road have been submitted to and approved in writing by the local planning authority. These details shall include details of the levels, width and surfacing of any path.**

The pedestrian access shall thereafter be retained in accordance with the approved details and shall be free from obstruction to members of the public.

Reason: In the interests of pedestrian safety and sustainability in accordance with Policies CS8 and CS12 of the Core Strategy (2013) and the Car Parking Standards SPD (2020)

9. **No construction of the superstructure shall take place until details of electric vehicle charging points and associated infrastructure have been submitted to and approved in writing by the local planning authority. The development shall not be occupied until the electric vehicle charging points and infrastructure has been provided fully in accordance with the approved details.**

Reason: To ensure the sustainable development of the site in accordance with the aims of Policies CS8, CS28 and CS29 of the Dacorum Borough Core Strategy (2013), the Sustainable

10. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 1995 (As Amended) or any revisions thereto there shall be no development falling within the following schedules to the specified units without the express planning permission of the local planning authority**

Schedule 2 Part 1 Class A, B and E.

Reason: In the interests of the visual amenity of the area and residential amenity in accordance with Policies CS11 and CS12 of the Core Strategy (2013).

INFORMATIVE

ARTICLE 35

CONTAMINATION

1. In the event that ground contamination is found 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.

2. 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.

HIGHWAYS:

1. Extent of Highway:

Information on obtaining the extent of public highway around the site can be obtained from the HCC website:

www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/extent-of-highways.aspx

2. 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.

3. Obstruction of public highway land:

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.

4. 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.

5. Dropped Kerbs

It is an offence under the highway act 1980 to mount the kerb to reach a parking space. Therefore, a dropped kerb is required to facilitate said action from the highway network.

6. Construction standards for 278 works within the highway:

The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements.

WATER

1. The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

d 21/03633/FUL - Installation of and change of use of land to training and exercise strip for training of horses - Gannel Farm 5 Goldsworth Road Tring Hertfordshire HP23 5FY

Cllr McDowell declared that he was a member of Tring Town Council however he comes with an open mind and was able to take part in the discussion and vote.

The report was introduced by the case officer Andrew Parrish

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

Vote:

For: 8 against: 0 Abstained: 2

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 use of the land hereby permitted shall be for private use only and shall not at any time be used for commercial purposes.**

Reason: For the avoidance of doubt and to ensure control over the extent and intensity of the use in the interests of the character and appearance of the Green Belt in accordance with Policy CS5 of the Dacorum Core Strategy September 2013 and saved Policy 81 of the Dacorum Borough Local Plan 1991-2011.

3. **No moveable shelter / "loose box", caravan, horse box, feed / water trough, jump, manure heap or other chattel shall be placed or stationed on the land outside of the areas shown hatched for this use on the approved plan, and within 2 months of the date of this permission, details of the appearance and siting of all such moveable structures or chattels currently on the land shall have been submitted to and approved in writing by the local planning authority. Development shall only be carried out in accordance with the approved details.**

Reason: In the interests of the openness of the Green Belt and its visual amenities and to safeguard the natural beauty of this part of the Chilterns AONB in accordance with Policies CS5, CS24 and CS27 of the Dacorum Core Strategy (September 2013) and Policy 97 of the Dacorum Borough Local Plan 1991-2011.

4. **The training and exercise strip hereby permitted shall not be brought into use until details of the hedge planting and gates shown on the approved plan shall have been submitted to and approved in writing by the local planning authority. The details to be submitted shall include a soft landscaping plan that includes number, size, species and position of trees, plants and shrubs, together with maintenance programme.**

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

L.100

P.100 rev F

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.
2. The applicant/developer is advised to contact the Works Engineering Team on 0303 040 4040 in order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust".
3. The applicant is advised that any surface water discharge to the waterway will require prior consent from the Canal & River Trust. As the Trust is not a land drainage authority, such discharges are not granted as of right-where they are granted, they will usually be subject to completion of a commercial agreement.
4. The applicant/developer is advised to contact Bernadette McNicholas of the Canal & river Trust's Estates Team on 07920 495745 or Bernadette.mcnicholas@canalrivertrust.org.uk in order to ensure that the necessary licences or agreements are obtained prior to any further works being carried out on Trust owned land.
5. The applicant is advised that no soakaways should be installed unless and until the applicant has ensured the ground is suitable for infiltration and that any soakaway is located at least 10 metres from the canal corridor, and that measures are in place to ensure no contaminants enter the canal from the surface water drainage. The applicant is advised to agree these details with the Canal and River Trust before commencing development.

Item 5e – 21/02089/FUL Construction of stables and machine store. Chequers Hill Nurseries, Delmer End Lane, Flamstead, St Albans

Cllr Douris declared an interest however 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 Anderson and seconded by Councillor Williams that the application be **Granted**

Vote:

For: 8 against: 0 Abstained: 2

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:**

**3818-P1A
3818-L4G**

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.**

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. **Prior to the commencement of development hereby approved, an Arboricultural Method Statement and Tree Protection Plan prepared in accordance with BS5837:2012 (Trees in relation to design, demolition and construction) setting out how trees shown for retention shall be protected during the construction process, shall be submitted to and approved by the Local Planning Authority. No equipment, machinery or materials for the development shall be taken onto the site until these details have been approved. The works must then be carried out according to the approved details and thereafter retained until completion of the development.**

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).

5. **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 2, Class A

Reason: To enable the Local Planning Authority to retain control over the development in the interests of safeguarding the visual amenity of the area as well as the openness of the Green Belt in accordance with Policy CS5 of the Dacorum Core Strategy (2013) and Policy 81 of the Dacorum Local Plan (2004).

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.

Item 5f –21/03743/FUL Energy Conservation improvements to external fabric including external wall insulation, external window and door replacement, roof coverings replacements with increased internal roof insulation with internal communal lighting upgrade to LED fittings Blocks Of Flats On Squires Ride X3, Hemel Hempstead, Hertfordshire, HP2 6LE

The report was introduced by the case officer Phil Stanley on behalf of Elspeth Palmer

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

Vote:

For: 9 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 development hereby permitted shall be carried out in accordance with the following approved plans/documents:**

1068_DBC_SR_005 Site location plan showing blocks A, B and C
1068_DBC_SR_031 Block A Existing and Proposed elevations
1068_DBC_SR_032 Block B Existing and Proposed elevations
1068_DBC_SR_033 Block C Existing and Proposed elevations

1068_DBC_SR_006 - Block A Block Plan
1068_DBC_SR_007 - Block B Block Plan
1068_DBC_SR_008 - Block C Block Plan

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

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.

e 21/02089/FUL - Construction of stables and machine store - Chequers Hill Nurseries Delmer End Lane Flamstead St Albans Hertfordshire AL3 8ER

Cllr Douris declared an interest however 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 Anderson and seconded by Councillor Williams that the application be **Granted**

Vote:

For: 8 against: 0 Abstained: 2

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:**

**3818-P1A
3818-L4G**

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.**

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. **Prior to the commencement of development hereby approved, an Arboricultural Method Statement and Tree Protection Plan prepared in accordance with BS5837:2012 (Trees in relation to design, demolition and construction) setting out how trees shown for retention shall be protected during the construction process, shall be submitted to and approved by the Local Planning Authority. No equipment, machinery or materials for the development shall be taken onto the site until these details have been approved. The works must then be carried out according to the approved details and thereafter retained until completion of the development.**

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).

5. **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 2, Class A

Reason: To enable the Local Planning Authority to retain control over the development in the interests of safeguarding the visual amenity of the area as well as the openness of the Green Belt in accordance with Policy CS5 of the Dacorum Core Strategy (2013) and Policy 81 of the Dacorum Local Plan (2004).

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.
- f 21/03743/FUL - Energy Conservation improvements to external fabric including external wall insulation, external window and door replacement, roof coverings replacements with increased internal roof insulation with internal communal lighting upgrade to LED fittings - 3 Blocks Of Flats On Squires Ride, Hemel Hempstead Hertfordshire, HP2 6LE**

The report was introduced by the case officer Phil Stanley on behalf of Elspeth Palmer

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

Vote:

For: 9 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 development hereby permitted shall be carried out in accordance with the following approved plans/documents:**

1068_DBC_SR_005 Site location plan showing blocks A, B and C
1068_DBC_SR_031 Block A Existing and Proposed elevations
1068_DBC_SR_032 Block B Existing and Proposed elevations
1068_DBC_SR_033 Block C Existing and Proposed elevations

1068_DBC_SR_006 - Block A Block Plan
1068_DBC_SR_007 - Block B Block Plan
1068_DBC_SR_008 - Block C Block Plan

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

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.

g 21/03726/FHA - Garage demolition and rebuild, with first floor side extension and porch - 16 The Horseshoe Hemel Hempstead Hertfordshire HP3 8QW

The report was introduced by the case officer Robert Freeman on behalf of Jane Miller

It was proposed by Councillor Wyatt-Lower and seconded by Councillor Anderson that the application be **Granted**

Vote:

For: 9 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 materials 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.**

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

**site location plan
16THHH-201 rev A proposed ground floor plan
16THHH-202 rev A proposed first floor plan
16THHH-203 rev A proposed roof plan
16THHH-204 Rev A 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. 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.
- h **21/03658/FHA - Proposed part single part two storey side / rear extensions, demolition of existing garage, and all associated works - 2 Nettlecroft Hemel Hempstead Hertfordshire HP1 1PQ**

The report was introduced by the case officer Heather Edey

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

Vote:

For: 9 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 development hereby permitted shall be carried out in accordance with the following approved plans/documents:**

**B73028-3500 A
B73028-3100 A
B73028-3101 A
B73028-3102 A
B73028-3200 A
B73028-3201 A
B73028-3300 A
TQRQM20359124130026**

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

- i **21/01970/UPA - Upward extension to accommodate four bedrooms at a height of 7.1m . Materials and roof form to match existing - 17 Abbots Rise Kings Langley Hertfordshire WD4 8AR**

Cllr Anderson declared an interest and took no part in the discussion or voting.

The report was introduced by the case officer Colin Lecart

It was proposed by Councillor Williams and seconded by Councillor Douris that the application be **Granted**

Vote:

For: 8 against: 0 Abstained: 1

Resolved: Granted

Condition(s) and Reason(s):

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

**039A
039B**

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

2. **No development shall take place until a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated, has been submitted to and approved in writing by the local planning authority.**

Reason: To comply with the requirements of Schedule 2, Part 1, Class AA, AA.2, 3 (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

6 ADDENDUM

The Meeting ended at 9.30 pm