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**DACORUM BOROUGH COUNCIL**

**DEVELOPMENT MANAGEMENT**

**23 JUNE 2022**

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Present:

**MEMBERS:**

Councillor Councillors, C Wyatt-Lowe, Beauchamp (Vice-Chairman), Durrant, Hobson, Douris, Williams, Hollinghurst, Stevens and Riddick

**ALSO IN ATTENDANCE:**

Councillor Oguchi.

**OFFICERS:**

Philip Stanley	(Head of Development Management)
Robert Freeman	(Lead Planning Officer)
Elsbeth Palmer	(Lead Planning Officer)
Jane Miller	(Planning Officer)
Colin Simmonds	(Locum Lawyer)
Layla Fowell	(Corporate & Democratic Support Officer)
Kayley Johnston	(Corporate & Democratic Support Officer) (Minutes)
Sally Robins	(Lead Planning Officer)
Birony Curtain	(Assistant Team Leader, Development Management)

The meeting began at 5.00 pm

**7 MINUTES**

The minutes of the meeting held on 26<sup>th</sup> May 2022 were confirmed by the Members present. Hard-copy minutes were signed by the Chair

**8 APOLOGIES FOR ABSENCE**

Apologies received from the Chair, Councillor Guest. Councillor Beauchamp will be Chairing this evenings meeting and Councillor Wyatt-Lowe will be acting as Vice-Chair. Apologies received from Councillor Maddern and Councillor Tindall.

## **9 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.

## **10 PUBLIC PARTICIPATION**

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

**5.** The order of applications was changed to allow for anyone wanting to speak on an application to be heard first (after first hearing applications deferred from the last committee.) The items were heard in the following order:

Item 5a,  
Item 5b,  
Item 5c,  
Item 5d,  
Item 5e,  
Item 5i,  
Item 5f,  
Item 5g,  
Item 5h,  
Item 5j,  
Item 5k,

**5a. 21/01095/FUL - Proposed conversion of existing farmhouse to provide four number dwellinghouses with associated parking.**

**Newground Farm House, Tring Road, Tring, Hertfordshire**

Jane Miller introduced the report on behalf of the case officer James Gardner. The application has been referred to the Committee due to Contrary views of Wigginton parish council.

It was proposed by Councillor Williams and seconded by Councillor Douris to delegate with a view to Grant the application.

Vote:

For: 9          Against:          0          Abstained: 1

Resolved: That planning permission be **DELEGATED** with a view to **APPROVAL**.

## **RECOMMENDATION**

That planning permission be **DELEGATED** with a view to **APPROVAL** subject to appropriate assessment in accordance with article 6(3) of the Habitats Directive and securing a mitigation package to avoid any further significant effects on the Chilterns Beechwood Special Area of Conservation (SAC) through financial contributions secured by legal agreement.

### **Conditions and Reasons:**

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:**

**1970/20E**

**1970/21A**

**1970/23A**

**1970/24A**

**1970/25A**

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

3. **The materials to be used in the construction of the external surfaces of the extensions 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).

4. **The access and parking arrangements shown on drawing no. 1970/20E shall be provided in full prior to first occupation of the residential units hereby approved and thereafter permanently retained.**

Reason: To ensure an acceptable level of parking and in the interests of highway safety, in accordance with Policy CS12 of the Dacorum Core Strategy (2013), the Dacorum Parking Standards SPD (2020) and Policy 51 of the Dacorum Local Plan (2004).

5. **Notwithstanding the details shown on drawing no. 1970/20E, the dwellings hereby approved shall not be occupied until details of the layout and siting of Electric Vehicle Charging Points (including the specific specification), and any 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 have been provided in accordance with the approved particulars.**

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).

6. **a) The dwellings hereby approved shall not be occupied until a noise assessment and report has been submitted to and approved in writing by the local planning authority. The report shall include a scheme for the sound insulation of the development including walls, roof, glazing and associated ventilation and provision for the protection of external amenity spaces as necessary. The scheme shall demonstrate compliance with the levels detailed in table 4 detailed in section 7.7.2 of BS8233:2014 Guidance on sound insulation and noise reduction for buildings. Any works which form part of the scheme shall be completed in accordance with the approved details before the dwellings are occupied.**

**b) The ventilation system shall meet the minimum background ventilation requirements of the Building Regulations 2000 Approved Document F "Ventilation". The system should also take account of the Association of Noise Consultants, Acoustics Ventilation And Overheating Residential Design Guide Jan 2020 Version1.1**

Reason: To ensure that residents of the dwellings are afforded an acceptable level of amenity and protected from noise and disturbance, in accordance with Paragraphs 130 (f), 174(e) and 185 (a) of the National Planning Policy Framework.

7. **No development shall commence until a Construction Management Plan (or Construction Method Statement) has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan:**

**The Construction Management Plan / Statement 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;
- g) Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
- h) Provision of sufficient on-site parking prior to commencement of construction activities;
- i) Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
- j) where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements;
- k) Phasing Plan.

Reason: In the interests of highway safety, in accordance with Policy CS12 of the Dacorum Core Strategy (2013) and Policy 51 of the Dacorum Local Plan (2004).

8. **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, Class E**

Reason: To enable the Local Planning Authority to preserve the openness of the Green Belt by preventing the unrestricted proliferation of residential outbuildings pursuant to paragraph 150 of the NPPF.

9. **Prior to the construction of the sheds identified on drawing no. 1970/20/E, metrically scaled floor plans and elevations of the respective sheds shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS11, CS12 and CS24 of the Dacorum Core Strategy (2013).

10. **Prior to first occupation of the dwellings hereby approved, the rear / side amenity areas shall be provided and laid out in accordance with drawing no. 1970/20E and thereafter permanently retained.**

Reason: In order to ensure that the dwellings have (and retain) retain sufficient amenity space, in accordance with Policy CS12 of the Dacorum Core Strategy and saved Appendix 3 of the Dacorum Local Plan.

11. **Notwithstanding the details shown on drawing no. 1970/20E, no construction above slab level 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 3 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).

12. **Notwithstanding details shown on approved plans, no development shall take place until full details of trees to be retained and measures for their protection during construction have been submitted to and approved in writing 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 competition 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. 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.
2. 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.
3. 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.
4. Contractors and sub-contractors must have regard to BS 5228-2:2009 "Code of Practice for Noise Control on Construction and Open Sites" and the Control of Pollution Act 1974.

As a guideline, the following hours for noisy works and/or deliveries should be observed: Monday to Friday, 7.30am to 5:30pm, Saturday, 8am to 1pm, Sunday and bank holidays - no noisy work allowed.

Where permission is sought for works to be carried out outside the hours stated, applications in writing must be made with at least seven days' notice to Environmental and Community Protection Team [ecp@dacorum.gov.uk](mailto:ecp@dacorum.gov.uk) or The Forum, Marlowes, Hemel Hempstead, HP1 1DN. Local residents that may be affected by the work shall also be notified in writing, after approval is received from the LPA or Environmental Health.

Works audible at the site boundary outside these hours may result in the service of a Notice restricting the hours as above. Breach of the notice may result in prosecution and an unlimited fine and/or six months imprisonment.

5. Dust from operations on the site should be minimised by spraying with water or by 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.

6. Under no circumstances should waste produced from construction work be incinerated on site. This includes but is not limited to pallet stretch wrap, used bulk bags, building materials, product of demolition and so on. Suitable waste management should be in place to reduce, reuse, recover or recycle waste product on site, or dispose of appropriately.

7. Contaminated Land Informative 1:

In the event that 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.

Contaminated Land Informative 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.

## **5b, 22/00179/FUL - Loft Conversion**

### **7 Orchard Court, Bovington, Hemel Hempstead, Hertfordshire**

The Case Officer, Jane Miller introduced the report to Members and said that the application has been referred to the Committee as an Officer recommendation due to the contrary views of Bovington Parish Council.

It was proposed by Councillor Wyatt-Lowe and seconded by Councillor Williams to move the Officers Recommendation to Grant the application.

Vote:



For: 8      Against: 1      Abstained: 1

Resolved: That planning permission be **GRANTED**.

### **RECOMMENDATION**

That planning permission be **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:**

**site location plan**  
**OC - 71 existing and proposed elevations**  
**OC - 72 section**  
**OC - 73 proposed floor plans**  
**OC - 74 parking 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.

**5c, 22/00603/FUL - Retention of a storage building Land**

**to the rear of 76-78 Belswains Lane, Hemel Hempstead, Hertfordshire**

Councillor Peters declared an interest in item 5c, stating he was the ward Councillor for this application so he will not be taking part on this item

The Case Officer, Robert Freeman introduced the report to Members and said that the application had been referred to the Committee in accordance with Section 2.3.2 (1) of the Constitution and at the request of Councillor Peter. Councillor Peter is concerned with the impact of development upon the street scene and highways safety. He is also concerned that the proposal has caused damage to a tree on the site and resulted in an over development of the site.

It was proposed by Councillor Hobson and seconded by Councillor Stevens to move the Officers recommendation and Grant the application.

Vote:

For: 6 Against: 2 Abstained: 1

Resolved: That planning permission be **GRANTED**.  
**RECOMMENDATION.**

That planning permission be **GRANTED** subject to the following conditions:

Condition:

- 1. The development hereby permitted shall only be used for purposes incidental to the use of the dwelling shown as plot 1 on drawing 76LHH-SITE REV C.**

Reason: In the interests of the residential amenities of neighbouring properties.

**5d, 22/01583/NMA - Non Material Amendment to planning permission 21/04265/ROC (Variation of condition 2 (approved plans) attached to planning permission 4/00726/17/FUL for 2 x 3 bed dwellings.**

**Land to the rear of 76-78 Belswains Lane,  
Hemel Hempstead, Hertfordshire**

Councillor Peters declared an interest in item 5d, stating he was the ward Councillor for this application so he will not be taking part on this item

The Case Officer, Robert Freeman, introduced the report to Members and said that the application had been referred to the Committee as in accordance with Section 2.3.2 (1) of the Constitution and at the request of Councillor Peter. The proposal would result in changes to a scheme previously refused planning permission by the Development Management Committee.

Patrick Craig spoke in objection to the application.  
Nigel Wingrove spoke in support of the application.

It was proposed by Councillor Stevens and seconded by Councillor Hobson to Grant the application.

Vote:

For: 3            Against: 1            Abstained: 5

Resolved: That planning permission be **GRANTED**.

**RECOMMENDATION.**

That a Non-Material Amendment be **GRANTED** to planning permission 21/04265/ROC

**INFORMATIVE**

The amendment shown on the submitted drawing is considered to be non-material to planning permission 21/04265/ROC; as the proposed changes are not significant, would not be materially different to that originally approved and would not contravene any planning policy.

This application has been approved for the amended drawing:

76BLHH-SITE Revision C

The conditions to planning permission 21/04265/ROC still apply.

**5d, 22/01583/NMA - Non Material Amendment to planning permission 21/04265/ROC (Variation of condition 2 (approved plans) attached to planning permission 4/00726/17/FUL for 2 x 3 bed dwellings.**

**Land to the rear of 76-78 Belswains Lane, Hemel Hempstead, Hertfordshire**

Councillor Peters declared an interest in item 5d, stating he was the ward Councillor for this application so he will not be taking part on this item

The Case Officer, Robert Freeman, introduced the report to Members and said that the application had been referred to the Committee as in accordance with Section 2.3.2 (1) of the Constitution and at the request of Councillor Peter. The proposal would result in changes to a scheme previously refused planning permission by the Development Management Committee.

Patrick Craig spoke in objection to the application.

Nigel Wingrove spoke in support of the application.

It was proposed by Councillor Stevens and seconded by Councillor Hobson to Grant the application.

Vote:

For: 3            Against: 1            Abstained: 5

Resolved: That planning permission be **GRANTED**.

**RECOMMENDATION.**

That a Non-Material Amendment be **GRANTED** to planning permission 21/04265/ROC

**INFORMATIVE**

The amendment shown on the submitted drawing is considered to be non-material to planning permission 21/04265/ROC; as the proposed changes are not significant, would not be materially different to that originally approved and would not contravene any planning policy.

This application has been approved for the amended drawing:

76BLHH-SITE Revision C

The conditions to planning permission 21/04265/ROC still apply.

**5e, 22/00849/UPA - Additional storey to a maximum height of 8.3m with 4 windows to front and 2 to rear**

**1 The Orchard Kings Langley, Hertfordshire**

Philip Stanley introduced the report on behalf of the case Officer Colin Lecart. The application had been referred to the Committee due to the contrary views of Kings Langley Parish Council.

Ward Councillor Alan Johnson spoke in objection to the application.

It was proposed by Councillor Durrant and seconded by Councillor Williams to Grant the application.

Vote:

For: 3            Against:            3            Abstained: 3

Chair Councillor Beauchamp use his supporting vote to Grant the Application.

Resolved: That planning permission be **GRANTED**.

## **RECOMMENDATION**

That prior approval be **GRANTED**

### **Condition and Reason:**

1. **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.

### Informatives :

1. Along with Condition 1, the development shall also comply with the conditions as listed within Paragraph AA.2 (2) of Schedule 2, Part 1, Class AA of the General Permitted Development Order (2015). These are Listed below :
  - a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
  - (a) the development must not include a window in any wall or roof slope forming a side elevation of the dwelling house;
  - (b) the roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse; and
  - (c) following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.

**5f, 21/03561/VAR - Deed of Variation to S106 agreement relating to  
4/03481/15/MFA  
Flauden House Stables, Flauden, Hertfordshire**

Elspeth Palmer introduced the report to Members and said that the application had been referred to the Committee as Scheme of delegation (4(a)) Proposals seeking

variations to existing legal agreements not considered minor by the Group Manager (Development Management and Planning).

It was proposed by Councillor Williams and seconded by Councillor Peters to move the Officers recommendations and Refuse the application.

Vote:

For: 9            Against: 0            Abstained: 1

Resolved: That planning permission be **REFUSED**.

### **RECOMMENDATION**

It is recommended that the application be refused based on the following:

- The changes to the legal agreement would undermine the very special circumstances which were considered to make the proposal acceptable in the Green Belt;
- Suggested wording of the legal agreement very broad – legal agreements need to be detailed, clear and concise; and
- Incorrect type of application to achieve what is in essence an amendment to the original MFA application.

#### **Reason(s) for Refusal:**

The changes to the legal agreement would undermine the very special circumstances which were considered to make the proposal acceptable in the Green Belt.

Suggested wording of the legal agreement very broad - legal agreements need to be detailed, clear and concise.

Incorrect type of application to achieve what is in essence an amendment to the original MFA application.

The proposed changes would be contrary to Policy 5 of the Core Strategy.

### **5g, 22/01442/FUL - Change of use of ground floor (with basement) from Class E(a) retail, to Sui Generis, café serving alcohol**

#### **97 High Street, Hemel Hempstead, Hertfordshire**

Councillor Hobson declared an interest in this item. She stated that she would not take part in the discussion or voting as she is the business owner.

The Case Officer, Sally Robins introduced the report to Members and said that the application has been referred to the Committee as the applicant is a DBC Councillor.

It was proposed by Councillor Wyatt-Lowe and seconded by Councillor Peters to Grant the application.

Vote:

For: 7      Against: 0      Abstained: 2

Resolved: That planning permission be **GRANTED**.

### **RECOMMENDATION**

That planning permission be **GRANTED**.

#### **Conditions and Reasons:**

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 hereby permitted shall not take place other than between the hours of:**

**(a) 08:00 - 23:00 Mondays to Fridays;**

**(b) 09:00 - 23:00 on Saturdays;**

**(c) 09:00 - 22:00 on Sundays and Bank Holidays.**

Reason: To protect the residential amenities of the locality in accordance with to Policy CS12 of the Dacorum Borough Core Strategy (2013) and Paragraph 130 (f) of the National Planning Policy Framework (2021).

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

#### **LOCATION PLAN**

#### **01 PLANS AND ELEVATIONS**

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

#### **Informatives:**

1. Working Hours: Contractors and sub-contractors must have regard to BS 5228-2:2009 "Code of Practice for Noise Control on Construction and Open Sites" and the Control of Pollution Act 1974.

As a guideline, the following hours for noisy works and/or deliveries should be observed: Monday to Friday, 7.30am to 5:30pm, Saturday, 8am to 1pm, Sunday and bank holidays - no noisy work allowed.

Where permission is sought for works to be carried out outside the hours stated, applications in writing must be made with at least seven days' notice to

Environmental and Community Protection Team [ecp@dacorum.gov.uk](mailto:ecp@dacorum.gov.uk) or The Forum, Marlowes, Hemel Hempstead, HP1 1DN. Local residents that may be affected by the work shall also be notified in writing, after approval is received from the LPA or Environmental Health.

Works audible at the site boundary outside these hours may result in the service of a Notice restricting the hours as above. Breach of the notice may result in prosecution and an unlimited fine and/or six months imprisonment.

2. Construction Dust: Dust from operations on the site should be minimised by spraying with water or by 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.
3. Waste Management: Under no circumstances should waste produced from construction work be incinerated on site. This includes but is not limited to pallet stretch wrap, used bulk bags, building materials, product of demolition and so on. Suitable waste management should be in place to reduce, reuse, recover or recycle waste product on site, or dispose of appropriately.
4. 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.

**5h, 21/01443/ADV - Fascia and hanging board signs  
97 High Street, Hemel Hempstead, Hertfordshire**

Councillor Hobson declared an interest in this item. She stated she would not take part in the discussion or voting as she is the business owner.

The Case Officer, Sally Robins introduced the report to Members and said that the application has been referred to the Committee as the applicant is a DBC Councillor.

It was proposed by Councillor Doris and seconded by Councillor Wyatt-Lowe to move the Officers recommendation and Grant the application.

Vote:

For: 8            Against: 0            Abstained: 1

Resolved: That planning permission be **GRANTED**.



## RECOMMENDATION

That advertisement consent be **GRANTED**

### Conditions and Reasons:

1. **This consent is granted for a period of five years commencing on the date of this notice.**

Reason: To comply with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2. **(a) Any advertisement displayed, and any site used for the display of advertisement, shall be maintained in a condition that does not impair the visual amenity of the site.**

**(b) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.**

**(c) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.**

**(d) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.**

**(e) No advertisement shall be sited or displayed so as to: (i) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (ii) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (iii) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.**

Reason: To comply with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007; coupled with the requirements of Policy CS12 of the Dacorum Borough Core Strategy (2013) and Paragraph 132 of the National Planning Policy Framework (2019).

### Informatives:

1. 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.

2. 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.

3. 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.
4. Projecting signs: Notwithstanding any consent issued under the Town and Country Planning Act, a licence issued under the provisions of Section 177 of the Highways Act 1980 is required prior to the erection of any part of the projection or overhang into or over the public highway. Further information is available via the County Council's website: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/oversail-licence-to-overhang-a-structure-on-a-public-road.aspx> or telephoning 0300 1234047.
5. Advertisement consent 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.

**5i, 21/04741/FHA - Construction of single storey front and rear extensions Old Village Hall,**

**87 Flaunden, Flaunden, Hertfordshire**

The Case Officer, Jane Miller introduced the report to Members and said that the application has been referred to the Committee due to the contrary views of Flaunden Parish Council

Parish Councillor Elena Moya spoke in objection to the application.

It was proposed by Councillor Wyatt-Lowe and seconded by Councillor Durrant to Grant the application.

Vote:

For: 4 Against: 3 Abstained: 3

Resolved: That planning permission be **GRANTED**.

**RECOMMENDATION**

That planning permission be **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, CS12 and CS27 of the Dacorum Borough Core Strategy (2013).

3. **Prior to the first use of the extensions hereby approved details of the provisions for the storage and recycling of refuse have been submitted to and approved in writing by the Local Planning Authority. Such provisions shall be made/constructed prior to the first use and shall thereafter be made permanently available for the occupants of the dwelling.**

Reason: To safeguard the residential and visual amenities of the locality, protect the environment and prevent obstruction to pedestrian movement in

accordance with saved Policy 129 of the Dacorum Borough Local Plan (2004) and Policies CS12 and CS27 of the Dacorum Borough Core Strategy (2013).

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

**1 site location plan**

**3 A proposed plans, elevation and section (received 14.02.2022)**

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. Working Hours Informative  
Contractors and sub-contractors must have regard to BS 5228-2:2009 "Code of Practice for Noise Control on Construction and Open Sites" and the Control of Pollution Act 1974.

As a guideline, the following hours for noisy works and/or deliveries should be observed: Monday to Friday, 7.30am to 5:30pm, Saturday, 8am to 1pm, Sunday and bank holidays - no noisy work allowed.

Where permission is sought for works to be carried out outside the hours stated, applications in writing must be made with at least seven days' notice to Environmental and Community Protection Team [ecp@dacorum.gov.uk](mailto:ecp@dacorum.gov.uk) or The Forum, Marlowes, Hemel Hempstead, HP1 1DN. Local residents that may be affected by the work shall also be notified in writing, after approval is received from the LPA or Environmental Health.

Works audible at the site boundary outside these hours may result in the service of a Notice restricting the hours as above. Breach of the notice may result in prosecution and an unlimited fine and/or six months imprisonment.

**Waste Management Informative**

Under no circumstances should waste produced from construction work be incinerated on site. This includes but is not limited to pallet stretch wrap, used bulk bags, building materials, product of demolition and so on. Suitable waste management should be in place to reduce, reuse, recover or recycle waste product on site, or dispose of appropriately.

**5j, 22/01176/FHA - Conversion of two garden sheds into garden office/workshop**

**65 St Johns Road, Hemel Hempstead, Hertfordshire**

Councillor Hobson declared an interest in the item as the application is her neighbour. Councillor Hobson confirmed that she would be taking part in the discussion and voting as she is coming with an open mind.

The Case Officer, Briony Curtain introduced the report to Members and said that the application has been referred to the Committee as the applicant is an elected member.

It was proposed by Councillor Williams and seconded by Councillor Stevens to Grant the application.

Vote:

For: 8          Against:          1          Abstained: 1

Resolved: That planning permission be **GRANTED**.

**RECOMMENDATION for 22/01176/FHA**

That planning permission be **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:**

**Location Plan  
Proposed Plans and Dimensions  
Design and Access Statement  
Heritage Statement**

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 documents.**

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 outbuilding hereby permitted shall not be occupied at any time other than for purposes incidental to the residential use (Storage/garden office/workshop) of the dwelling known as 65 St Johns Road, Hemel Hempstead and shall not be independently occupied.**

Reason: For the avoidance of doubt and to ensure that the use of the development remains ancillary to the use of the main dwellinghouse without allowing the intensification of residential accommodation within the site in accordance with CS12 of the Core Strategy 2013 and to ensure compliance with the Habitats regulations.

**Informatives:**

1. Planning permission has been granted for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage which lead 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.

**5K, 22/01284/LBC - Conversion of two garden sheds into garden office/workshop**

**65 St Johns Road, Hemel Hempstead, Hertfordshire**

Councillor Hobson declared an interest in the item as the application is her neighbour. Councillor Hobson confirmed that she would be taking part in the discussion and voting as she is coming with an open mind.

The Case Officer, Briony Curtain introduced the report to Members and said that the application has been referred to the Committee as the applicant is an elected member.

It was proposed by Councillor Williams and seconded by Councillor Wyatt-Lowe to Grant the application.

Vote:

For: 8      Against: 0      Abstained: 2

Resolved: That planning permission be **GRANTED**.

**RECOMMENDATION**

That listed building consent be **GRANTED**.

**Condition(s) and Reason(s):**

1. **The works hereby permitted shall begin before the expiration of three years from the date of this consent.**

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990, as amended by Section 51 (4) 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:**

**Location Plan  
Proposed Plans and Dimensions  
Design and Access Statement  
Heritage Statement**

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 documents.**

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).

The meeting ended at 20:50.