



# DEVELOPMENT MANAGEMENT AGENDA

THURSDAY 17 NOVEMBER 2022 AT 7.00 PM  
COUNCIL CHAMBER, THE FORUM

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

### Membership

Councillor Guest (Chairman)	Councillor Douris
Councillor C Wyatt-Lowe	Councillor Williams
Councillor Beauchamp (Vice-Chairman)	Councillor Hollinghurst
Councillor Durrant	Councillor Stevens
Councillor Hobson	Councillor Tindall
Councillor Maddern	Councillor Riddick
Councillor McDowell	

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

## AGENDA

### 1. MINUTES

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

### 2. APOLOGIES FOR ABSENCE

To receive any apologies for absence

### **3. DECLARATIONS OF INTEREST**

To receive any declarations of interest

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

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

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

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

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

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

### **4. PUBLIC PARTICIPATION**

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

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

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

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

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

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

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

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

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

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

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

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

## 5. INDEX TO PLANNING APPLICATIONS (Page 5)

- (a) 21/01018/MFA Construction of a Class E limited assortment discount foodstore with associated car parking, access, landscaping and engineering works - Land North of Jarman Centre, Jarman Way, Hemel Hempstead, Hertfordshire (Pages 6 - 93)
- (b) 22/00353/MFA - Proposed Electric Vehicle (EV) Charging Station and Cafe - Land at Kings Langley Service Station and adjoining Hempstead Road, Kings Langley (Pages 94 - 127)
- (c) 22/00578/FUL - Construction of a new dwelling, including a new vehicle access, demolition of existing outbuildings and cessation of existing vehicle repair and sales business - Shothanger House, Box Lane, Hemel Hempstead, Hertfordshire, HP3 0DJ (Pages 128 - 161)
- (d) 22/02345/ROC - Variation of Condition 10 (approved plans) attached to planning permission 20/03821/FUL - Demolition of 34 residential garages and construction of 2 no dwelling houses and 6 no apartments - Garage Court, Sleddale, Hemel Hempstead, Hertfordshire (Pages 162 - 187)
- (e) 22/02747/FHA - Proposed half width first floor rear extension above existing ground floor back addition - 33 Cowper Road, Markyate, St Albans, Hertfordshire, AL3 8PP (Pages 188 - 196)
- (f) 22/02796/FHA - Changes to fenestration and single storey rear extension - 17 Wroxham Avenue Hemel Hempstead Hertfordshire HP3 9HF (Pages 197 - 202)

**6. ARTICLE 4 RENEWALS** (Pages 203 - 305)

**7. PLANNING APPEALS UPDATE** (Pages 306 - 324)