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**DACORUM BOROUGH COUNCIL**

**DEVELOPMENT CONTROL**

**30 JULY 2015**

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Present:

**MEMBERS:**

Councillor Councillors, Guest (Vice-Chairman), Clark, Conway, Matthews, Riddick, Ritchie, Sutton, Whitman and Wyatt-Lowe

Councillor also attended

**OFFICERS:**

The meeting began at 7.00 pm

**46 MINUTES**

The minutes of the meeting of 9 July were agreed by Members and signed by the Vice Chairman.

**47 APOLOGIES FOR ABSENCE**

Apologies for absence were submitted on behalf of Councillors Conway and Maddern.

**48 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**49 PUBLIC PARTICIPATION**

There was none.

**50 INDEX TO PLANNING APPLICATIONS**

The Committee considered applications for planning permission as set out below and reached the decisions therein.

**51 4/00775/15/FUL 10 ATHELSTAN ROAD, HEMEL HEMPSTEAD, HP3 9QE**

Joan Reid introduced the report for retrospective planning permission .

John Crawley (agent) and Nick Rowe (architect) advised that they were supporting the application and would answer any questions that the committee had.

Discussion took place with questions raised regarding the soil pipes.

It was proposed by Councillor Whitman and seconded by Councillor Tindall to grant the application in line with the Officer's recommendations.

Voting:

8 For, 1 Against and 2 Abstentions;

whereupon it was:

Resolved:

The planning permission be granted, in line with the Officer's recommendations with additional condition:

Details of the Soil Vent Pipes should be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity, in accordance with Policy CS 21 of the Core Strategy.

**52            4/01173/15/FUL 10 ATHELSTAN ROAD, HEMEL HEMPSTEAD, HP3 9QE.**

Joan Reid introduced the report for retrospective planning permission

John Crawley (agent) and Nick Rowe (architect) advised that they were supporting the application and would answer any questions that the committee had.

It was proposed by Councillor Tindall and seconded by Councillor Whitman to grant the application in line with the officer's recommendation.

Voting:

6 For, 2 Against and 3 abstentions;

whereupon it was:

Resolved:

The planning permission be granted, in line with the Officer's recommendations.

**53            4/00884/15/FHA 10 ATHELSTAN ROAD, HEMEL HEMPSTEAD, HP3 9QE**

Joan Reid introduced the report for retrospective planning permission .

John Crawley (agent) and Nick Rowe (architect) advised that they were supporting the

application and would answer any questions that the committee had.

The Committee discussed the application in some depth, noting that there had either been extreme incompetence or a complete disregard for development regulations on behalf of the planners.

Nick Rowe advised that the original applications had been drawn up by a different architect, who had used the entire site in the initial application, rather than breaking it down and that this had caused the misunderstanding regarding permitted planning rights.

It was proposed by Councillor Whitman and seconded by Councillor Ritchie to grant the application in line with the officer's recommendation.

Voting:

6 For, 4 Against and 1 Abstention, the Chairman exercised his right to vote and voted in favour;

Whereupon it was:

Resolved:

The planning permission be granted, in line with the Officer's recommendations.

**54            4/02013/15/MFA WEST HERTS COLLEGE, DACORUM CAMPUS,  
MARLOWES, HEMEL HEMPSTEAD, HP1 1HD**

Myles Jarvis introduced the report.

Amy Peck, agent spoke in support of the application.

It was proposed by Councillor Wyatt-Lowe and seconded by Councillor Matthews to grant the application in line with the officer's recommendations

Voting:

For - Unanimous;

whereupon it was:

Resolved:

That planning permission be granted, in line with the Officer's recommendation with removed and reworded conditions:

**Reworded condition 6:**

*"Other than the demolition of Blocks K and L, the following additional details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. These details shall include:*

- *means of enclosure;*
- *details of cultivation and other operations associated with plant and grass establishment*
- *minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, lighting etc);*
- *proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc);*

*The other items will be carried out in accordance with the approved plans. The approved landscape works shall be carried out within the first planting season following the completion of the development permitted.*

*Once approved the scheme be implemented fully in accordance with the approved plans and details unless otherwise agreed in writing by the Local Planning Authority.”*

#### **Reworded Condition 7:**

*“Notwithstanding the details submitted for the temporary car park and prior to occupation of the site, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority. These details shall include:*

- *hard surfacing materials - indicated on the landscape plan - detailed manufactures spec and samples to be provided)*
- *natural vegetation and planting (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate - none proposed (existing trees retained)*
- *full details including elevational details of cycle parking - To be provided*
- *full details including elevation details of refuse storage - see drawing DT(90)01*
- *proposed finished levels or contours - To be provided*
- *any other minor details - (assume none)*

*The approved landscape works shall be carried out within the first planting season following development.”*

#### **Revised Condition 11**

*“Notwithstanding the information provided and apart from the demolition of Blocks K and L, no development shall commence on site until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been*

*submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the critical storm event will not exceed the run-off from the undeveloped site following the corresponding rainfall event and provide pre-development greenfield run-off rates where possible. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.*

*The scheme shall also include:*

- 1. Detailed pre and post development surface water run-off rate calculations for all rainfall events up to and including the 1 in 100 year + climate change event.*
- 2. Detailed pre and post development surface water volume calculations for all rainfall events up to and including the 1 in 100 year + climate change event.*
- 3. Surface water calculations including all impermeable and permeable areas to provide a total volume and surface water run-off rates*
- 4. Provide betterment by achieving greenfield run-off rates where possible*
- 5. Provide a sustainable drainage system prioritising above ground methods such as ponds, swales etc.*
- 6. Provide source control measures such as permeable paving, infiltration trenches to ensure surface water run-off from the proposed car parking and roads can be treated in a sustainable manner and reduce the requirement for maintenance of underground features.*
- 7. Final detailed drainage strategy including a detailed drainage which sets out the final development layout.*
- 8. Details of the proposed informal surface water flooding including the return rainfall event it will flood, the location it will flood and expected depths of flooding.*
- 9. Full details demonstrating how the development will utilise sustainable urban drainage systems (SUDS) or reason given as to why there are practical reasons for not doing so. Details should include the aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the following drainage hierarchy:*
  - (i) store rainwater for later use*
  - (ii) use infiltration techniques, such as porous surfaces in non-clay areas*
  - (iii) attenuate rainwater in ponds or open water features for gradual release*
  - (iv) attenuate rainwater by storing in tanks or sealed water features for gradual release*
  - (v) discharge rainwater direct to a watercourse or discharge rainwater to a surface water sewer/drain “*

**Draft Condition 14 DELETED**

**Draft Condition 15 is now Condition 14**

**Draft Condition16 DELETED**

**Draft Condition 17 is now condition 15**

**Draft Condition 18 is now condition 16**

**Draft Condition 19 is now condition 17**

**Revised Condition 17:.**

*17. Notwithstanding any details already submitted prior to the occupation of the development hereby permitted full details (in the form of scaled plans and / or written specifications) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority to illustrate the following:*

*a)*

*i) Roads, footways, and on-site water drainage,*

*ii) Access arrangements in accordance with those shown in principle on approved plan 50162 SP(90)02 revision 9,*

*iii) Parking provision in accordance with adopted standard and*

*iv) Turning areas.*

*b)*

*A Stage 2 Road Safety Audit for the proposed highway improvements and access junction shall be completed and submitted to and for approval by Hertfordshire County Council.*

Reason: In the interests of highway safety and proper planning and development in accordance with Policy CS8, and Saved Policies 54, 55, 61, 62 and 63 of the Saved Dacorum Borough Local Plan.

**Draft Condition 20 is now condition 18**

**Draft Condition 21 is now condition 19**

**Draft Condition 22 is now condition 21**

**Draft Condition 24 is now condition 22.**

**55            4/01171/15/FHA 122 NEW PARK DRIVE, HEMEL HEMPSTEAD, HP2 4QW**

Councillor Tindall declared that he was aware of this application so would abstain from taking part.

Martin Stickley introduced the report and advised that it was before the committee as it had been called in by Councilor Adshead due to it being over bearing and causing a loss of light..

Susan Hills, neighbour, spoke in objection to the application.

Ward Councillor Graham Adshead spoke in objection to the application.

It was proposed by Councillor Sutton and seconded by Councillor Fisher to grant the application in line with the officers recommendations:

Voting:

6 For, 0 Against and 4 Abstentions;

whereupon it was:

Resolved:

The planning permission be granted, in line with the Officer's recommendations

**56            4/01158/15/FHA THE GREY HOUSE, KITSBURY ROAD, BERKHAMSTED, HP4 3EA**

Joan Reid introduced the report.

Christopher Higenbottom (architect) and David Campbell (applicant) spoke in support of the application, advising that they had not seen sight of the Addendum and neighbour complaints.

James Stevenson (neighbour) spoke in objection to the application.

The application was debated at length by the Committee.

It was proposed by Councillor Guest and seconded by Councillor Wyatt-Lowe to defer the application:

Voting:

For Unanimous;

whereupon it was:

Resolved:

Application **DEFERRED** to enable the applicants to consider the contents of the Addendum to the Committee report and for the Conservation Officer to comment upon the revised scheme.

**57            4/00876/15/FUL 2 HAWKINS WAY, BOVINGDON, HEMEL HEMPSTEAD,  
HP3 0UB**

Joan Reid introduced the report advising that Bovingdon Parish Council had supported the application, but that it was the Officer's recommendation to refuse the application.

Raymond Brain (applicant) spoke in support of the application.

It was proposed by Councillor Fisher and seconded by Councillor Clarke to refuse the application in line with the Officer's recommendations.

Voting:

2 For, 7 Against and 2 Abstentions;

whereupon it was:

Resolved:

Officer's recommendation overturned – application **GRANTED**, and authority be delegated to the Group Leader, Development Management and Planning to attach appropriate conditions to that approval.

**58            4/01905/15/FUL 19 CLAVERTON CLOSE, BOVINGDON, HEMEL  
HEMPSTEAD, HP3 0QP**

Myles Joyce introduced the report.

It was proposed by Councillor Clarke and seconded by Councillor Sutton to agree the application in line with the officer's recommendations:

Voting:

9 For, 1 Against and 1 Abstention;

Whereupon it was:

Resolved:

The planning permission be granted, in line with the Officer's recommendations.

**59            4/01814/15/FUL SACOMBE ROAD GRASSED AREA OUTSIDE 16/17/18  
SACOMBE ROAD, HEMEL HEMPSTEAD, HP1**

Myles Joyce introduced the report.

It was proposed by Councillor Whitman and Seconded by Councillor Matthews to agree the application in line with the officer's recommendations:



Voting:

For Unanimous;

whereupon it was:

Resolved:

The planning permission be granted, in line with the Officer's recommendations.

## **60            APPEALS**

Noted the following reports:

1. Appeals Lodged
2. Appeals Allowed
3. Appeals Dismissed
4. Decisions on Appeals

The Meeting ended at 9.29 pm