
DACORUM BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT

10 AUGUST 2023

Present:

MEMBERS:

Councillor Stevens (Chairman) Councillors, Guest, Durrant, Bristow, Cox, Patterson, Riddick, Silwal, Williams and Weston (10)

OFFICERS:

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P Stanley (Head of Development Management)
A Stapleton (Principal Property Lawyer)
K Johnston (Corporate & Democratic Support Officer) (Minutes)
P Doyle (Principal Planning Officer)

The meeting began at 7:00pm

1 MINUTES

The minutes of the meeting held on 13 July 2023. Were confirmed by the Members present.

Hard-copy minutes were signed by the Chair

2 APOLOGIES FOR ABSENCE

Apologies received from the Councillor Wyatt-Lowe, Councillor B Williams substituted on behalf of her. Councillor Weston substituted on behalf of Cllr C Link.

Apologies from Councillors Mottershead and Hobson

3 DECLARATIONS OF INTEREST

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

4 PUBLIC PARTICIPATION

Councillor Stevens 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.

5a **23/00423/DPA - Construction of one additional storey of new dwellinghouses above 1-12 and 26-31 Nightingale Walk to provide 6 new residential units (Class C3) - Site Of 1-31 Nightingale Walk Hemel Hempstead Hertfordshire**

The Case Officer, Patrick Doyle introduced the report to Members and said that the application had been referred to the Committee by Councillor Colette Wyatt- Lowe. Cllr Wyatt-Lowe, Resident Rachel Lockett and Anu Ahuja spoke in objection to the application.

Simon Wallis spoke in support of the application.

It was proposed by Councillor Bristow to **GRANT** the application subject to the imposition of conditions as per Officer recommendations. Having there been no seconder, the recommendation falls.

It was proposed by Councillor Weston and seconded by Councillor Riddick to overturn the Officer's recommendation and **REFUSE** the application.

Vote:

For: 7 Against: 1 Abstained: 2

Resolved: That prior approval be **REFUSED**.

1. Criteria E

The proposals would be very harmful to the immediate streetscape. The provision of an additional storey above the existing development would form a very dominant, visually intrusive and assertive feature in a prominent position at the head of the Berkeley Square cul de sac. This would be detrimental to the appearance of immediate area. The assessment has taken into account the change in levels and the wooded setting.

2. Criteria G

The building's increased height and massing would be very visible from several of the existing flat windows creating a greater sense of enclosure. For these flats within the immediate vicinity of the intersection of the two parts of the 'T' shaped layout, this significant change to the existing physical environment would fundamentally alter the existing residents experience and perception. There would be the resultant permanent establishment of an overbearing and oppressive physically intrusive impact in relation to the existing bedroom windows.

5b **23/00691/FUL - Demolition of existing detached buildings comprising cattery and erection of a single storey dwelling house including landscaping - Pilgrim Cottage Megg Lane Chipperfield Kings Langley Hertfordshire WD4 9JW**

The Case Officer, Patrick Doyle, introduced the report to Members and said that the application had been referred to the Committee as it was called in by Councillor Riddick as the application was down for refusal.

P Doyle highlighted that there was a typographical error in the published report and confirmed that the proposal was for a 3 bed dwelling, not a 4 bed.

It was advised by A Stapleton that Cllr Riddick, as he had called in the planning application to DMC, and clearly stated reasons for supporting the application in this call-in, should take no part in the discussion or voting consequently, Cllr Riddick took no further part in this item.

Resident Eamonn Flynn spoke in support of the application.

It was proposed by Councillor Weston and seconded by Councillor Patterson to **REFUSE** the application in line with Officers recommendations.

Vote:

For: 3 Against: 5 Abstained: 1

Having there been no majority to **REFUSE** the application it was proposed by Councillor Durrant and seconded by Councillor Bristow to overturn the Officer's recommendation and **DELEGATE** with a **VIEW TO APPROVAL**, subject to Conditions being agreed by the Chair and the provision of a planning obligation to secure mitigation against harms to the Chilterns Beechwoods SAC.

Vote:

For: 5 Against: 3 Abstained: 1

Resolved: That planning permission be **DELEGATE with a VIEW TO APPROVAL** with conditions to be drafted by Officers and agreed by the Chair, and subject to the completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990 (As Amended) to secure mitigation against harms to the Chilterns Beechwoods SAC.

The Meeting ended at 10.22 pm