
DACORUM BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT

9 JANUARY 2025

Present:

MEMBERS:

Councillor Stevens (Chairman) Councillors, Guest (Vice-Chairman), Bristow, Durrant, Hobson, Maddern, Riddick, Mitchell, Patterson, Walker, C Wyatt-Lowe and Allen. (12)

OFFICERS:

- P Stanley (Head of Development Management)
- B Curtain (Development Management Assistant Manager)
- J Edwards (Litigation Lawyer)
- E Palmer (Lead Planning Officer)
- R Payne (Planning Officer)
- R Freeman (Lead Planning Officer)
- K Johnston (Corporate & Democratic Support Officer) (Minutes)

The meeting began at 7.00 pm

1. MINUTES

The minutes of the meeting held on 12 December 2024 were circulated late so not all Members had a chance to read them. The committee agreed to email member support if they were in disagreement.

2. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies received from the Councillor Smyth-Wright, Councillor W Allen substituted on her behalf.

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.

5. The order of applications was changed to allow the speakers for 5b to be heard first. The items were heard in the following order.

5b.

5a.

5c.

5d.

5e.

Items 5c and 5d were presented and considered together, but had separate votes.

5a.

24/01409/FUL

**Construction of Agricultural Building
Land at Upper Bourne End Lane**

Cllr Walker declared that he sits on Bovingdon Parish Council and confirmed that he will take no part in the discussion or voting.

Cllr Riddick declared that this item is in his ward, he also called the item in, but he is coming to the meeting with an open mind.

The Case Officer, Robert Freeman, introduced the report to Members and said that the application had been referred to the Committee at the request of Councillor Riddick. Councillor Riddick expressed concerns as to the appropriateness of the development in the Green Belt.

It was proposed by Councillor Guest and seconded by Councillor Maddern to **GRANT** the application.

Vote:

For: Against: Abstained:

6

2

3

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

That planning permission is GRANTED subject to the following planning conditions.

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:**

UBEL PA.01 Revision B (Location Plan)
UBEL PA 02 (Block Plan)
UBEL PA 03 Revision D (Plans and Elevations)

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

3. **No construction of the building hereby permitted 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;
- 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.);
- an assessment of the biodiversity value of the site,
- details of finished floor, ridge and eaves heights in respect of existing and proposed ground levels and neighbouring properties and
- details of any external lighting and associate lux levels
- retained historic landscape features and proposals for restoration, where relevant.

The approved 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: The condition is required prior to the commencement of works to ensure that the building is appropriately located on the site having regard to the change in topography. The condition is required to ensure a satisfactory appearance to 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

- 4. The development granted by this notice must not begin unless a Biodiversity Gain Plan has been submitted to and approved in writing by the planning authority. The development shall thereafter be carried out in accordance with the approved Plan.**

Advice about how to prepare a Biodiversity Gain Plan and a template can be found at <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

Reason: To ensure that the development provides biodiversity net gain if necessary in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) (or as subsequently amended), or otherwise in accordance with Policies CS26 and CS29 of the Dacorum Borough Core Strategy (2013) and the National Planning Policy Framework (2024). These details are required prior to commencement to ensure that the ecological and biodiversity enhancements can be achieved before construction works begin and to ensure statutory requirements are fulfilled.

- 5. The development shall not commence until a Landscape Ecological Management Plan (LEMP) / Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan has been submitted to and approved in writing by the local planning authority. These plans shall including:**
- (a) a non-technical summary;**
 - (a) the roles and responsibilities of the people or organisation(s) delivering the LEMP / HMMP**
 - (b) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;**
 - (c) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and**

- (d) **the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,**

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) (or as subsequently amended), Policies CS26 and CS29 of the Dacorum Borough Core Strategy (2013) and the National Planning Policy Framework (2024).

6 Notice in writing shall be given to the Council when the:

- (a) **LEMP / HMMP has been implemented; and**
- (b) **habitat creation and enhancement works as set out in the LEMP / HMMP have been completed.**

The building hereby approved shall not be used until:

- (a) **the habitat creation and enhancement works set out in the approved LEMP / HMMP have been completed; and**
- (b) **a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.**

The created and/or enhanced habitat specified in the approved LEMP / HMMP shall be managed and maintained in accordance with the approved LEMP / HMMP.

Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) (or as subsequently amended), Policies CS26 and CS29 of the Dacorum Borough Core Strategy (2013) and the National Planning Policy Framework (2024).

These details are required prior to commencement to ensure that the ecological and biodiversity enhancements can be achieved before construction works begin and to ensure statutory requirements are fulfilled.

- 7. Should any ground contamination be encountered during the construction of the development hereby approved (including groundworks) works shall be temporarily suspended, unless otherwise agreed in writing by the Local Planning Authority, and a**

Contamination Remediation Scheme shall be submitted to (as soon as practically possible) and approved in writing by, the Local Planning Authority. The Contamination Remediation Scheme shall detail all measures required to render this contamination harmless and all approved measures shall subsequently be fully implemented prior to the first occupation of the development hereby approved.

Should no ground contamination be encountered or suspected upon the completion of the groundworks, a statement to that effect shall be submitted in writing to the Local Planning Authority prior to the first occupation of the development hereby approved.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development, in accordance with Policy CS32 of the Dacorum Borough Core Strategy and the National Planning Policy Framework (2024). The safe and secure occupancy of the site, in respect of land contamination, lies with the developer.

- 8. No development above slab level shall take place until full details of the sustainable construction measures incorporated within the development have been submitted to and approved in writing by the local planning authority. The development shall be carried out fully in accordance with the approved details prior to use.**

Reason: To ensure that appropriate sustainable construction measures are incorporated in the design of the proposals in accordance with Policy CS29 of the Core Strategy.

- 9. The permission hereby approved is an alternative to planning permission 22/02561/FUL, which shall cease to have effect in the event of development having been commenced in respect of this scheme. Planning permission 22/02561/FUL shall not be constructed or shall be removed from the site in the event of the implementation of this permission.**

Reason: In the interests of the visual amenities of the Green Belt and in accordance with the NPPF and Policy CS5 of the Core Strategy.

INFORMATIVES

Article 35

Planning permission has been granted for this proposal. Advice given to the applicant at the pre-application stage has been followed. 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) Order 2015

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 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.

Construction Dust Informative

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.

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.

Invasive and Injurious Weeds - Informative

Weeds such as Japanese Knotweed, Giant Hogweed and Ragwort are having a detrimental impact on our environment and may injure livestock. Land owners must not plant or otherwise cause to grow in the wild any plant listed on schedule 9 of the Wildlife and Countryside Act 1981. Developers and land owners should therefore undertake an invasive weeds survey before development commences and take the

steps necessary to avoid weed spread. Further advice can be obtained from the Environment Agency website at <https://www.gov.uk/japanese-knotweed-giant-hogweed-and-other-invasive-plants>

Protected Species

If European Protected Species (EPS), including bats and great crested newts, or evidence for them, are discovered during the course of works, work must stop immediately, and advice sought on how to proceed lawfully from an appropriately qualified and experienced Ecologist or Natural England to avoid an offence being committed.

To avoid the killing or injuring of wildlife during development, best practice should keep any areas of grass as short as possible and any longer, ruderal vegetation should be cleared by hand. To avoid creating refugia that may be utilised by wildlife, materials should be carefully stored on-site on raised pallets and away from the boundary habitats. Any trenches on site should be covered at night or have ramps to ensure that any animals that enter can safely escape, and this is particularly important if excavations fill with water. Any open pipework with an outside diameter greater than 120mm must be covered at the end of each working day to prevent animals entering / becoming trapped.

In order to protect breeding birds, their nests, eggs and young, demolition or vegetation clearance should only be carried out during the period October to February inclusive. If this is not possible then a pre-development (i.e. no greater than 48 hours before clearance begins) search of the area should be made by a suitably experienced ecologist. If active nests are found, then works must be delayed until the birds have left the nest or professional ecological advice taken on how best to proceed.

Contamination

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.

In the event that ground contamination is encountered 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 because, the safe development and secure occupancy of the site lies with the developer.

5b.

24/01915/FUL

Demolition of existing agricultural buildings, construction of 4 new dwellings, associated parking and landscaping.

Tuffs Farm, Tower Hill, Chipperfield, Kings Langley, Hertfordshire, WD4 9LW

Cllr Riddick declared that this item is in his Ward but that he had come to the meeting with an open mind.

The Case Officer, Elspeth Palmer, introduced the report to Members and said that the application had been referred to the Committee due to contrary views of Chipperfield Parish Council.

Russell Kitching and Parish Councillor Patton spoke in objection to the officer's recommendations.

It was proposed by Councillor Patterson and seconded by Councillor Maddern to **REFUSE** the application.

Vote:

For:	Against:	Abstained:
6	5	1

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

That planning permission is REFUSED for the following reasons.

1. Development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

The proposed development is inappropriate development in the Green Belt and the very special circumstances put forward although carrying some weight do not outweigh the harm to the Green Belt and other harms.

The proposed development is therefore contrary to NPPF (2024) paras. 11 d) and 153,154 and 155 and Policy 5 of the Core Strategy (2013).

2. The proposed scheme by nature of its scale, bulk, footprint, design and materials will result in 'less than substantial' harm to the significance of

the designated heritage assets and NPPF (2024) Para 215 should be engaged within the decision-making process. The harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The small public benefit from the demolition of the existing modern farm buildings would not outweigh the harm to the designated heritage assets resulting from the construction of 4 new market dwellings as proposed. The proposed development would therefore be contrary to Policy CS27 of the Dacorum Core Strategy (2013), saved policy 120 of the Dacorum Borough Local Plan (2004) and Paras. 135, 212 and 215 of the NPPF (2024).

3. The application does not provide sufficient information to satisfy the Council, as the competent authority, that the proposed development will not adversely affect the integrity of the Chilterns Beechwoods Special Area of Conservation. There are no alternative solutions/mitigation or credible imperative reasons of overriding public interest why the proposed development should be permitted. In the absence of such information, and in the absence of an appropriate legal agreement to mitigate such adverse impact, the proposed development is contrary to Policy CS26 of the Dacorum Borough Core Strategy (2013), Paragraph 195 of the National Planning Policy Framework (2024) and the requirements of the Habitats Regulations (2017 and 2019).
4. Insufficient information has been submitted to demonstrated why the loss of Grade 2 and 3 agricultural land and associated buildings is acceptable in this case and therefore it is concluded that the loss of the agricultural buildings and associated land is contrary to Paragraph 187 b) of the NPPF (2024), Policy CS 5 of the Dacorum Core Strategy (2013) and Saved Policy 108 of the Dacorum Borough Local Plan (2004).
5. By nature of the size and shape of the amenity space proposed for each dwelling and the amount of amenity space provided in the more traditional dwellings nearby it is considered that the proposal will be contrary to Saved Appendix 3 of the Dacorum Local Plan 1999-2011 and Policy CS 12 of the Dacorum Core Strategy (2013).
6. By nature of their scale, bulk, design and materials the proposed scheme is contrary to CS12 of the Dacorum Core Strategy (2013), the Chipperfield Design Statement (2001) and the NPPF (2024) para. 187 b).

Informatives:

1. Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted pro-actively through early engagement with the applicant at the pre-application stage. This positive advice has however been ignored and therefore the Council remains of the view that the proposal is unacceptable. Since the

Council attempted to find solutions, the requirements of the Framework (paragraph 38) have been met and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

5c.

24/00643/FUL

**Construction of new dwelling and garage with associated parking
64 High Street, Markyate, St Albans, Hertfordshire, AL3 8HZ**

Councillor Allen left the room at the conclusion of the previous item and was not present at the start of the discussion, so he couldn't take part in the debate or voting.

The Case Officer, Briony Curtain, introduced the report to Members and said that the application had been referred to the Committee due to the scheme having been previously refused by Members
It was proposed by Councillor Patterson and seconded by Councillor Bristow to **DELEGATE with a view to APPROVAL.**

Vote:

For:	Against:	Abstained:
10	0	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 a legal agreement securing a mitigation package to avoid any further significant effects on the Chilterns Beechwoods Special Area of Conservation.

Condition(s) and Reason(s):

- 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.
- The development hereby permitted shall be carried out in accordance with the following approved plans/documents:**
GOW/21701/SITENEW
GOW/21701/ELEV1
GOW/21701/ELEV2
GOW/21701/PLAN

Tree Protection Plan

Tree Report, Arboricultural Impact Assessment and Method Statement (prepared by C.A.T Landscape Consultants dated 12.11.20)

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

3. **No development (excluding demolition/ground investigations) shall take place until full details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. Please do not send materials to the Council offices. Materials should be kept on site and arrangements made with the Planning Officer for inspection.**

Reason: To ensure satisfactory appearance to the development and to safeguard the visual character of the area in accordance with Policies CS11 and CS12 of the Dacorum Borough Core Strategy (2013).

4. **Prior to the first occupation of the dwelling hereby approved full details of both hard and soft landscape works shall be 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;**

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. The hard and soft landscaping works shall be undertaken fully in accordance with the approved details, implemented prior to first occupation and thereafter maintained as such.

Reason: To ensure a satisfactory appearance to the development, to safeguard the character, appearance and historic significance of heritage assets and 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, CS27 of the Dacorum Borough Council Core Strategy (2013).

5. **No development above slab level shall take place until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:**

1. **The programme and methodology of site investigation and recording**
2. **The programme for post investigation assessment**

3. **Provision to be made for analysis of the site investigation and recording**
4. **Provision to be made for publication and dissemination of the analysis and records of the site investigation**
5. **Provision to be made for archive deposition of the analysis and records of the site investigation**
6. **Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.**

Reason: To ensure that reasonable facilities are made available to record archaeological evidence in accordance with saved Policy 118 of the Dacorum Borough Local Plan (2004), Policy CS27 of the Dacorum Borough Core Strategy (2013) and Paragraph 200 of the National Planning Policy Framework (December 2024).

6. **Development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under Condition 5.**

Reason: To ensure that reasonable facilities are made available to record archaeological evidence in accordance with saved Policy 118 of the Dacorum Borough Local Plan (2004), Policy CS27 of the Dacorum Borough Core Strategy (2013) and Paragraph 200 of the National Planning Policy Framework (December 2024).

7. **The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 5 and the provision made for analysis and publication where appropriate.**

Reason: To ensure that reasonable facilities are made available to record archaeological evidence in accordance with saved Policy 118 of the Dacorum Borough Local Plan (2004), Policy CS27 of the Dacorum Borough Core Strategy (2013) and Paragraph 200 of the National Planning Policy Framework (December 2024).

8. **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. 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 order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018) and to safeguard the character, appearance, and historic significance of the heritage assets in accordance with the NPPF and CS27 of the Core Strategy 2013.

9. **Should any ground contamination be suspected or encountered during the construction of the development hereby approved (including groundworks), works shall be temporarily suspended, unless otherwise agreed in writing by the Local Planning Authority, and a Contamination Remediation Scheme shall be submitted to (as soon as practically possible) and approved in writing by, the Local Planning Authority. The Contamination Remediation Scheme shall detail all measures required to render this contamination harmless and all approved measures shall subsequently be fully implemented prior to the first occupation of the development hereby approved.**

Should no ground contamination be encountered or suspected upon the completion of the groundworks, a statement to that effect, with supporting documentation e.g. photographic record of ground conditions and geotechnical logs (if applicable), shall be submitted in writing to the Local Planning Authority prior to the first occupation of the development hereby approved.

Reason: To ensure that the issue of contamination is adequately addressed to protect human health and the surrounding environment and to ensure a satisfactory development, in accordance with Core Strategy (2013) Policy CS32.

10. **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, Classes A, B, and E

Reason: To enable the Local Planning Authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality in accordance with Policy CS12 of the Dacorum Borough Core Strategy (2013) and Paragraph 135 of the National Planning Policy Framework (December 2024).

11. **Prior to first occupation of the dwelling hereby approved, the rear amenity areas shall be provided and laid out in accordance with drawing no. GOW/21701/SITENEW (Proposed Site Plan) and thereafter permanently retained.**

Reason: In order to ensure that the dwelling respects adjoining properties in terms of amenity and retains sufficient amenity space, in accordance with Policy CS12 of the Dacorum Core Strategy and saved Appendix 3 of the Dacorum Local Plan.

12. **The dwelling(s) shall be constructed to meet as a minimum the higher Building Regulation standard Part G for water consumption limited to 110 litres per person per day using the fittings approach.**

Reason: The site is in an area of serious water stress requiring water efficiency opportunities to be maximised; to mitigate the impacts of climate change; in the interests of sustainability; to use natural resources prudently in accordance with the National Planning Policy Framework (December 2024), and in accordance with Policy CS29 of the Dacorum Core Strategy (2013).

13. **Prior to first occupation of the dwelling hereby approved measures to protect the development from fire will be installed. An automatic and interconnected fire detection and sprinkler system to all habitable rooms in accordance with drawing No. GOW/21701/SITENEW shall be implemented, fully operational and the measures shall thereafter be maintained as such.**

Reason: To enable appropriate development to occur, ensure a safe, sustainable form of development which provides for its own infrastructure for fire emergencies in accordance with core strategy policies CS1, CS4, CS12, CS29 and CS35

14. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no windows/dormer windows/rooflights other than those expressly authorised by this permission shall be constructed on the north west and north east elevations.**

Reason; to safeguard the residential amenities of adjacent and surrounding properties in accordance with Cs12 of the Core Strategy 2013.

5d.

24/00644/LBC

Construction of new dwelling and garage, boundary wall and associated parking.

64 High Street, Markyate, St Albans, Hertfordshire, AL3 8HZ

Councillor Allen left the room at the conclusion of the previous item and was not present at the start of the discussion, so he couldn't take part in the debate or voting.

The Case Officer, Briony Curtain, introduced the report to Members and said that the application had been referred to the Committee due to previously being refused by Members.

It was proposed by Councillor Patterson and seconded by Councillor Bristow to **GRANT** the application.

Vote:

For:	Against:	Abstained:
10	0	1

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

GOW/21701/SITENEW

GOW/21701/ELEV1

GOW/21701/ELEV2

GOW/21701/PLAN

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

3. **No works (excluding demolition/ground investigations) shall take place until details of the materials to be used in the construction of the external surfaces of the works hereby permitted have been submitted and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details. Please do not send materials to the Council offices. Materials should be kept on site and arrangements made with the Planning Officer for inspection.**

Reason: To ensure satisfactory appearance to the works and to safeguard the visual character of the area in accordance with Policies CS11 and CS12 of the Dacorum Borough Core Strategy (2013).

5e.

24/02652/FHA

Single storey front, side and rear extension.

9 Brickfield Avenue, Hemel Hempstead, Hertfordshire, HP3 8NP

The Case Officer, Rachael Payne, introduced the report to Members and said that the application had been referred to the Committee due to the applicant being a DBC employee.

It was proposed by Councillor Maddern and seconded by Councillor Hobson to **GRANT** the application.

Vote:

For:	Against:	Abstained:
11	0	1

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

RECOMMENDATION

That planning permission be GRANTED, subject to the conditions below.

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 and the proposed window materials shall match the existing property.**
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).
- 1. The development hereby permitted shall be carried out in accordance with the following approved plans/documents:**
Site Location Plan
Proposed Plan – wren naj 063a 2024
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.

5f.

24/02076/RET

Retention of alteration of ground levels to increase size of patio and to install a retaining wall

9 New Park Drive, Hemel Hempstead, Hertfordshire, HP2 4QQ

Briony Curtain introduced the report on behalf of the Case Officer (Colin Lecart) and said that the application had been referred to the Committee as the applicant's partner works for DBC.

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

Vote:

For:	Against:	Abstained:
11	0	1

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

That planning permission be GRANTED.

Condition(s) and Reason(s):

- 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.
- The development hereby permitted shall be carried out in accordance with the following approved plans/documents:**
Proposed Site & Location Plan
Retaining Wall Design
Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives:

- 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.

The Meeting ended at 8.55 pm