
DACORUM BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT

20 MARCH 2025

Present:

Present:

MEMBERS:

Councillors Stevens (Chair), Guest (Vice-Chair), Bristow, Durrant, Hobson, Patterson, Smith-Wright, Riddick, Wyatt-Lowe, Maddern, Anderson, Bromham & Silwal (13)

OFFICERS:

- P Stanley (Head of Development Management)
- B Curtain (Development Management Assistant Team Leader - East Team)
- A Stapleton (Principal Property Lawyer)
- R Whear (Assistant Director Planning)
- K Johnston (Corporate & Democratic Support Officer) (Minutes)

The meeting began at 7.00 pm

1 MINUTES

The minutes of the meeting held on 27 February 2025. Were confirmed by the Members present.
Hard-copy minutes were signed by the Chair

2 APOLOGIES FOR ABSENCE

Apologies were received from Councillor Allen, Walker and Mitchell. Councillor Bromham substituted for Councillor Allen. Councillor Anderson substituted for Councillor Walker and Councillor Silwal substituted for Councillor Mitchell.

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.

24/02115/FUL

Loft conversion with rear dormer, and 3M rear extension to facilitate a Change of use from Class C3 to Sui Generis (9-Person HMO), with internal alterations.

5 Christchurch Road, Hemel Hempstead, Hertfordshire, HP2 5BX

Councillor C Hobson declared that she had spoken to the Ward Councillor regarding procedures only for item 5a. Councillor Hobson confirmed that she is coming to the meeting with an open mind.

Briony Curtain presented the report on behalf of the Case Officer, Lois-May Chapman, and said that the application had been referred to the Committee as it was called in by the Ward Councillor, in regards to concerns over parking and residential amenities.

The meeting was adjourned for 5 minutes to allow Members to read the addendum.

The case office informed the committee of the amendments which were in the addendum as the draft report was originally published in error on the agenda. Ward Councillor Santamaria, Gregory Butterworth and Kim Elliot spoke in objection to the application.

It was proposed by Councillor Guest and seconded by Councillor Anderson to **DELEGATE with a view to APPROVAL.**

Vote:

For:	Against:	Abstained:
7	6	0

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

That planning permission be **DELEGATED WITH A VIEW TO APPROVAL.**

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:**

CHR5 P01 Rev C - Proposed Floor Plans and Roof Plan
CHR5 P02 Rev C - Proposed Vertical Section and Elevations
CR5 P03 Rev D - Proposed Site Block Plan
PR - L01- Proposed Block Plan

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

4. **Prior to the first occupation of the development, the bin and cycle storage facilities, as shown on Plan PR - L01, shall be provided in accordance with the details outlined in Plan PR - L01. These facilities shall be permanently maintained in accordance with the approved plans thereafter.**

Reason: In the interests of residential amenity, in accordance with CS12 of the of the Dacorum Borough Core Strategy (2013), Saved Appendix 3 of the Dacorum Borough Local Plan (2004), and the National Planning Policy Framework (2024).

5. **Prior to the commencement of development a scheme for achieving the noise levels outlined in BS8233:2014 with regards to the residential units shall be submitted and approved in writing by the Local Planning Authority. Once approved the scheme shall be implemented before first occupation of the residential units and thereafter maintained in the approved state at all times. No alterations shall be made to the approved structure including roof, doors, windows and external facades, layout of the units or noise barriers.**

Reason: Details are required prior to the commencement of development in the interest of safeguarding residential amenity in accordance with Policy CS32.

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. 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
3. 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/pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

4. 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
5. 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.

6. 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
7. 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.
8. As an authority we are looking for all development to support sustainable travel and air quality improvements as required by the NPPF. We are looking to minimise the cumulative impact on local air quality that ongoing development

has, rather than looking at significance. This is also being encouraged by DEFRA.

As a result as part of the planning application I would recommend that the applicant be asked to propose what measures they can take as part of this new development, to support sustainable travel and air quality improvements. These measures may be conditioned through the planning consent if the proposals are acceptable.

A key theme of the NPPF is that developments should enable future occupiers to make "green" vehicle choices and (paragraph 35) "incorporates facilities for charging plug-in and other ultra-low emission vehicles". Therefore an electric vehicle recharging provision rate of 1 vehicle charging point per 10 spaces (unallocated parking) is expected. To prepare for increased demand in future years, appropriate cable provision should be included in the scheme design and development, in agreement with the local authority.

Please note that with regard to EV charging for residential units with dedicated parking, we are not talking about physical charging points in all units but the capacity to install one. The cost of installing appropriate trunking/ducting and a dedicated fuse at the point of build is miniscule, compared to the cost of retrofitting an EV charging unit after the fact, without the relevant base work in place.

In addition, mitigation in regards to NOx emissions should be addressed in that all gas fired boilers to meet a minimum standard of 40 mg NOx/Kwh or consideration of alternative heat sources.

9. 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>

5b.

24/02805/FHA

Double storey side and rear extension, following the demolition of a single storey garage. Alterations to internal layout and fenestration, as well as a front porch extension and the replacement of front-facing windows.

20 Fir Tree Close, Hemel Hempstead, Hertfordshire, HP3 8NG

Councillor Bromham declared that a resident had contacted him with a statement for refusal, as they never had internet access. He confirmed that he forwarded the statement to the Planning Officer and is coming to the meeting with an open.

Briony Curtain presented the report on behalf of the Case Officer, Colin Lecart, and said that the application had been referred to the Committee as it was called in by the Ward Councillor.

David Farmer spoke in objection to the application.
Sukhdev Lota spoke in support of the item.

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

Vote:

For:	Against:	Abstained:
12	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:**
FTC 03 C
FTC-12 F
FTC 13 F
FTC 14 F
FTC 15 F
FTC 16 F
FTC 17 F
FTC 18 F
FTC 19 F
Reason: For the avoidance of doubt and in the interests of proper planning.
- 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).

Informatives:

- 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) Order 2015.

6 APPEALS UPDATE

Philip Stanley provided the update. The presentation covered appeals from 01 January 2025 to 07 March 2025 and drew out key information from appeals dismissed and allowed, costs, and appeal performance.

The report was noted by members.

The Meeting ended at 9.30 pm