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**DACORUM BOROUGH COUNCIL**

**DEVELOPMENT CONTROL**

**7 JULY 2016**

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Present:

**MEMBERS:**

Councillor D Collins (Chairman) Councillors, Guest (Vice-Chairman), Birnie, Clark, Conway, Maddern, Riddick, Ritchie, Whitman, C Wyatt-Lowe and Fisher

Councillor also attended

**OFFICERS:**

K Mogan (Member Support Officer), T Amlak (Senior Planning Officer), Keen (Planning Officer), P Newton (Planning Casework Team Leader), Seed (Lead Planner) and M Stickley (Planning Officer)

The meeting began at 7.00 pm

**31 MINUTES**

The minutes of the meeting held on 16 June 2016 were confirmed by the Members present and were then signed by the Chairman.

An addendum to the agenda was circulated before the meeting. A copy of the addendum can be found on the DBC website on the following link:

<https://democracy.dacorum.gov.uk/ieListDocuments.aspx?CId=159&MId=501>

**32 APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Imarni, Matthews and Tindall.

**33 DECLARATIONS OF INTEREST**

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

**34 PUBLIC PARTICIPATION**

Councillor D Collins reminded the members and the public about the rules regarding public participation.

**35 4/01353/16/ROC - LAND ADJ HOLLY HOUSE, DOCTORS COMMONS ROAD, BERKHAMSTED, HP4 3DR**

I Keen introduced the item and said that planning permission is sought for minor amendments to a previously approved single dwelling. It has been brought to committee due to the contrary views of Berkhamsted Town Council.

John Gerry spoke in support of this application.

Daniel Willis spoke in objection of this application.

Town Councillor Garrick Stevens spoke in objection of this application.

It was proposed by Councillor C Wyatt-Lowe and seconded by Councillor Conway to grant the application in line with the officer's recommendation.

Vote

For: 7                  Against: 0                  Abstained: 4

Resolved

That determination of the application be **DELEGATED** to the Group Manager of Development Management and Planning, following the expiry of the consultation period and no additional material considerations being raised, with a view to **GRANT** with the following conditions:

- 1        **The development hereby permitted shall be begun before the expiration of three years from the date of planning permission 4/03375/14/FUL.**

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 approved drawings and e-mail dated 22 June 2016.**

Reason: To ensure a satisfactory appearance to the development and in the interests of the visual amenities of the Conservation Area in accordance with Policies CS12 and CS27 of the Dacorum Core Strategy 2013 and saved Policy 120 of the Dacorum Borough Local Plan 1991-2011.

- 3        **All hard and soft landscape works including the planting of a 2m high leylandi tree on the south-western side boundary shall be carried out in accordance with the approved details (including e-mail from TW-2 Architects dated 22 June 2016). The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the local planning authority.**

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area in accordance with Policy CS12 of the Dacorum Core Strategy 2013.

4 **In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of five (5) years from the date of the occupation of the building for its permitted use.**

**(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998: 1989 Recommendations for Tree Work.**

**(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.**

**(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.**

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area in accordance with Policy CS12 of the Dacorum Core Strategy 2013.

5 **Any tree or shrub which forms part of the approved landscaping scheme which within a period of five 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 species, size and maturity to be approved by the local planning authority.**

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area in accordance with Policy CS12 of the Dacorum Core Strategy 2013.

6 **No materials, plant, soil or spoil shall be stored underneath the canopy of any tree on the site which is shown for retention on the approved Drawing No. 13 399 PL20B.**

Reason: In order to ensure that damage does not occur to the trees during building operations in accordance with Policy CS12 of the Dacorum Core Strategy 2013 and saved Policy 99 of the Dacorum Borough Local Plan 1991-2011.

7 **Pedestrian visibility splays of 2 m x 2 m shall be provided before any part of the development is first brought into use, and they shall thereafter be maintained, on both sides of the entrance to the site, within which there shall be no obstruction to visibility between 600 mm and 2 m above the carriageway.**

Reason: In the interests of highway safety in accordance with Policy CS12 of the

Dacorum Core Strategy 2013.

- 8 **The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Drawing No. 13 399 PL20B shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.**

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities in accordance with Policy CS12 of the Dacorum Core Strategy 2013 and saved Policy 58 of the Dacorum Borough Local Plan 1991-2011.

- 9 **Notwithstanding the details shown on Drawing No. 13 399 PL21A, the windows at ground floor level in the north-eastern and south-western side elevation of the dwelling hereby permitted, shall be non-opening below a height of 1.7m from finished floor level and shall be permanently fitted with obscured glass.**

Reason: In the interests of the amenity of adjoining residents in accordance with Policy CS12 of the Dacorum Core Strategy 2013.

- 10 **The development hereby permitted shall be carried out in accordance with the following approved plans:**

**13 399 PL20B (site location plan, proposed block plan, floor plans and roof plan);  
13 399 PL21A (proposed elevations);  
13 399 PL22A (proposed rear elevation and site section);  
Sustainability Statement contained in Design and Access Statement approved under 4/03375/14/FUL; and  
E-mail from TW-2 Architects dated 22 June 2016.**

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

#### Article 31 Statement

Planning permission has been granted for this proposal. The Council acted proactively through positive discussion with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

#### HERTFORDSHIRE HIGHWAYS INFORMATIVE

The highway authority require the construction of the vehicle crossover to be undertaken by approved contractors so that the works are carried out to their specification and by a contractor who is authorised to work in the public highway. The applicant will need to contact [www.hertsdirect.org](http://www.hertsdirect.org) or telephone 0300 1234 047 for further information. This may mean the developer will have to enter into a Section 278 agreement.

All areas for storage and delivery of materials associated with the construction of this development shall be provided within the site on land, which is not public highway, and the use of such areas shall not interfere with the use of the public highway.

#### THAMES WATER INFORMATIVE

## Waste Comments

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at [www.thameswater.co.uk](http://www.thameswater.co.uk)

## Water Comments

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

### **36            4/01101/16/FUL - HAVENCROFT, 13 BANK MILL, BERKHAMSTED, HP4 2ER**

J Seed introduced the report and corrected a typing error in the conclusion of the report. The report says "3-storey" but the planning officer confirmed this should say "2-storeys". It has been brought to committee due to the contrary views of Berkhamsted Town Council.

Edward Hunt spoke in support of this application.

It was proposed by Councillor Whitman and seconded Councillor Ritchie to grant the application in line with the officer's recommendation together with the additional condition and amended condition per the addendum report.

### Vote

For: 10            Against: 0            Abstained: 1

Resolved

That planning permission be **GRANTED** subject to the following conditions:

- 1 **The development hereby permitted shall be begun 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:**

P10  
P11

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

- 3 **No development shall take place (excluding demolition) until 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;**
- **means of enclosure;**
- **soft landscape works which shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;**
- **trees to be retained and measures for their protection during construction works;**
- **proposed finished levels or contours;**
- **car parking layouts and other vehicle and pedestrian access and circulation areas;**
- **minor artefacts and structures (e.g. furniture, play equipment, 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 approved landscape works shall be carried out prior to the first occupation of the development hereby permitted.**

Reason: To ensure a satisfactory appearance to the development and to safeguard

the visual character of the immediate area in accordance with Policy CS12 of the Core Strategy.

- 4 **The proposed car parking spaces shall have measurements of 2.4m x 4.8m minimum and be located on land within the ownership of the applicant. Such spaces shall be maintained as a permanent ancillary to the development and shall be paved and used for no other purpose.**

Reason: The above condition is required to ensure the adequate provision of off-street parking at all times in order to minimise the impact on the safe and efficient operation of the adjoining highway in accordance with Policy CS12 of the Core Strategy, Saved Policy 51 and Saved Appendix 5 of the Dacorum Borough Local Plan.

- 5 **Before the premises are occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.**

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises in accordance with Policy CS12 of the Core Strategy and Saved Policy 51 of the Dacorum Borough Local Plan.

- 6 **The windows at first floor level in the north-west and south-east elevations of the dwellings hereby permitted shall be non opening below 1.7 metres and shall be permanently fitted with obscured glass for the lifetime of the development.**

Reason: In the interests of the amenity of adjoining residents in accordance with Policy CS12 of the Core Strategy.

- 7 **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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, C, 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 property and to ensure adequate provision of garden and separation from the railway and to accord with Core Strategy policy CS12.

- 8 **Prior to development (excluding demolition), a Noise and Vibration Assessment will be prepared by an appropriately qualified person and submitted to and approved by the Local Planning Authority.**

- 9 **Prior to first occupation of the development hereby permitted, details of the acoustic fencing and all other sound and vibration mitigation and amelioration measures shall be provided to and approved by the Local Planning Authority.**

**Following approval, the approved measures will be retained, maintained and provided for the lifetime of the development.**

Reason: To ensure that a satisfactory level of occupier amenity is achieved in accordance with Policy CS23 of the Core Strategy.

## **INFORMATIVES**

### Highways

1. Road deposits. Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway.

Reason. To minimise the impact of construction vehicles and to improve the amenity of the local area.

2. Storage of Materials. All materials and equipment to be used during the construction shall be stored within the curtilage of the site unless otherwise agreed in writing by the Highways Authority prior to commencement of the development.

Reason: In the interest of highway safety and free and safe flow of traffic.

### Thames Water

#### **Waste Comments**

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you email us a scaled ground floor plan of your property showing the proposed work and the complete sewer layout to [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) to determine if a building over / near to agreement is required.

#### **Surface Water Drainage**

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

#### **Water Comments**

With regard to water supply, this comes within the area covered by the Affinity Water

Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

### Network Rail

Should the applicant place any acoustic close boarded fencing adjacent to the operational railway then the fencing and its foundations must be constructed and maintained wholly within their land ownership footprint. Any acoustic fencing over 1.8m high will be subject to agreement with Network Rail and the applicant will need to provide details of foundation details and wind loading calculations. Please contact TownPlanningLNW@networkrail.co.uk for further information.

### ARTICLE 35 STATEMENT

Planning permission has been granted for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage which lead to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

### **37            4/00210/16/FHA - 36 MISWELL LANE, TRING, HP23 4DD**

I Keen introduced the report and said it had been bought to committee due to the contrary views of Tring Town Council. The planning officer also highlighted the condition in the addendum which would provide extra landscaping to limit the overlooking of the neighbouring property.

Craig Murphy spoke in support of this application.

It was proposed by Councillor Birnie and seconded by Councillor Maddern that the application be granted in line with the officer's recommendation together with the additional condition per the addendum report.

#### Vote

For: 10            Against: 0            Abstained: 1

#### Resolved

That planning permission be **GRANTED** subject to the following conditions:

- 1        The development hereby permitted shall be begun 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        Within three months of the date of this decision, full details of the following landscape works shall have been submitted to and approved in writing by the local planning authority:**

- trees to be retained and measures for their protection during construction**

works;

- proposed finished levels or contours;
- the installation of a screen positioned proximate to and parallel to the south-eastern side boundary shared with No. 34 Miswell Lane, to obscure views from the patio. The screen shall be 1.7m above the lower level of the patio hereby approved.

The approved landscape works shall be carried out prior to the first occupation of the development hereby permitted.

Reason: In the interests of residential amenity in accordance with Policy CS12 of the Dacorum Core Strategy 2013.

(The In this condition "retained tree" means an existing tree which is to be retained level in accordance with the approved plans and particulars; and paragraphs (a) opmeand (b) below shall have effect until the expiration of five (5) years from the nt date of the occupation of the building for its permitted use.

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by (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any perm retained tree be topped or lopped other than in accordance with the approved itted plans and particulars, without the written approval of the local planning shall authority. Any topping or lopping approved shall be carried out in accordance be with British Standard 3998: 1989 Recommendations for Tree Work.

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ed (b) If any retained tree is removed, uprooted or destroyed or dies, another tree out shall be planted at the same place and that tree shall be of such size and in species, and shall be planted at such time, as may be specified in writing by accorthe local planning authority.

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e (c) The erection of fencing for the protection of any retained tree shall be with undertaken in accordance with the approved plans and particulars before any the equipment, machinery or materials are brought on to the site for the purposes follo of the development, and shall be maintained until all equipment, machinery wing and surplus materials have been removed from the site. Nothing shall be appr stored or placed in any area fenced in accordance with this condition and the oved ground levels within those areas shall not be altered, nor shall any excavation plans be made, without the written consent of the local planning authority.

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ment Reason: To ensure a satisfactory appearance to the development and to safeguard s: the residential amenity of the immediate area in accordance with Policy CS12 of the Dacorum Core Strategy 2013.

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

Article 35 Statement

Planning permission has been granted for this proposal. The Council acted proactively through positive discussion with the applicant which led to improvements to the

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- 4 **The development hereby permitted shall be carried out in accordance with the following approved plans/documents:**

**4658 / P Revision A (proposed block plan and elevation).**

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

Article 35 Statement

Planning permission has been granted for this proposal. The Council acted proactively through positive discussion with the applicant which led to improvements to the scheme. The Council has therefore acted in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**38 4/00974/16/FUL - 7 NUNFIELD, CHIPPERFIELD, KINGS LANGLEY, WD4 9EW**

J Seed introduced the report and this application is to facilitate disabled parking. The application is before the committee as the land is owned by Dacorum Borough Council (Certificate B application).

Lora Burrows spoke in support of this application.

It was proposed by Councillor C Wyatt-Lowe and seconded by Councillor Maddern to grant the application in line with the officer's recommendation.

Vote

For: 10          Against: 0          Abstained: 1

Resolved

That planning permission be **GRANTED** subject to the following conditions:

- 1 The development hereby permitted shall be begun 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 begun 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans/documents:**

**NUN01**  
**NUN02**

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

- 4 The tree which is illustrated within Drawing Numbers NUN01 and NUN02 hereby approved shall be protected for the duration or the construction period**

**and retained hereafter.**

Reason: To ensure that the tree is adequately protected in accordance with Saved Policy 99 of the Dacorum Local Plan.

- 5 **The development hereby permitted shall be constructed in accordance with the materials specified on the approved drawings and application form.**

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS12 and CS29 of the Core Strategy.

## **INFORMATIVES**

S278 Agreement: Any works within the highway boundary will need to be secured and approved via a s278 Agreement. The grass verge between the road and the property boundary is considered to be public highway. Work on this land will be subject to a s278 Agreement. It should be pointed out that, at this stage, HCC is NOT approving the materials / construction details. This will be included within the s278 Agreement. It is possible that the materials which HCC requires in the highway will be different from those within the property. In determining the materials, HCC will consider the long term maintenance costs.

Advisory Note 1: Construction standards for works within the highway: The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

Advisory Note 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 website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

## ARTICLE 35 STATEMENT

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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

- 39 **4/01173/16/FUL - BADGERDELL HOUSE, TOWER HILL, CHIPPERFIELD, KINGS LANGLEY, WD4 9LN**

Councillor Riddick declared a personal interest in this item. He stated that he had been involved in an earlier application regarding a stables at the site and knows the neighbours. He has not had any involvement in this application and so reserved his right to vote and speak.

M Stickley introduced the report and this application is before the committee due to the contrary views of Chipperfield Parish Council.

Emma Roadnight spoke in support of this application.

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

Vote

For: 10          Against: 0          Abstained: 1

Resolved

That planning permission be **GRANTED** subject to the following conditions:

- 1      **The development hereby permitted shall be carried out in accordance with the following approved plan:**

**Total-play specifications (final design - version 3), dated 30th October 2015**

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

**Article 35 Statement**

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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015.

**40          4/00708/16/FUL - 15 PHEASANT CLOSE, TRING, HP23 5EQ**

M Stickley introduced the item and said it had been brought to committee due to the contrary views of Tring Town Council.

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

Vote

For: 10          Against: 0          Abstained: 1

Resolved

That planning permission be **GRANTED** subject to the following conditions:

- 1 **The development hereby permitted shall be begun 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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in size, colour and texture those used on the existing building.**

Reason: To ensure a satisfactory appearance to the development.

- 3 **The development hereby permitted shall be carried out in accordance with the following approved plans:**

**APT/0316/104  
APT/0316/105  
APT/0316/106**

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

#### **Article 35 Statement**

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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015.

- 41 **4/00743/16/FUL - DOCTORS SURGERY, PARKWOOD DRIVE, HEMEL HEMPSTEAD, HP1 2LD**

Councillor Whitman and Councillor Guest declared personal interests in this item as they are both patients at this doctor's surgery. They reserved their right to speak and vote.

T Amlak introduced the report and it had been brought to committee as the development is located on Council owned land.

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

#### Vote

For: 10          Against: 0          Abstained: 1

#### Resolved

That planning permission be **GRANTED** subject to the following conditions:

- 1 **The development hereby permitted shall be begun 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 **All new or altered external surfaces shall be finished or made good to match those of the existing building.**

Reason: To ensure a satisfactory appearance to the development in accordance with Policy CS12 of the Core Strategy.

- 3 **The development hereby permitted shall be carried out in accordance with the following approved plans/documents:**

**Drawing No. NTBS2436/01**

**Drawing No. NTBS2436/02**

**Drawing No. NTBS2436/03**

**Drawing No. NTBS2436/04**

**Drawing No. NTBS2436/05**

**Drawing No. NTBS2436/06**

**Drawing No. NTBS2436/08**

**Drawing No. NTBS2436/09**

**Drawing No. NTBS243610/010**

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

#### NOTE 1: ARTICLE 35 STATEMENT

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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

#### Highways

AN1. Road Deposits: Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in condition such as not to emit dust or deposit mud, slurry or other debris on the highway. This is to minimise the impact of construction vehicles and to improve the

amenity of the local area.

AN2. The applicant is advised that storage of materials associated with the development should take place within the site and not extend into within the public highway without authorisation from the highway authority, Hertfordshire County Council. If necessary further details can be obtained from the County Council Highways via either the website <http://www.hertsdirect.org/services/transtreets/highways/> or telephone 0300 1234047 to arrange this.

AN3. The developer should be aware that the required standards regarding the maintenance of the public right of way and safety during the construction. The public rights of way along the carriageway and footways should remain unobstructed by vehicles, machinery, materials and other aspects of construction works. Prior to commencement of the construction of any development the applicant should submit a construction management plan for LPA's approval in consultation with the highway authority.

The Meeting ended at 8.18 pm