



# DEVELOPMENT CONTROL AGENDA

**THURSDAY 2 FEBRUARY 2017 AT 7.00 PM  
COUNCIL CHAMBER, THE FORUM**

The Councillors listed below are requested to attend the above meeting, on the day and at the time and place stated, to consider the business set out in this agenda.

## Membership

Councillor D Collins (Chairman)	Councillor Riddick
Councillor Guest (Vice-Chairman)	Councillor Ritchie
Councillor Birnie	Councillor Whitman
Councillor Clark	Councillor C Wyatt-Lowe
Councillor Conway	Councillor Fisher
Councillor Maddern	Councillor Tindall
Councillor Matthews	Councillor Imarni

For further information, please contact Katie Mogan or Member Support

## **AGENDA**

### **1. MINUTES**

To confirm the minutes of the previous meeting (these are circulated separately)

### **2. APOLOGIES FOR ABSENCE**

To receive any apologies for absence

### **3. DECLARATIONS OF INTEREST**

To receive any declarations of interest

A member with a disclosable pecuniary interest or a personal interest in a matter who attends a meeting of the authority at which the matter is considered -

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent and, if the interest is a disclosable pecuniary interest, or a personal interest which is also prejudicial
- (ii) may not participate in any discussion or vote on the matter (and must withdraw to the public seating area) unless they have been granted a dispensation.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Members' Register of Interests, or is not the subject of a pending notification, must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal and prejudicial interests are defined in Part 2 of the Code of Conduct For Members

[If a member is in any doubt as to whether they have an interest which should be declared they should seek the advice of the Monitoring Officer before the start of the meeting]

It is requested that Members complete the pink interest sheet which will be made available at the meeting and then hand this to the Committee Clerk at the meeting

#### **4. PUBLIC PARTICIPATION**

An opportunity for members of the public to make statements or ask questions in accordance with the rules as to public participation.

Time per speaker	Total Time Available	How to let us know	When we need to know by
3 minutes	Where more than 1 person wishes to speak on a planning application, the shared time is increased from 3 minutes to 5 minutes.	In writing or by phone	Noon the day of the meeting

You need to inform the council in advance if you wish to speak by contacting Member Support on Tel: 01442 228221 or by email: [Member.support@dacorum.gov.uk](mailto:Member.support@dacorum.gov.uk)

There are limits on how much of each meeting can be taken up with people having their say and how long each person can speak for. The permitted times are specified in the table above and are allocated for each of the following on a 'first come, first served basis':

- Town/Parish Council and Neighbourhood Associations;
- Objectors to an application;
- Supporters of the application.

Every person must, when invited to do so, address their statement or question to the Chairman of the Committee.

Every person must after making a statement or asking a question take their seat to listen to the reply or if they wish join the public for the rest of the meeting or leave the meeting.

The questioner may not ask the same or a similar question within a six month period except for the following circumstances:

- (a) deferred planning applications which have foregone a significant or material change since originally being considered
- (b) resubmitted planning applications which have foregone a significant or material change
- (c) any issues which are resubmitted to Committee in view of further facts or information to be considered.

At a meeting of the Development Control Committee, a person, or their representative, may speak on a particular planning application, provided that it is on the agenda to be considered at the meeting.

## 5. INDEX TO PLANNING APPLICATIONS

- (a) 4/03157/16/MFA - HYBRID PLANNING APPLICATION FOR THE REDEVELOPMENT OF SITE TO PROVIDE 12,503SQM RETAIL (CLASS A1) FLOOR SPACE, 545SQM OF CAFE/RESTAURANT (CLASS A3/CLASS A5) FLOOR SPACE, AND 180 SQM OF CAFE/RESTAURANT (CLASS A1/CLASS A3) FLOOR SPACE, WITH ASSOCIATED PARKING, ACCESS AND LANDSCAPING (DETAILS SUBMITTED IN FULL); AND OFFICE (CLASS B1) BUILDING MEASURING 2,787SQM (DETAILS SUBMITTED IN OUTLINE) - LAND AT MAYLANDS AVENUE, MAYLANDS AVENUE, HEMEL HEMPSTEAD (Pages 6 - 120)
- (b) 4/025/14/16/FUL - CHANGE OF USE FROM A1 TO A1/A4 - 104 HIGH STREET, BERKHAMSTED, HP4 2BL  
  
This item has been withdrawn from the agenda.
- (c) 4/02528/16/FUL - CONSTRUCTION OF FOUR DETACHED DWELLINGS WITH NEW ACCESS FROM BULBOURNE ROAD - GAMNEL FARM, BULBOURNE ROAD, TRING, HP23 5HF (Pages 121 - 142)
- (d) 4/00930/16/FUL - REPLACEMENT DWELLING - WINCHWICKS, FRITHSDEN COPSE, POTTEN END, BERKHAMSTED, HP4 2RG (Pages 143 - 153)
- (e) 4/02978/16/FUL - DEMOLITION OF SINGLE DWELLING AND GARAGE AND CONSTRUCTION OF TWO THREE-BED SEMI-DETACHED THREE STOREY DWELLINGS AND PARKING - HAVENCROFT, 13 BANK MILL, BERKHAMSTED, HP4 2ER (Pages 154 - 165)
- (f) 4/02931/16/FUL - CONSTRUCTION OF NEW DWELLING - 28 MELLING CROFT, NORTHCHURCH, BERKHAMSTED, HP4 3XB (Pages 166 - 180)
- (g) 4/02947/16/FUL - CONSTRUCTION OF A LAUNDRY ROOM AT THE REAR OF THE COMMUNITY HALL - COMMUNITY HALL, THE ROWANS, HEMEL HEMPSTEAD (Pages 181 - 187)
- (h) 4/03013/16/FHA - INSTALLATION OF SATELLITE DISH 100CM IN DIAMETER - 8 MILLBANK, HEMEL HEMPSTEAD, HP3 9RN (Pages 188 - 191)
- (i) 4/03282/16/FUL - FOUR TWO-BED DWELLINGS - LAND SOUTH OF 30 WEST DENE, GREAT GADDESSEN (Pages 192 - 209)
- (j) 4/02881/16/FUL - INSTALLATION OF 5 NEW PARKING BAYS ON AMENITY GREEN - CRANFORD, FLETCHER WAY, HEMEL HEMPSTEAD, HP2 5QP (Pages 210 - 217)
- (k) 4/03301/16/FUL - INSTALLATION OF 11 PARKING BAYS - AMENITY GREEN BEHIND FLATS 1-23 LONGLANDS, HEMEL HEMPSTEAD, HP2 4DG (Pages 218 - 226)
- (l) 4/03056/16/FUL - INSTALL 12 PARKING BAYS ON AMENITY GREEN - LAND FRONT OF 1 TO 6 MADDOX ROAD, HEMEL HEMPSTEAD (Pages 227 - 234)

**6. APPEALS UPDATE (Pages 235 - 239)**

**7. RECOMMENDED CHANGES TO DEVELOPMENT CONTROL COMMITTEE (Pages 240 - 243)**

**8. E/14/00053 - FAILURE TO COMPLY WITH THE REQUIREMENTS OF VARIOUS NOTICES (Pages 244 - 254)**

**9. E/17/00019 - BREACH OF TEMPORARY STOP NOTICE AND UNAUTHORISED ENCAMPMENT**

Report to follow