



DEVELOPMENT CONTROL AGENDA

THURSDAY 23 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 Guest (Vice-Chairman)
Councillor Birnie
Councillor Clark
Councillor Conway
Councillor Maddern
Councillor Matthews

Councillor Riddick
Councillor Ritchie
Councillor Whitman
Councillor C Wyatt-Lowe
Councillor Fisher
Councillor Tindall
Councillor Imarni

For further information, please contact Katie Mogan - 01442 228221 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 declare their interest at the beginning of the relevant agenda item and it will be noted by the Committee Clerk for inclusion in the minutes.

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

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) 4/02937/16/FUL - CONVERSION OF AGRICULTURAL BARN TO FORM A PAIR OF SEMI DETACHED DWELLINGS COMPRISING A TWO-BEDROOM UNIT FOR A STABLE MANAGER WITH ASSOCIATED TACK STORAGE, LOCKABLE OFFICER AND A ONE-BEDROOM DWELLING FOR OPEN MARKET HOUSING - BARN 2, FLAUNDEN HOUSE STABLES, FLAUNDEN, HEMEL HEMPSTEAD, HP3 0PW (Pages 5 - 41)

- (b) 4/02514/16/FUL - CHANGE OF USE FROM SHOP (A1) TO MIXED SHOP/DRINKING ESTABLISHMENT (A1/A4) USE - 104 HIGH STREET, BERKHAMSTED, HP4 2BL (Pages 42 - 82)
- (c) 4/02528/16/FUL - CONSTRUCTION OF FOUR DETACHED DWELLINGS WITH NEW ACCESS FROM BULBOURNE ROAD - GAMNEL FARM, BULBOURNE ROAD, TRING, HP23 5HF (Pages 83 - 109)
- (d) 4/02467/16/FUL - TWO BED DWELLING - 52 RIDGEWAY, BERKHAMSTED, HP4 3LD (Pages 110 - 120)
- (e) 4/02526/16/FHA - PROPOSED DOUBLE GARAGE - BLUEBELLE, HOGPITS BOTTOM, FLAUNDEN, HEMEL HEMPSTEAD, HP3 0PX (Pages 121 - 131)
- (f) 4/03441/16/FHA - DEMOLITION OF EXISTING CONSERVATORY AND REPLACEMENT TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION - 25 WINDMILL WAY, TRING, HP23 4HH (Pages 132 - 139)
- (g) 4/02842/16/FUL - NEW DWELLING - 16 COBB ROAD, BERKHAMSTED, HP4 3LE (Pages 140 - 152)
- (h) 4/03392/16/FHA - SINGLE STOREY REAR EXTENSION. SINGLE STOREY SIDE EXTENSION WITH TERRACE OVER AND RENDER CLADDING TO FRONT - 2 COPPINS CLOSE, BERKHAMSTED, HP4 3NZ (Pages 153 - 158)

6. APPEALS UPDATE (Pages 159 - 166)

7. EXCLUSION OF THE PUBLIC

To consider passing a resolution in the following terms: That, under s.100A (4) of the Local Government Act 1972 Schedule 12A Part 1, as amended by the Local Government (Access to Information) (Variation) Order 2006, the public be excluded during the items in Part II of the Agenda for this meeting, because it is likely, in view of the nature of the business to be transacted, that if members of the public were present during these items there would be disclosure to them of exempt information relating to: