

ITEM NUMBER: 5a

20/02754/ROC	Variation of Condition 6 (Hard and Soft Landscaping), Condition 22 (External Electricity and Gas Meters) and Condition 24 (Approved Plans) Attached to Planning Permission 4/00658/19/MFA (Demolition of existing buildings, construction of 15 dwellings (class c3) and one retail (class a1 shop) unit and parish store room, alterations to vehicle and pedestrian accesses)	
Site Address:	Garden Scene Chapel Croft Chipperfield Hertfordshire WD4 9EG	
Applicant/Agent:		Mr Geoff Armstrong
Case Officer:	James Gardner	
Parish/Ward:	Chipperfield Parish Council	Bovingdon/ Flaunden/ Chipperfield
Referral to Committee:	Similar application previously refused by DMC	

1. RECOMMENDATION

That planning permission be **DELEGATED** with a view to **APPROVAL** subject to the completion of a Deed of Variation.

2. SUMMARY

2.1 Planning permission was previously granted for the construction of 15 new dwellings and a replacement Post Office / Village Store on Chapel Croft. The aforementioned application was considered by the Development Management Committee on 29th July 2019, where it resolved to grant planning permission subject to conditions. The site has since been purchased by a new owner who wishes to make modifications to the approved layout. Details of hard and soft landscaping have also been provided for consideration.

2.2 The alterations to the site layout and the design of the dwellings have been considered and assessed against the current adopted policies of the Dacorum Core Strategy, relevant saved policies of the Dacorum Local Plan, and Supplementary Planning Documents.

2.3 This report sets out the considerations and provides a view as to the acceptability of the alterations.

3. SITE DESCRIPTION

3.1 The application site is a roughly rectangular parcel of land with a wide frontage to the northern side of Chapel Croft providing the site's main access point, with a secondary access from Croft Lane to the east. The site comprises a number of large, low-level buildings which have historically served a number of uses, the main being a garden centre and garden machinery repairs and workshops, which ceased around September 2018. A small store incorporating a post office currently operates from the site.

3.2 The side boundaries are staggered and mostly to the north, east and west are flanked by semi-detached or detached dwellings including along Croft Lane and Chapel Croft. Alongside part of the site's western boundary is a tile yard and dense woodland to the site's northern interface. The main access to the site is via Chapel Croft, shared with the tile yard and other residential units outside the site.

3.3 The existing buildings on the site are most prominent from Chapel Croft, and the southern portion of the site fronting Chapel Croft lies within the Chipperfield Conservation Area. Within this street scene the village store building is set behind a deep footpath and landscaped frontage

beyond, the building itself slightly set down from road level. Built form within Chapel Croft is predominantly two-storey with some chalet elements and as such the existing building is low level and gains its prominence as a result of the site's relatively wide frontage.

4. PROPOSAL

4.1 This application seeks to vary Condition 6 (Hard and Soft Landscaping), Condition 22 (External Electricity and Gas Meters) and Condition 24 (Approved Plans) of 4/00658/19/MFA.

5. PLANNING HISTORY

Planning Applications (If Any):

20/00151/NMA - Minor reduction to proposed landscape bed to front of approved Plot 6 to widen turning head at top of access drive.

GRA - 19th February 2020

20/03516/DRC - Details as Required by Condition 7 (External Surfaces) Attached to Planning Permission 4/00658/19/MFA (Demolition of existing buildings, construction of 15 dwellings (class c3) and one retail (class a1 shop) unit and parish store room, alterations to vehicle and pedestrian accesses)

GRA - 3rd February 2021

20/03522/DRC - Details as required by Condition 6 (Hard and soft landscaping) attached to planning permission 4/00658/19/MFA (Demolition of existing buildings, construction of 15 dwellings (class c3) and one retail (class a1 shop) unit and parish store room, alterations to vehicle and pedestrian accesses)

WDN - 1st February 2021

20/03570/DRC - Part Discharge of Condition 16 (Parts (A) and (B)) (Supplementary Ground Investigation and Remediation Method Statement) Attached to Planning Permission 4/00658/19/MFA (Demolition of existing buildings, construction of 15 dwellings (class c3) and one retail (class a1 shop) unit and parish store room, alterations to vehicle and pedestrian accesses)

GRA - 12th January 2021

20/03642/DRC - Details as required by condition 2 (Construction Management and Phasing Plan) and 12 (Demolition Phasing Plan) of planning permission 4/00658/19/MFA (Demolition of existing buildings, construction of 15 dwellings (class c3) and one retail (class a1 shop) unit and parish store room, alterations to vehicle and pedestrian accesses)

GRA - 22nd January 2021

20/03643/DRC - Details as required by condition 18 (Noise Impact) of planning permission 4/00658/19/MFA (Demolition of existing buildings, construction of 15 dwellings (class c3) and one retail (class a1 shop) unit and parish store room, alterations to vehicle and pedestrian accesses)

GRA - 1st February 2021

20/03673/DRC - Details as required by Conditions 13 (Drainage Plan) and 14 (Drainage Scheme) attached to planning permission 4/00658/19/MFA (Demolition of existing buildings, construction of 15 dwellings (class c3) and one retail (class a1 shop) unit and parish store room, alterations to vehicle and pedestrian accesses).

PCO -

4/00658/19/MFA - Demolition of existing buildings, construction of 15 dwellings (class c3) and one retail (class a1 shop) unit and parish store room, alterations to vehicle and pedestrian accesses

GRA - 29th July 2019

4/02249/18/MFA - Demolition of existing buildings, construction of 17 dwellings (class c3) and one retail (class a1 shop) unit and parish store room, formation of layby to chapel croft and alterations to vehicle and pedestrian accesses

REF - 18th December 2018

4/01781/12/LDE - Continued use of land as storage yard

GRA - 28th January 2013

4/00369/93/FUL - Greenhouse extension

GRA - 7th May 1993

Appeals (If Any):

4/02249/18/MFA - Development Appeal

- 16th May 2019

6. CONSTRAINTS

Special Control for Advertisements: Advert Spec Contr

CIL Zone: CIL2

Conservation Area: CHIPPERFIELD

Former Land Use (Risk Zone):

Green Belt: Policy: CS5

Parish: Chipperfield CP

RAF Halton and Chenies Zone: Green (15.2m)

Small Village: 3

SPD Zone 3

EA Source Protection Zone: 3

7. REPRESENTATIONS

Consultation responses

7.1 These are reproduced in full at Appendix A.

Neighbour notification/site notice responses

7.2 These are reproduced in full at Appendix B.

8. PLANNING POLICIES

Main Documents:

National Planning Policy Framework (February 2019)

Dacorum Core Strategy 2006-2031 (adopted September 2013)

Dacorum Borough Local Plan 1999-2011 (adopted April 2004)

Dacorum Core Strategy (2013)

NP1 - Supporting Development

CS1 - Distribution of Development

CS2 - Selection of Development Sites

CS3 - Management of Selected Sites
CS8 - Sustainable Transport
CS9 - Management of Roads
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS13 - Quality of the Public Realm
CS17 - New Housing
CS18 - Mix of Housing
CS19 - Affordable Housing
CS25 - Landscape Character
CS27 - Quality of the Historic Environment
CS29 - Sustainable Design and Construction
CS31 - Water Management
CS32 - Air, Soil and Water Quality
CS35 - Infrastructure and Developer Contributions

Dacorum Borough Local Plan (2004)

Policy 10 - Optimising the Use of Urban Land
Policy 12 - Infrastructure Provision and Phasing
Policy 13 - Planning Conditions and Planning Obligations
Policy 18 - The Size of New Dwellings
Policy 21 - Density of Residential Development
Policy 45 - Scattered Local Shops
Policy 51 - Development and Transport Impacts
Policy 99 - Preservation of Trees, Hedgerows and Woodlands
Policy 100 - Tree and Woodland Planting
Policy 111 - Height of Buildings
Policy 119 - Development Affecting Listed Buildings
Policy 120 - Development in Conservation Areas

Supplementary Planning Documents

Chipperfield Village Design Statement (2002)
Parking Standards Supplementary Planning Document (November 2020)

9. PROCEDURAL MATTERS

9.1 An application can be made under Section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. Permission granted under section 73 takes effect as a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions. The new permission sits alongside the original permission, which remains intact and un-amended. It is open to the applicant to decide whether to implement the new permission or the one originally granted.

9.2 On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and—if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.

9.3 It is within this legislative framework that the application is to be considered.

10. CONSIDERATIONS

Main Issues

10.1 The main issues to consider are:

- The scope of the requested amendments and their impact on visual amenity, residential amenity, highway safety and car parking.

Requested Amendments

10.2 As noted within the Proposed Development section, the application seeks an amendment to planning application reference: 4/00658/19/MFA

Specifically, amendments are proposed to the following planning conditions:

- Condition 6 (Hard and Soft Landscaping)
- Condition 22 (External Electricity and Gas Meters)
- Condition 24 (Approved Plans)

10.3 A summary of each of the proposed changes is provided below.

Condition 6 – Hard and Soft Landscaping

10.4 Full details of hard and soft landscaping were not included with 4/00658/19/MFA. Consequently, in order to ensure an acceptable visual appearance, landscaping details were reserved by condition.

10.5 The specific wording of the Condition 6 is as follows:

Construction of the buildings hereby permitted shall not take place 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, including to the access roads;

means of enclosure both within and around the site;

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;

proposed finished levels or contours;

minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting 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 Policies CS12, CS25 and CS27 of the Dacorum Core Strategy 2013 and saved Policy 120 of the Dacorum Borough Local Plan 1991-2011.

10.6 The site layout is to be amended as part of this application; therefore, it would not be possible to discharge Condition 6 and re-impose it, for to do so would result in inconstancies.

10.7 Full details of hard and soft landscaping have been provided within the following documents:

Additional Plan Name	Additional Plan Reference
Soft Landscaping Proposals (prepared by Southern Counties Landscapes Ltd)	None (although dated 28/12/20)
Site Finishes Plan (prepared by SDP)	OAK106_1080 Rev P1

Soft Landscaping

10.8 In terms of landscaping, on the Chapel Croft frontage, hedging (New Zealand Evergreen Laurel) would partially enclose a planted area to the front of the Post Office / convenience store, softening the built form and serving to reinforce the numerous soft-planted frontages between the application site and the junction of Tower Hill. Two Himalayan Birch trees would add vertical emphasis and structure to the street scene.

10.9 Within the site itself, it is proposed to plant over 40 trees. The numerous landscaped areas site would be filled with a variety of species and make

Hard Landscaping

10.10 The primary estate roads would comprise of tarmacadam, while the forecourts and parking bays would be finished in a contrasting mix of permeable block paving (Charcoal and Brindle). This is considered to be satisfactorily, striking an appropriate balance between utility and aesthetics.

10.11 With the exception of the western boundaries of plots 6, 7 and 9, where a standard 1.8 metre fence is to be supplemented by a 400mm trellis on top, the means of enclosure – both between individual plots and the perimeter of the site – would consist of 1.8 metre close-boarded fencing. The use of this type of fence for enclosing the rear garden of Plot 13 is not ideal, being located as it is on Chapel Croft. However, as per the soft landscaping plan, there would be hedging planted directly in front of it. Thus, once mature, the hedging will largely screen the fence from view or at least soften its appearance considerably. Consideration was given to potentially lower fencing, yet it is important to note that this area would serve as the primary amenity area for the future residents of Plot 13, who would expect a reasonable level of privacy and security. On balance, on the basis that there will be hedging to the front, on balance, this arrangement is considered to be acceptable.

Conclusion

10.12 It is considered that the information provided in support of Condition 6 is acceptable. It is therefore proposed that the wording of Condition 6 be amended as follows:

The landscaping works shown on the Soft Landscaping Proposals (prepared by Southern Counties Landscapes Ltd) and the Site Finishes Plan (prepared by SDP) (OAK106_1080 Rev P1) 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 Policies CS12, CS25 and CS27 of the Dacorum Core Strategy 2013 and saved Policy 120 of the Dacorum Borough Local Plan 1991-2011.

Condition 22 - External Electricity and Gas Meters

10.13 The wording of Condition 22 is as follows:

Notwithstanding the approved details, external electricity and gas metres shall not be installed on the southern elevations fronting Chapel Croft of the ground floor shop and Units 13, 14 and 15 as shown on Drawing No. 2585 PL03 Rev B (proposed site layout).

Reason: To positively conserve and enhance the character and appearance of the Chipperfield Conservation Area in accordance with Policy CS27 of the Dacorum Core Strategy 2013 and saved Policy 120 of the Dacorum Borough Local Plan 1991-2011.

10.14 This application seeks to vary the wording in order to reference the new site layout plan. As such, the wording is proposed to be amended as follows:

Notwithstanding the approved details, external electricity and gas metres shall not be installed on the southern elevations fronting Chapel Croft of the ground floor shop and Units 13, 14 and 15 as shown on Drawing No. P20/17/S/101 C Site Layout and Roof Plans.

Reason: To positively conserve and enhance the character and appearance of the Chipperfield Conservation Area in accordance with Policy CS27 of the Dacorum Core Strategy 2013 and saved Policy 120 of the Dacorum Borough Local Plan 1991-2011.

Condition 24 – Approved Plans

10.15 The plans and documents approved under application reference: 4/00658/19/MFA were as follows:

2585 PL03	Rev. D	(Proposed Site Layout)
2585 PL12	Rev. A	(Plots 1 & 2 Floor Plans)
2585 PL14	Rev. A	(Plots 3 - 5 Floor Plans)
2585 PL16	Rev. B	(Plot 6 Floor Plans)
2585 PL18	Rev. B	(Plot 7 Floor Plans)
2585 PL20	Rev. A	(Plot 8 Floor Plans)
2585 PL34	Rev.	(Plot 9 Floor Plans)
2585 PL22	Rev. A	(Plot 10 Floor Plans)
2585 PL24	Rev. A	(Plot 11 Floor Plans)
2585 PL26	Rev. A	(Plot 12 Floor Plans)
2585 PL10	Rev. B	(Front Building Plans)
2585 PL13	Rev. A	(Plots 1 & 2 Elevations)
2585 PL15	Rev. B	(Plots 3-5 Elevations)
2585 PL17	Rev. B	(Plot 6 Elevations)
2585 PL19	Rev. B	(Plot 7 Elevations)
2585 PL21	Rev. A	(Plot 8 Elevations)
2585 PL35	Rev.	(Plot 9 Elevations)
2585 PL23	Rev. A	(Plot 10 Elevations)
2585 PL25	Rev. A	(Plot 11 Elevations)
2585 PL27	Rev. A	(Plot 12 Elevations)
2585 PL11	Rev. C	(Front Building Elevations)
2585 PL28	Rev. B	(Single Garage Plans and Elevations for Plots 6-9)
2585 PL04	Rev. B	(Proposed Street Scene 1 & 2)
2585 PL05	Rev. B	(Street Scene 3 & 4)
2585 PL30	Rev. A	(Outbuildings Plans and Elevations)
2585 PL32	Rev. B	(Site Section Through Plot 3 & Rosetas Rear Garden)

10.16 The condition is proposed to be changed to the following:

P20/17/S/101	Rev. C	Site Layout & Roof Plans
2585 PL04	Rev. B	(Proposed Street Scene 1 & 2)
2585 PL05	Rev. B	(Street Scene 3 & 4)
2585 PL11	Rev. C	(Front Building Elevations)
2585 PL12	Rev. A	(Plots 1 & 2 Floor Plans)
2585 PL13	Rev. A	(Plots 1 & 2 Elevations)
2585 PL14	Rev. A	(Plots 3 - 5 Floor Plans)
2585 PL15	Rev. B	(Plots 3-5 Elevations)

P20/17/S/110 A Floor Plans & Elevations Plot 6

P20/17/S/111 A Floor Plans & Elevations Plot 7
P20/17/S/112 A Floor Plans & Elevations Plots 8 & 9 (9 handed)
P20/17/S/113 A Floor Plans & Elevations Plot 10
P20/17/S/114 A Floor Plans & Elevations Plot 11
P20/17/S/115 A Floor Plans & Elevations Plot 12
P20/17/S/120 Detached Garages Plots 6, 7, 8 & 9
 2585 PL10 Rev. B (Front Building Plans)
 2585 PL30 Rev. A (Outbuildings Plans and Elevations)
 2585 PL32 Rev. B (Site Section Through Plot 3 & Rosetas Rear Garden)

10.17 In summary, substitution of the following plans is proposed:

Approved Plan Reference	Replacement Plan Reference
2585 PL03 Rev. D (Proposed Layout)	P20/17/S/101 Rev. C Site Layout & Roof Plans
2585 PL16 Rev. B (Plot 6 Floor Plans)	P20/17/S/110 A Floor Plans & Elevations Plot 6
2585 PL17 Rev. B (Plot 6 Elevations)	
2585 PL18 Rev. B (Plot 7 Floor Plans)	P20/17/S/111 A Floor Plans & Elevations Plot 7
2585 PL19 Rev. B (Plot 7 Elevations)	
2585 PL20 Rev. A (Plot 8 Floor Plans)	P20/17/S/112 A Floor Plans & Elevations Plots 8 & 9 (9 handed)
2585 PL21 Rev. A (Plot 8 Elevations)	
2585 PL34 Rev. (Plot 9 Floor Plans)	
2585 PL35 Rev. (Plot 9 Elevations)	
2585 PL22 Rev. A (Plot 10 Floor Plans)	P20/17/S/113 A Floor Plans & Elevations Plot 10
2585 PL23 Rev. A (Plot 10 Elevations)	
2585 PL24 Rev. A (Plot 11 Floor Plans)	P20/17/S/114 A Floor Plans & Elevations Plot 11
2585 PL25 Rev. A (Plot 11 Elevations)	
2585 PL26 Rev. A (Plot 12 Floor Plans)	P20/17/S/115 A Floor Plans & Elevations Plot 12
2585 PL27 Rev. A (Plot 12 Elevations)	
2585 PL28 Rev. B (Single Garage Plans and Elevations for Plots 6-9)	P20/17/S/120 Detached Garages Plots 6, 7, 8 & 9

10.18 The main amendments to the approved design and layout of the scheme proposed as part of this application are as follows:

Design

- Plot 6 – Revision of house type;
- Plots 7-9 – Revision of house type;
- Individual garages serving Plots 7 & 9 replaced with double garage;
- Plots 10-12: Following amendments to approved design:
 - Remove walkthrough passage between garage and house and attach garage to house;
 - Inclusion of utility door into garage and personnel door from garage to rear;
 - Reduce overall square footage to circa 1900sq ft by cutting plot short by about 500mm;
 - Commensurate reduction in the size of the lounge;

Site Layout

10.19 Amendments to reflect revised house design and enclosure:

- Add 2m high close-boarded fence with 400mm trellis on top to the eastern boundary marked in blue on the plan;
- Amend Plot 6 to reflect new design and handing;
- Garage #2 removed from Plot 7 and replaced with surface parking;
- Path to the front of Plots 10-12 removed;

- Rear access reduced in width and additional landscaping provided;
- Amend Plots 10-12 to reflect new layout and reduced square footage; and
- 3m space separation to side of Plot 12 to avoid need for Party Wall Award.

Planning Implications

Quality of Design / Impact on Visual Amenity

10.20 Policies CS11 and CS12 of the Dacorum Core Strategy state that development should, inter alia, respect the typical density intended in an area, preserve attractive streetscapes, protect or enhance significant views within character areas, and integrate with the streetscape character.

10.21 Other than Plots 6 and 9, both of which would be visible at the terminus of the respective access roads, the changes to the design of the dwellings would not be evident from public vantage points.

10.22 It is not considered that the changes to the design would be such that the application should be refused.

Impact on Character and Appearance of Chipperfield Conservation Area

10.23 Whilst no changes are proposed to the buildings located within the Chipperfield Conservation area, Plot 6 would be visible from within the conservation area and therefore consideration needs to be given to the impact this would have on its setting.

10.24 Annex 2 of the NPPF describes the setting of a heritage asset as follows:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

10.25 Plot 6 is important as it would be seen at the terminus of the access off Chapel Croft. The amended design does not have the same gravitas as that which has already been approved; however, the design would utilise a mixture of materials, include a gable feature and retains a brick-built external chimney stack on the flank elevation, which would help to break up the flank wall.

10.26 Overall, the design is considered to be innocuous and not out of keeping with the area. It would therefore comply with Policy CS27 of the Core Strategy.

Impact on Residential Amenity

10.27 The proposed changes to the site layout and design of the dwellings would have no material impact on the residential amenity of nearby properties.

10.28 The proposal is therefore in accordance with Policy CS12 of the Dacorum Core Strategy.

Impact on Highway Safety and Car Parking Provision

10.29 The proposed changes to the site layout would not result in any alterations to the vehicular access points at Chapel Croft and Croft Lane.

Car Parking Provision - Residential Development:

10.30 New parking standards have been formally adopted since the original application was determined. As such, it is necessary to assess the proposal against the new standards:

Plot Number	Parking Requirement	Parking Provision
1	2.25 spaces	3 spaces
2	3 spaces	3 spaces
3	2.25 spaces	2 spaces
4	2.25 spaces	2 spaces
5	2.25 spaces	2 spaces
6	3 spaces	3 spaces
7	3 spaces	4 spaces
8	3 spaces	4 spaces
9	3 spaces	4 spaces
10	4 spaces*	4 spaces
11	4 spaces*	4 spaces
12	4 spaces*	4 spaces
13	1.50 spaces	2 spaces
14	1.25 spaces	2 spaces
15	1.25 spaces	2 spaces
TOTAL	40 spaces	45 spaces

10.31 In calculating the number of available parking spaces, the garages demised to Plots 2, 6, 7, 8, 9, 10, 11 and 12 have been included as parking spaces, as they comply with the stipulations set out in paragraphs 6.4 and 8.4 of the Parking Standards SPD. Should planning permission be granted, a condition will be included requiring the garages to be kept available for parking.

10.32 It is also noted that a number of the parking spaces are tandem spaces. Paragraph 8.5 provides the relevant guidance vis-à-vis tandem spaces, the full text of which has been provided below for ease of reference:

Tandem (in-line) parking generally means that the provision of two parking places one after another, configured like a single, double-length perpendicular parking place. Tandem parking is inconvenient, and both spaces may not be used at all times. It should not be used for unallocated, off-plot spaces; however, it may be appropriate for spaces on-plot within the curtilage of the dwelling or commercial property if for use by the same property/dwelling and if an additional vehicle parking on the highway would not have unacceptable consequences. Consequently, the presumption is for tandem spaces counting as part of the parking provision if on-plot provided they are allocated spaces.

10.33 Given the distance of the respective dwellings with tandem spaces from the highway, it is considered that, for the large majority of homeowners, it would be less inconvenient to use the tandem spaces than finding a parking space on the highway and then walking back to their houses. The likelihood of additional parking taking place on either Chapel Croft or Croft Lane is therefore unlikely.

10.34 Whilst it is acknowledged that there is a deficit (less than one space overall: 0.25 x 3) in respect of Plots 3, 4 and 5, there is an overall surplus of 5 spaces across the site (not including the

visitor spaces). Furthermore, given the considerable over provision of visitor spaces (see paragraph below), it is considered that there would be sufficient parking on the site for the development to provide in full for its own needs without overspill onto the public highway.

10.35 In terms of visitor parking provision, the Supplementary Parking Standards SPD states that, where 50-100% of parking spaces are allocated, the car parking standard plus 20% should be provided. In this instance, this would give rise to a visitor parking requirement of 8 spaces (40 x 0.2). The proposed development will provide a total of 14 visitor spaces.

10.36 Plots 10, 11 and 12 are 5-bedroom dwellings and therefore, in accordance with the Supplementary Parking Standards SPD, the parking requirement is to be assessed on a case-by-case basis. While it is conceivable that the 5-bedroom dwellings could be occupied by six individuals (two parents and four children), the likelihood that all would have cars and continue to live at the house is debateable. Indeed, it is not uncommon for young adults to attend universities away from home, and the assumption would be that, following completion of their first year in student halls of residence, there would be scope for the cars to be stored outside rental properties in the town of their residence. Naturally, there is no guarantee that the hypothetical scenario outlined above would play out in the manner described; however, what is certain is that there is a considerable overprovision of visitor parking on the site, which could serve as overspill for any homes with more cars than parking spaces. If Members thought it essential, there appears to be scope for further parking to be provided on the frontages of Plots 10-12, but this would result in car dominated frontages as well as a reduction in soft landscaping and the number of trees on the site.

10.37 The Parking Standards SPD require 1 active EV charging point per dwelling. Drawing no. P20/17/S/101 C indicates that this would be the case. A condition will therefore be included with any grant of planning permission, which requires the EV charging to be provided prior to first occupation.

10.38 In summary, based on the calculations provided in the table above, the development would comply with the new car parking standards SPD and is considered acceptable.

Car Parking Provision - Commercial Development:

10.39 The Parking Standards SPD states that for small food stores (up to 500m² Gross External Area) in Accessibility Zone 3, one parking space per 30m² (GEA) is required. The GEA of the shop unit equates to approximately 108m². Therefore, this would result in a parking standard of 3.6 spaces. The site layout plan indicates that a total of six spaces would be provided. No information has been provided in terms of EV charging, which the SPD states should comprise 20% active provision and 20% passive provision. It is considered that this can be dealt with by way of a suitably worded pre-occupation condition.

11. CONDITIONS

11.1 Since this application constitutes a new grant of planning permission, it is appropriate to consider the conditions previously imposed and whether it is necessary to impose them again.

11.2 Condition 1 (Time Limit) of 4/00658/19/MFA has been amended to ensure that the development is commenced within three years of the date of the original permission:

The development hereby permitted shall be begun before 29th July 2022.

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.

11.3 Condition 2 (Construction Management and Phasing Plan) of 4/00658/19/MFA was discharged under reference 20/03642/DRC. As such, it is proposed that the following compliance-style condition be included:

The development shall be carried out fully in accordance with the Development Phasing Plan approved under 20/03642/DRC.

Reason: To ensure a sufficient amount of retail space within the village in accordance with saved Policy 45 of the Dacorum Borough Local Plan 1991-2011 and to provide certainty with respect to Community Infrastructure Levy charging timeframes.

11.4 Condition 3 relates to the retention of the village store and Post Office and remains relevant. The wording of the condition will, however, be amended to remove reference to "Class A1": changes to the Town and Country Planning Use Classes Order with effect from 1st September 2020 revoked Class A, replacing it with Class E. The following wording is therefore proposed:

The retail Class E (a) unit hereby approved shall only be used for Class E (a) uses and for no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification and for no other purpose permitted under Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Reason: To ensure a sufficient amount of shopping facilities within the village in accordance with saved Policy 45 of the Dacorum Borough Local Plan 1991-2011, and to guard against the unnecessary loss of valued facilities and services in accordance with Policy CS23 of the Dacorum Core Strategy and paragraph 92 (c) of the NPPF.

11.5 Condition 4 (Tree Retention and Protection) remains relevant. Therefore, the condition will be re-imposed:

The trees shown for retention on the approved Tree Protection Plan (prepared by David Brown Landscape Design, dated March 2019) shall be protected during the whole period of site clearance, excavation and construction by the erection and retention of protective fencing positioned beneath the outermost part of the branch canopy of the trees. In areas where tree protection fencing does not sufficiently cover Root Protection Areas, the use of 'No-Dig' construction methods shall be incorporated to minimise the impact to trees proposed for retention, unless otherwise agreed in writing by the local planning authority.

Reason: In order to ensure that damage does not occur to the trees during building operations in accordance with Policies CS12, CS25 and CS27 of the Dacorum Core Strategy 2013 and saved Policies 99 and 120 of the Dacorum Borough Local Plan 1991-2011.

11.6 Condition 5 (Retained Trees) requires the retained trees to be replaced if they are removed. This condition remains relevant and will be re-imposed:

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 Policies CS12, CS25 and CS27 of the Dacorum Core Strategy 2013 and saved Policies 99 and 120 of the Dacorum Borough Local Plan 1991-2011.

11.7 Condition 6 (Hard and Soft Landscaping) has already been dealt with in the report (see above). The condition will be re-worded as follows in order to refer to the hard and soft landscape plans submitted in support of this application.

The landscaping works shown on the Soft Landscaping Proposals (prepared by Southern Counties Landscapes Ltd) and the Site Finishes Plan (prepared by SDP) (OAK106_1080 Rev P1) 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 Policies CS12, CS25 and CS27 of the Dacorum Core Strategy 2013 and saved Policy 120 of the Dacorum Borough Local Plan 1991-2011.

11.8 Condition 7 (External Materials) has already been approved under 20/03516/DRC. As a result, a compliance-style condition will be included:

Construction of the buildings hereby permitted shall be carried out fully in accordance with the materials approved under 20/03516/DRC.

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.

11.9 Condition 8 relates to the requirement for any trees or shrubs forming part of the approved landscaping scheme to be replaced if they die or fail to become established within five years from planting. This condition remains relevant and will be re-imposed:

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 Policies CS11 and CS12 of the Dacorum Core Strategy 2013.

11.10 Condition 9 (Highway Works) requires the developer to provide details of features to prevent vehicles parking on the highway footway fronting the shop on Chapel Croft, and details of tactile paving at both accesses. Although limited information was included in the landscaping plan regarding wooden bollards, this is not sufficient. Furthermore, details were not provided of the tactile paving. The condition therefore remains relevant and will be re-imposed:

Prior to first occupation of the buildings hereby permitted, full details (in the form of scaled plans and/or written specifications) shall have been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, to illustrate the following:

A feature to prevent vehicles (e.g. bollards) from parking on the highway footway fronting the shop on Chapel Croft and full height kerb on the carriageway edge and reinstatement of the footway.

Tactile paving details at both accesses. Tactile paving would need to in accordance with standards laid out in Guidance on the use of Tactile Paving Surfaces

The works shall then be carried out in accordance with the approved particulars prior to first occupation of the buildings hereby permitted.

Reason: In the interests of highway safety in accordance with Policies CS8 and CS12 of the Dacorum Core Strategy 2013.

11.11 Condition 10 (Highway Access) is a compliance-style condition which remains relevant. In particular, it requires the necessary highway works to be undertaken prior to occupation. Accordingly, the condition will be re-imposed:

Prior to the first occupation of the development hereby permitted the accesses and other necessary highway works shall be completed in accordance with the Hertfordshire County Council residential access construction specification. Prior to use arrangements shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: In the interests of highway safety in accordance with Policies CS8 and CS12 of the Dacorum Core Strategy 2013.

11.12 Condition 11 (Provision of Parking Areas) is a compliance-style condition which remains relevant, requiring the on-site parking areas to be provided prior to first occupation of the development. Accordingly, the condition will be re-imposed:

Prior to the first occupation of the development hereby permitted the proposed access, on-site car parking and turning areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plans and retained thereafter available for that specific use.

Reason: In order to ensure a satisfactory development and in the interests of highway safety in accordance with Policies CS8 and CS12 of the Dacorum Core Strategy 2013.

11.13 Condition 12 (CTMP) requires the submission of a Construction Traffic Management Plan prior to the commencement of development. Information in this regard was submitted as part of application 20/03642/DRC and has been discharged. As such, the wording of the condition will be amended as follows:

The Construction Management Plan approved under 20/03642/DRC shall be implemented in full throughout the construction programme.

Reason: To minimise danger, obstruction and inconvenience to users of the highway in accordance with Policy 57 of the Dacorum Borough Local Plan 1991-2011.

11.14 Condition 13 (Drainage) remains relevant and will be re-imposed. The wording of the condition is as follows:

The development permitted by this planning permission shall be carried out in accordance with the approved the Drainage Statement carried out by Fairhurst reference 103795-100 Issue 3 dated March 2019, the following mitigation measures detailed within the FRA:

- 1. Limiting the surface water and foul water discharge to a maximum of 2l/s with discharge into the Thames foul water sewer; with the southern plots draining into manhole 4001 to the east of**

- the site at 0.7l/s, and the northern plots into manhole 3003 at 1.3l/s.
2. **Providing attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event.**
 3. **Undertake drainage strategy to include to the use tanked permeable paving and attenuation tanks as indicated on drainage strategy drawing 103795/2001 Rev A**

Reason: To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants in accordance with Policies CS31 and CS32 of the Dacorum Core Strategy 2013.

11.15 Condition 14 (Drainage) remains relevant and will be re-imposed. The wording is as follows:

Construction of the buildings hereby permitted shall not take place until the final design of the drainage scheme is completed and sent to the LPA for approval. The surface water drainage system will be based on the submitted Drainage Statement carried out by Fairhurst reference 103795-100 Issue 3 dated March 2019. The scheme shall also include;

- **Exploration of opportunities for above ground features reducing the requirement for any underground storage.**
- **Detailed engineered drawings of the proposed SuDS features including their, location, size, volume, depth and any inlet and outlet features including any connecting pipe runs and all corresponding calculations/modelling to ensure the scheme caters for all rainfall events up to and including the 1 in 100 year + 40% allowance climate change event. The plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.**

Reason: To ensure the satisfactory disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants in accordance with Policies CS31 and CS32 of the Dacorum Core Strategy 2013.

11.16 Condition 15 (Drainage) remains relevant and will be re-imposed. The wording is as follows:

Upon completion of the drainage works a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include maintenance and operational activities; arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

Reason: To ensure the satisfactory disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants in accordance with Policies CS31 and CS32 of the Dacorum Core Strategy 2013.

11.17 Condition 16 (Land Contamination) – parts (a) and (b) have been discharged under 20/03570/DRC; however, part (c) – i.e. the need for the works forming part of the Remediation Method Statement report to have been fully completed and the Remediation Verification Report submitted and agreed by the local planning authority – is yet to be discharged. Consequently, it is proposed that the wording of the condition be amended as follows:

The site shall not be occupied, or brought into use, until:

- i. **All works which form part of the Remediation Method Statement (approved under 20/03570/DRC) have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.**
- ii. **A Remediation Verification Report confirming that the site is suitable for us has been submitted to, and agreed by, the Local Planning Authority.**

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters in accordance with Policy CS32 of the Dacorum Core Strategy 2013.

11.18 Condition 17 (Unexpected Land Contamination) seeks to deal with the eventuality whereby unexpected contamination is found during the course of the construction process. This condition is still valid but has been slightly amended to reflect the fact that parts (a) and (b) of Condition 16 have already been discharged. The proposed wording is as follows:

Any contamination, other than that reported within the Remediation Method Statement (approved under 20/03570/DRC), encountered during the development of the site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.

Works shall be temporarily suspended, unless otherwise agreed in writing during this process because the safe development and secure occupancy of the site lies with the developer.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters in accordance with Policy CS32 of the Dacorum Core Strategy 2013

11.19 Condition 18 (Noise Mitigation) requires a Noise Mitigation Scheme to be submitted to and approved in writing prior to the occupation of Plots 14 and 15 on approved drawing PL10 Rev. B. This condition was discharged under 20/03643/DRC; therefore, the wording will be amended to a compliance-style condition:

The noise mitigation measures approved under 20/03643/DRC shall be implemented in their entirety prior to the commencement of the use or the first occupation of the development and retained as such thereafter.

Reason: To ensure an appropriate level of residential amenity within the development with respect to noise from local traffic and the mixed use nature of the building in accordance with Policy CS12 of the Dacorum Core Strategy 2013.

11.20 Condition 19 (Installation of Plant) prohibits the installation of building services plant prior to the submission and approval of a Noise Impact Assessment. This condition remains valid in its entirety and should be re-imposed:

There shall be no installation of building services plant before a plan showing location of all plant and a Noise Impact Assessment in relation to that plant and the impact on residential amenity has been submitted and approved by the local planning authority.

Noise emitted by external building services plant and equipment shall not increase the existing typical background at any time when the plant is in operation. The noise emitted shall be measured or predicted at 1.0m from the facade of the nearest residential window.

Development shall be carried out in accordance with the approved details.

Reason: To safeguard the residential amenities within and adjacent to the site and to conserve and enhance the character and appearance of the Chipperfield 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.

11.21 Condition 20 (Permitted Development) removes permitted development rights in respect of Schedule 2, Part 1, Classes A, B, C and D. This remains valid and will be re-imposed. The full wording is as follows:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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 and D.

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 including the Chipperfield Conservation Area in accordance with Policies CS11, CS12 and CS27 of the Dacorum Core Strategy 2013 and saved Policy 120 of the Dacorum Borough Local Plan 1991-2011.

11.22 Condition 21 requires the garages associated with the residential dwellings to be kept available at all times for the parking of vehicles associated with the residential use of the respective dwellings. The wording has been amended to include reference to the most recent General Permitted Development Order. The proposed wording is as follows:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) (with or without modification) the garages hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of the respective dwellings and it shall not be converted or adapted to form living accommodation.

Reason: In the interests of highway safety in accordance with Policies CS8 and CS12 of the Dacorum Core Strategy 2013, and order to ensure that a satisfactory level of parking is provided and retained, in accordance with the Dacorum Parking Standards Supplementary Planning Document (November 2020).

11.23 Condition 22 has already been dealt with in the main body of the report.

11.24 Condition 23 (Opening Hours) governs the opening hours of the Post Office / shop and therefore remains valid. The wording of the condition will, however, be amended to remove reference to "Class A1". Changes to the Town and Country Planning Use Classes Order with effect from 1st September 2020 revoked Class A, replacing it with Class E. The following wording is therefore proposed:

The retail (Class E (a)) use hereby permitted shall not operate other than within the following hours:

07:00 to 20:00 Monday to Saturday

08:00 to 16:00 Sunday

For the avoidance of doubt the retail use shall not operate during bank holidays or public holidays.

Reason: In the interests of the amenities of the occupants of neighbouring dwellings within the development in accordance with Policy CS12 of the Dacorum Core Strategy 2013.

11.25 Condition 24 has already been dealt with in the main body of the report.

11.26 Condition 25 relates to the requirement for the location of fire hydrants to be agreed; provided before first occupation and retained thereafter. The wording of the condition is as follows:

Prior to first occupation of the development hereby approved, details of fire hydrants or other measures to protect the development from fire must have been submitted to and approved in writing by the local planning authority. Such details shall include provision of the mains water services for the development whether by means of existing water services, new mains, or extension to or diversion of existing services where the provision of fire hydrants is considered necessary. The proposed development shall not be occupied until such measures have been implemented in accordance with the approved details. The fire hydrants must thereafter be retained in association with the approved development

Reason: In order to ensure that the development is adequately served by fire hydrants in the event of fire in accordance with Policy CS12 of the Dacorum Core Strategy.

11.27 The change in policy environment for car parking means that it is necessary for 20% of the parking spaces serving the shop unit to have active EV charging, with a further 20% having passive charging provision. It is therefore considered appropriate that the following condition be added:

Prior to occupation of the development hereby approved, full details of the layout and siting of Electric Vehicle Charging Points for the shop unit and any associated infrastructure shall be submitted to and approved in writing by the local planning authority. The development shall not be occupied until these measures have been provided and these measures shall thereafter be retained fully in accordance with the approved details.

Reason: To ensure that adequate provision is made for the charging of electric vehicles in accordance with Policies CS8, CS12 and CS29 of the Dacorum Borough Core Strategy (2013) and the Car Parking Standards Supplementary Planning Document (2020).

11.28 Similarly, while EV charging points are indicated on drawing no. P20/17/S/101 C, it is important that this be provided prior to first occupation of the dwellings and retained thereafter. As such, the following additional condition is considered to be necessary:

The dwellings hereby approved shall not be occupied until the Electric Vehicle Charging Points and associated infrastructure has been provided in accordance with drawing P20/17/S/101 C.

The Electric Vehicle Charging points and associated infrastructure shall thereafter be retained in accordance with the approved details.

Reason: To ensure that adequate provision is made for the charging of electric vehicles in accordance with Policies CS8, CS12 and CS29 of the Dacorum Borough Core Strategy (2013) and the Car Parking Standards Supplementary Planning Document (2020).

12. OTHER MATTERS

Legal Agreement

A Section 106 agreement formed part of the original permission. In order to ensure that the requirements of this undertaking continue to apply, a deed of variation is in the process of being drafted in order to secure affordable housing and a payment for local bus stop improvements.

13. CONCLUSION

13.1 The proposal would involve the variation of three conditions relating to application 4/00658/19/MFA. These conditions relate to:

- a) The approval of hard and soft landscaping details;

- b) Updating the drawing number referred to on Condition 24;
- c) Substitution of previously drawings for new drawings which make minor amendments to the site layout and changes to the design of some plots.

The above have been assessed against current planning policies and are considered to comply. On this basis, it is submitted that the variation of Conditions 6, 22 and 24 is appropriate.

14. RECOMMENDATION

11.1 That planning permission be **DELEGATED WITH A VIEW TO APPROVAL** subject to completion of a Deed of Variation.

Condition(s) and Reason(s):

1. The development hereby permitted shall be begun before 29th July 2022.

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 shall be carried out fully in accordance with the Development Phasing Plan approved under 20/03642/DRC.

Reason: To ensure a sufficient amount of retail space within the village in accordance with saved Policy 45 of the Dacorum Borough Local Plan 1991-2011 and to provide certainty with respect to Community Infrastructure Levy charging timeframes.

3. The retail Class E (a) unit hereby approved shall only be used for Class E (a) uses and for no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification and for no other purpose permitted under Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Reason: To ensure a sufficient amount of shopping facilities within the village in accordance with saved Policy 45 of the Dacorum Borough Local Plan 1991-2011, and to guard against the unnecessary loss of valued facilities and services in accordance with Policy CS23 of the Dacorum Core Strategy and paragraph 92 (c) of the NPPF.

4. The trees shown for retention on the approved Tree Protection Plan (prepared by David Brown Landscape Design, dated March 2019) shall be protected during the whole period of site clearance, excavation and construction by the erection and retention of protective fencing positioned beneath the outermost part of the branch canopy of the trees. In areas where tree protection fencing does not sufficiently cover Root Protection Areas, the use of 'No-Dig' construction methods shall be incorporated to minimise the impact to trees proposed for retention, unless otherwise agreed in writing by the local planning authority.

Reason: In order to ensure that damage does not occur to the trees during building operations in accordance with Policies CS12, CS25 and CS27 of the Dacorum Core Strategy 2013 and saved Policies 99 and 120 of the Dacorum Borough Local Plan 1991-2011.

5. 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 Policies CS12, CS25 and CS27 of the Dacorum Core Strategy 2013 and saved Policies 99 and 120 of the Dacorum Borough Local Plan 1991-2011.

6. The landscaping works shown on the Soft Landscaping Proposals (prepared by Southern Counties Landscapes Ltd) and the Site Finishes Plan (prepared by SDP) (OAK106_1080 Rev P1) 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 Policies CS12, CS25 and CS27 of the Dacorum Core Strategy 2013 and saved Policy 120 of the Dacorum Borough Local Plan 1991-2011.

7. Construction of the buildings hereby permitted shall be carried out fully in accordance with the materials approved under 20/03516/DRC.

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.

8. 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 Policies CS11 and CS12 of the Dacorum Core Strategy 2013.

9. Prior to first occupation of the buildings hereby permitted, full details (in the form of scaled plans and/or written specifications) shall have been submitted to and approved in writing by

the Local Planning Authority, in consultation with the Highway Authority, to illustrate the following:

A feature to prevent vehicles (e.g. bollards) from parking on the highway footway fronting the shop on Chapel Croft and full height kerb on the carriageway edge and reinstatement of the footway.

Tactile paving details at both accesses. Tactile paving would need to be in accordance with standards laid out in Guidance on the use of Tactile Paving Surfaces

The works shall then be carried out in accordance with the approved particulars prior to first occupation of the buildings hereby permitted.

Reason: In the interests of highway safety in accordance with Policies CS8 and CS12 of the Dacorum Core Strategy 2013.

10. Prior to the first occupation of the development hereby permitted the accesses and other necessary highway works shall be completed in accordance with the Hertfordshire County Council residential access construction specification. Prior to use arrangements shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: In the interests of highway safety in accordance with Policies CS8 and CS12 of the Dacorum Core Strategy 2013.

11. Prior to the first occupation of the development hereby permitted the proposed access, on-site car parking and turning areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plans and retained thereafter available for that specific use.

Reason: In order to ensure a satisfactory development and in the interests of highway safety in accordance with Policies CS8 and CS12 of the Dacorum Core Strategy 2013.

12. The Construction Management Plan approved under 20/03642/DRC shall be implemented in full throughout the construction programme.

Reason: To minimise danger, obstruction and inconvenience to users of the highway in accordance with Policy 57 of the Dacorum Borough Local Plan 1991-2011.

13. The development permitted by this planning permission shall be carried out in accordance with the approved the Drainage Statement carried out by Fairhurst reference 103795-100 Issue 3 dated March 2019, the following mitigation measures detailed within the FRA:

1. Limiting the surface water and foul water discharge to a maximum of 2l/s with discharge into the Thames foul water sewer; with the southern plots draining into manhole 4001 to the east of the site at 0.7l/s, and the northern plots into manhole 3003 at 1.3l/s.
2. Providing attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event.
3. Undertake drainage strategy to include to the use tanked permeable paving and attenuation tanks as indicated on drainage strategy drawing 103795/2001 Rev A

Reason: To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants in accordance with Policies CS31 and CS32 of the Dacorum Core Strategy 2013.

14. Construction of the buildings hereby permitted shall not take place until the final design of the drainage scheme is completed and sent to the LPA for approval. The surface water drainage system will be based on the submitted Drainage Statement carried out by Fairhurst reference 103795-100 Issue 3 dated March 2019. The scheme shall also include;
- o Exploration of opportunities for above ground features reducing the requirement for any underground storage.
 - o Detailed engineered drawings of the proposed SuDS features including their, location, size, volume, depth and any inlet and outlet features including any connecting pipe runs and all corresponding calculations/modelling to ensure the scheme caters for all rainfall events up to and including the 1 in 100 year + 40% allowance climate change event. The plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.

Reason: To ensure the satisfactory disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants in accordance with Policies CS31 and CS32 of the Dacorum Core Strategy 2013

15. Upon completion of the drainage works a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include maintenance and operational activities; arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

Reason: To ensure the satisfactory disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants in accordance with Policies CS31 and CS32 of the Dacorum Core Strategy 2013.

16. The site shall not be occupied, or brought into use, until:

- i. All works which form part of the Remediation Method Statement (approved under 20/03570/DRC) have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.
- ii. A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters in accordance with Policy CS32 of the Dacorum Core Strategy 2013.

17. Any contamination, other than that reported within the Remediation Method Statement (approved under 20/03570/DRC), encountered during the development of the site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.

Works shall be temporarily suspended, unless otherwise agreed in writing during this process because the safe development and secure occupancy of the site lies with the developer.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters in accordance with Policy CS32 of the Dacorum Core Strategy 2013

18. The noise mitigation measures approved under 20/03643/DRC shall be implemented in their entirety prior to the commencement of the use or the first occupation of the development and retained as such thereafter.

Reason: To ensure an appropriate level of residential amenity within the development with respect to noise from local traffic and the mixed use nature of the building in accordance with Policy CS12 of the Dacorum Core Strategy 2013.

19. There shall be no installation of building services plant before a plan showing location of all plant and a Noise Impact Assessment in relation to that plant and the impact on residential amenity has been submitted and approved by the local planning authority.

Noise emitted by external building services plant and equipment shall not increase the existing typical background at any time when the plant is in operation. The noise emitted shall be measured or predicted at 1.0m from the facade of the nearest residential window.

Development shall be carried out in accordance with the approved details.

Reason: To safeguard the residential amenities within and adjacent to the site and to conserve and enhance the character and appearance of the Chipperfield 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.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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 and D.

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 including the Chipperfield Conservation Area in accordance with Policies CS11, CS12 and CS27 of the Dacorum Core Strategy 2013 and saved Policy 120 of the Dacorum Borough Local Plan 1991-2011.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) (with or without modification) the garages hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of the respective dwellings and it shall not be converted or adapted to form living accommodation.

Reason: In the interests of highway safety in accordance with Policies CS8 and CS12 of the Dacorum Core Strategy 2013, and order to ensure that a satisfactory level of parking is provided and retained, in accordance with the Parking Standards Supplementary Planning Document (2020).

22. Notwithstanding the approved details, external electricity and gas metres shall not be installed on the southern elevations fronting Chapel Croft of the ground floor shop and Units 13, 14 and 15 as shown on Drawing No. P20/17/S/101 C Site Layout and Roof Plans.

Reason: To positively conserve and enhance the character and appearance of the Chipperfield Conservation Area in accordance with Policy CS27 of the Dacorum Core Strategy 2013 and saved Policy 120 of the Dacorum Borough Local Plan 1991-2011.

23. The retail (Class E (a)) use hereby permitted shall not operate other than within the following hours:

07:00 to 20:00 Monday to Saturday
08:00 to 16:00 Sunday

For the avoidance of doubt the retail use shall not operate during bank holidays or public holidays.

Reason: In the interests of the amenities of the occupants of neighbouring dwellings within the development in accordance with Policy CS12 of the Dacorum Core Strategy 2013.

24. The development hereby permitted shall be carried out in accordance with the following approved plans/documents:

P20/17/S/101 Rev. C Site Layout & Roof Plans
2585 PL04 Rev. B (Proposed Street Scene 1 & 2)
2585 PL05 Rev. B (Street Scene 3 & 4)
2585 PL11 Rev. C (Front Building Elevations)
2585 PL12 Rev. A (Plots 1 & 2 Floor Plans)
2585 PL13 Rev. A (Plots 1 & 2 Elevations)
2585 PL14 Rev. A (Plots 3 - 5 Floor Plans)
2585 PL15 Rev. B (Plots 3-5 Elevations)
P20/17/S/110 A Floor Plans & Elevations Plot 6
P20/17/S/111 A Floor Plans & Elevations Plot 7
P20/17/S/112 A Floor Plans & Elevations Plots 8 & 9 (9 handed)
P20/17/S/113 A Floor Plans & Elevations Plot 10
P20/17/S/114 A Floor Plans & Elevations Plot 11
P20/17/S/115 A Floor Plans & Elevations Plot 12
P20/17/S/120 Detached Garages Plots 6, 7, 8 & 9
2585 PL10 Rev. B (Front Building Plans)
2585 PL30 Rev. A (Outbuildings Plans and Elevations)
2585 PL32 Rev. B (Site Section Through Plot 3 & Rosetas Rear Garden)

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

25. Prior to first occupation of the development hereby approved, details of fire hydrants or other measures to protect the development from fire must have been submitted to and approved in writing by the local planning authority. Such details shall include provision of the mains water services for the development whether by means of existing water services, new mains, or extension to or diversion of existing services where the provision of fire hydrants is considered necessary. The proposed development shall not be occupied until such measures have been implemented in accordance with the approved details. The fire hydrants must thereafter be retained in association with the approved development

Reason: In order to ensure that the development is adequately served by fire hydrants in the event of fire in accordance with Policy CS12 of the Dacorum Core Strategy.

26. Prior to occupation of the development hereby approved, full details of the layout and siting of Electric Vehicle Charging Points for the shop unit and any associated infrastructure shall

be submitted to and approved in writing by the local planning authority. The development shall not be occupied until these measures have been provided and these measures shall thereafter be retained fully in accordance with the approved details.

Reason: To ensure that adequate provision is made for the charging of electric vehicles in accordance with Policies CS8, CS12 and CS29 of the Dacorum Borough Core Strategy (2013) and the Car Parking Standards Supplementary Planning Document (2020).

27. The dwellings hereby approved shall not be occupied until the Electric Vehicle Charging Points and associated infrastructure has been provided in accordance with drawing P20/17/S/101 C.

The Electric Vehicle Charging points and associated infrastructure shall thereafter be retained in accordance with the approved details.

Reason: To ensure that adequate provision is made for the charging of electric vehicles in accordance with Policies CS8, CS12 and CS29 of the Dacorum Borough Core Strategy (2013) and the Car Parking Standards Supplementary Planning Document (2020).

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
Conservation & Design (DBC)	
Parish/Town Council	<p>CPC: The previous scheme was arrived at following extensive consultations between CPC, DBC, residents interest groups and public meetings in the village. This proposed scheme 'unpicks' many of the important elements negotiated and agreed in this extensive consultation, therefore this scheme is strongly opposed for the following reasons:</p> <ol style="list-style-type: none"> 1. Plot 6. This is the 'signature' dwelling upon entry to the scheme. The double fronted appearance was considered to be of extremely high importance to DBC planning officers and this was supported by CPC. The revision has lost the visual impact of the previous. 2. Parking. Superficially, the parking provision remains unchanged at a total of 57 spaces including shop spaces however this revised scheme has significantly diluted the usability and practicality of the provision, and increases undesirable tandem parking which was minimised in the previous scheme. Furthermore, provision to plots 6, 7, 8 & 9 has been

	<p>reduced from 4 spaces to 3. To make this reduced provision even worse these reduced spaces are all tandem (or should it be 'tridem') with all 3 spaces one behind the other.</p> <p>Additionally, informal parking provision opposite plots 10 & 11 has been lost in favour of a larger garden to plot 9.</p> <p>3. Landscaping ' the applicants covering letter mentions that they are ready to submit details to satisfy conditions. It was agreed at public meetings and in discussions between Marchfield/ CPC/Residents group that the landscaping to Chapel Croft would be designed in partnership with the Community. To CPC knowledge no such consultations have taken place.</p> <p>4. Attached garages. These are too easily convertible into habitable accommodation to the detriment of parking. Conditions must be applied to eliminate/reduce the likelihood of this.</p> <p>Additionally, we request legal covenants in the title deed of such properties to prevent Conversion.</p>
Hertfordshire Highways (HCC)	<p>Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.</p> <p>HCC as Highway Authority has no objections to the proposed variation of condition 24 (approved plans) and the proposed amended site layout is considered to be acceptable.</p>
Restoration Minerals & Waste Planning (HCC)	<p>Hertfordshire County Council, as Minerals and Waste Planning Authority, have no comments to make on the above application.</p>
Lead Local Flood Authority (HCC)	<p>Thank you for consulting us on the above application for the Variation of Condition 22 (External Electricity and Gas Meters) and Condition 24 (Approved Plans) Attached to Planning Permission 4/00658/19/MFA (Demolition of existing buildings, construction of 15 dwellings (class c3) and one retail (class a1 shop) unit and parish store room, alterations to vehicle and pedestrian accesses)</p> <p>We note that the application is for a substitution of the approved drawing references with revised drawing references showing proposed amendments to house types. Therefore, we do not have any comments</p>

	to make.
Crime Prevention Design Advisor	In relation to crime prevention I think the amendments proposed will improve security , especially the site layout and alterations to plots 10-12. no comment - see dms
Lead Local Flood Authority (HCC)	Following a review of the information submitted in support of the above application, we do not have any comments to make.
Parish/Town Council	CPC welcomes the reinstatement of 4 parking spaces to plots 7,8,9 and the elimination of 'tridem' parking to these plots. Separately the applicant has invited CPC to comment on landscaping which is also welcomed. In other respects our concerns have not been addressed, namely: The approved scheme was arrived at following extensive consultations between CPC, DBC, residents interest groups and public meetings in the village. This proposed scheme 'unpicks' many of the important elements negotiated and agreed in this extensive consultation, therefore this scheme is strongly opposed for the following reasons: 1. Plot 6. This is the 'signature' dwelling upon entry to the scheme. The double fronted appearance was considered to be of extremely high importance to DBC planning officers and this was supported by CPC. The revision has lost the visual impact of the previous. Additionally the parking provision of plot 6 is reduced and remains at 3 spaces in undesirable 'tridem' layout. 2. Informal parking provision opposite plots 10 & 11 has been lost in favour of a larger garden to plot 9. 3. Attached garages. These are too easily convertible into habitable accommodation to the detriment of parking. Conditions must be applied to eliminate/reduce the likelihood of this. Additionally, we request legal covenants in the title deed of such properties to prevent Conversion.

APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
99	4	0	4	0

Neighbour Responses

Address	Comments
Lyndhurst Croft Lane Chipperfield Kings	The parking within this proposal concerns me. The previous developer Marchfield sat down with local representatives to discuss this and managed to agree a proposition which was agreeable. There has been

<p>Langley Hertfordshire WD4 9DX</p>	<p>no such consultation with the new developer which is disappointing.</p> <p>I recently applied to add an extra room to my property and it was insisted that part of the planning process I had to show space for at minimum 3 parking spaces, without blocking one from the other. This revised plan allows all 3 to be stacked to the side. It also shows a connected garage which we all know will be turned into living space over time. Below is the email from our planning officer in regards to the parking;</p> <p>Andrew Parrish Wed 03/10/2018 09:57 Sorry, just seen the plan. 4 cars doesn't work as blocked in. Three cars might. Can you amend and also show the border hedges and dopped kerb position.</p> <p>Regards</p> <p>Andrew Parrish Lead Planning Officer Development Management 01442 228334</p> <p>Unless something has changed in regards to the planning rules, which wouldn't surprise me considering what has been signed off locally recently, then there seems to be some very double standards for larger developers. I object to this on the basis that most local residence will not know how to do so or even that there is even revised plans being decided upon. Too many times our council are ticking boxes for quotas rather than listening to those who these developments will effect the most.</p>
<p>Oakland Croft Lane Chipperfield Kings Langley Hertfordshire WD4 9DX</p>	<p>I have sent several letters recorded delivery to Dacorum Planning and Highways but as a todays date they have not replied to my recorded delivery letters. In 1966 Simmons Nurseries sold a Piece of land to H P Tolley Ltd which was part of the Nurseries and by Croft Lane Chipperfield, the frontage was 224ft and with a depth of 96ft to 103ft, but when I had the frontage measured it was only 214ft and the depth measured it was only 86ft which means 10ft belongs to HP Tolley Ltd by the side of the service road, It dose not belong to the owners of the unregistered service road, I must point out that the permission to enter on to Croft Lane Chipperfield run out in 1971, Dacorum Planning and Highways was informed of this by Paul Lyons Architects, As regarding depth of the land sold between 10ft to 17ft is not owned by Marchfield Home again it is owned by H P Tolley Ltd, I have made an application to Land Registry to have the Covenant that was made in 1966 added to the deeds, title number HD308356, The Covenant was not added to the deeds in 1993 when the land was registered, I am having the vision display remeasured as it not correct when it was sold to highways</p>

<p>The Old Nurses House</p> <p>Chapel Croft Chipperfield Hertfordshire WD4 9EH</p>	<p>Dear Sir/Madam,</p> <p>I absolutely object to the parking provisions on plots 6/7/8/9. There are two Revisions posted here, A and B, and both will cause problems.</p> <p>Plot 6 - Only two parking spaces for a four bedroom property is not enough when there is very limited public transport. Further, there is tandem parking but absolutely no room to maneuver so to use the second car which is blocked by the first car, it would mean starting the first car causing additional pollution and noise. This is the same on both Revisions A and B.</p> <p>Plots 7/8/9 - When looking at Revision A, these four bedroom houses only have two parking spaces which is not enough (see above reasoning). Further, these two spaces are also restricted tandem parking and, again, would cause the additional pollution and noise as stated above.</p> <p>Plots 7/8/9 - When looking at Revision B, these properties do have three spaces as required. However, two of the three spaces are, again, tandem parking with no room to maneuver, again, creating additional pollution and noise.</p> <p>Neither of these revised plans meet the requirement to fit within the Chipperfield Design Statement and also the current focus on climate change.</p> <p>Kind Regards</p> <p>Jo James</p>
<p>Nettleden Croft Lane Chipperfield Kings Langley Hertfordshire WD4 9DX</p>	<p>Re Garden Scene Chipperfield- revised scheme reference 20/02754/ROC</p> <p>I wish to object to this thinly veiled significant change to plans that were hard fought by the villagers, the parish council and some Dacorum councillors.</p> <p>After much discussion the plans originally approved presented a development in keeping with the village and had sensible parking provision. This proposed scheme attempts to back pedal on some of these hard fought points.</p> <p>Plots 10, 11 and 12 directly abut my property</p> <p>I, along with other villagers and the parish council were particularly focussed on parking provisions and although the notional number remains unchanged tandem parking has been re-introduced which we all feel is ineffectual and essentially no longer an effective parking space. Parking to certain plots has been further reduce and indeed it appears plot 8 now has only 2 spaces.</p> <p>I note that a number of garages have now been conjoined to the main dwelling and I would like to be assured that these are not converted into dwelling space with the consequent lack of a further potential parking space whilst increasing the habitable space. I would request some legal covenant be placed on these properties to avoid such conversion.</p> <p>After the construction of Straw Plait Barn I am now critically aware the</p>

visual intrusion, loss of privacy and general light pollution in what was previously a totally unlit private and non-overlooked garden. The 3 properties on plots 10, 11 and 12 would pose further light pollution and loss of privacy.

I would therefore like to voice my objection to this significant change to currently approved plans as this seems to go against all the principles and agreements previously reached on the overall look of the development and in particular the parking provisions.