

DEVELOPMENT MANAGEMENT COMMITTEE

29th April 2021

ADDENDUM SHEET

Item 5a

19/02749/MOA: Outline planning for up to 350 dwellings, land for 5 gypsy & traveller pitches. Vehicular access from A4147, public open space including extension to Margaret Lloyd Park and associated landscaping, infrastructure and drainage. Detailed approval for access arrangements (Revised Scheme: Emergency Access Link to Laidon Square)

Land At Marchmont Farm Piccots End Lane Hemel Hempstead Hertfordshire HP2 6JH

Change to Condition 22

This deletes Class AA:

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (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 for Phases 1 and 2 referred to by the submitted Design & Access Statement:

Part 1, Schedule 2 Classes A, B, C, E (where for Class E within rear gardens less than 11.5 m in depth and where the garden has a change in levels).

Homes England's Response to The Recommended Conditions and The Heads of Terms for the s106 Agreement

The key points are:

1. Ensuring that they work for the phases including the infrastructure phase.
2. Allowing scope for the phasing to change with approval of the Local Planning Authority.
3. Retaining the opportunity for the fallback emergency vehicle access from the Link Road - concerns over certainty on achieving rights to provide the preferred route.
4. There also appears to have been a shift away from commuted payments to support off site footpath provision to direct provision by Homes England or its developer which raises questions of permissions/rights to carry out the works and these being delayed to the detriment of the scheme.

Homes England has asked its appointed Solicitor to consider changes with reference to on risk mitigation on Point 4 and the wording of the amendments. The Council has not received any additional response.

The response includes a spreadsheet referring each recommended condition. In brief summary these include notes/ questions with reference to the above/ following issues with, an emphasis up the submission of details relating to the development's **Phasing**:

- the submission of details of strategic infrastructure through phasing,
- the emergency access,
- Marlborough Rise footpath link, the programme/ timetable for the provision of offsite footpaths/ cycleways associated with land not being within Homes England's ownership,
- management of the Gypsy and Travellers Site,
- drainage and SUDS management ,
- the construction management plan, landscape and ecological management plan, and
- travel plan.

Comment:

An emergency access is necessary. It is considered that the emergency access from Laidon Square must be retained as the only option and emergency access from the Link Road is excluded from the planning permission. The Master Plan's Paragraph 6.43 confirms 'an emergency access may be necessary from Laidon Square to serve the northern area of development'. There are no apparent land ownership issues to prevent this being provided.

The phasing should include the early delivery of the offsite footpath upgrades including Marlborough Rise and Laidon Square and the link to Henry Wells Square in accordance with the Master Plan's Paragraph 6.45.

In conjunction with the preparation of the s.106 Agreement the precise wording of the conditions especially phasing should be subject to further discussion if Members agree with the recommendation to support the application.

SUDS Management and Public Open Spaces

Areas of open space will also combine to provide SUDS drainage.

There will be a need to consider the engineering details of each area of SUDS open space and then decide whether these are either transferred to the Council for management in perpetuity, or that the regular management responsibility will by the Developer/ Homes England's appointed management company for all time.

This approach will need to form part of the Heads of Terms as referred to by pages 63 and 64 of the Report.

Grovehill House

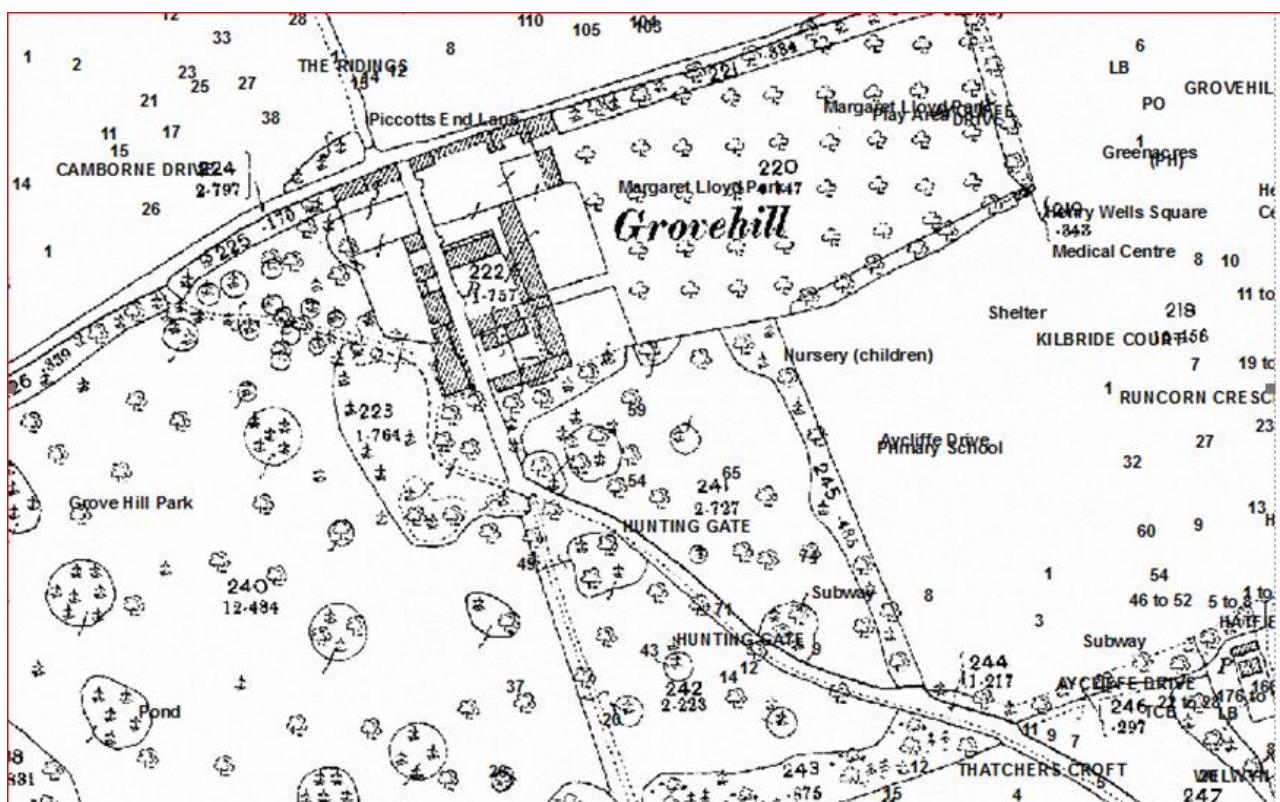
The site of the former Grovehill House is shown below located within Margaret Lloyd Park. Its historic details include:

Grovehill is shown on the later 19th century OS maps as a house and extensive outbuildings within a small landscaped park. It was approached from Piccots End along Piccots End Lane, which ran along its northern boundary into St Agnells Lane at Cupid Green, but also had a driveway from a lodge in what is now Pennine Way. The outbuildings have the layout of a prosperous farmstead, possibly a stud, surrounded by trees with an orchard to the east. The buildings, on the plateau, overlooked the sloping grounds which were lined with shelter belts and scattered with clusters of conifers.

No change is shown on the 1925 OS map and the estate remained extant until the early 1970s, when the new neighbourhood of Grovehill was built. The house and other buildings were demolished, leaving the grounds as a public park.

A school and some housing were built in the SE part of the grounds and trees occupy the site of the house, but the layout of the grounds shown on the 19th century maps is still visible. The buildings are shown on the c.1843 tithe map with much the same ordered layout as in 1878, and have the appearance of a planned arrangement of perhaps early 19th century date.

The name may indicate medieval origins for the estate, as it is associated with the family of William de la Grave, documented in 1269.



Recommendation

As per the published report subject to the change to recommended Condition 22.

Item 5b

20/03938/MFA: Demolition of existing bungalows, flats and garages. Construction of 2 no. apartment blocks comprising of 30 dwellings with associated car parking and landscaping.

16-34 Randalls Ride Hemel Hempstead Hertfordshire HP2 5AQ

Following the provision of an updated soft landscaping plan, it is proposed that the wording of Condition 14 be altered to the following:

The soft landscaping works shown on drawing nos. 7287.PP_HS.4.0 (Rev. C), 7278.PP_HS.4.1 (Rev. C) and 7287.PP_HS.4.2 (Rev. C) shall be carried out within one planting season of completing the development.

Any tree or shrub which forms part of the approved landscaping scheme which within a period of 2 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.

Reason: To improve the appearance of the development and its contribution to biodiversity and the local environment, as required by saved Policy 99 of the Dacorum Borough Local Plan (2004) and Policy CS12 (e) of the Dacorum Borough Council Core Strategy (2013).

The drawing numbers for the landscaping plan are also to be added to the approved plans condition (Condition 2).

Recommendation

As per the published report.

Item 5c

21/00362/FUL: Conversion of existing 3 bedroom semi-detached two-storey dwelling to provide two self-contained 1-bed flats

2 Central Nursery Two Waters Road Hemel Hempstead Hertfordshire HP3 9BY

Recommendation

As per the published report.

Item 5d

20/03993/FUL: General Purpose Agricultural Storage Building & Hay Store, Means of Enclosure (deer proof fence) and Agricultural Track to barn

Westlands Farm Station Road Aldbury Tring Hertfordshire HP23 5RS

The Report

Paragraph 3.3 should read :

'The land is located in the Rural Area , Chilterns AONB...' and not the Green Belt.

Change recommended Condition 3

This is with reference to the rainwater goods:

The development shall be constructed in the materials referred to by Plan No. 200.02A, and all the south western elevation reclad in timber within 18 months of the building's first use. All the rainwater goods shall be black and roller shutter door and pedestrian door shall match the cladding of the south western elevation and notwithstanding the details shown by Block Plan 200.01 Rev A the building hereby permitted shall be constructed in the dimensions specified by Plan No. 200.02A.

Please Note: This is in response to the Agent's e mail confirming that the rainwater goods will have to be black to break up the visual impact of the building from long distance views and as far as he is aware it is not possible to source anthracite grey guttering; black divides the sections and makes them look smaller from a distance and is an acceptable alternative to white and brown.

Recommendation

As per the published report subject to the change to recommended Condition 3.
