

DEVELOPMENT MANAGEMENT COMMITTEE

11th November 2021

ADDENDUM SHEET

Item 5a

20/03557/FUL Demolition of existing dwelling and erection of building containing 1x 1 bedroom flats and 6x 2 bedroom flats with associated landscaping (amended scheme)

1 Park Road, Hemel Hempstead, Hertfordshire, HP1 1JT

Additional Information

A Daylight and Sunlight Assessment of the impact of development on 15 Charles Street has been prepared by the applicants and was submitted on the 9th November 2021. The report was prepared by PJ Littlefair, Associate Director of the BRE and author of the BRE Report "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" upon which the standards in Saved Appendix 3 of the Local Plan are based. The report concludes the following:



4 Conclusions

- 4.1 We have analysed potential changes to daylight and sunlight received by 15 Charles Street as a result of the proposed house at 1 Park Road, using the guidance in 'Site layout planning for daylight and sunlight: a guide to good practice'.
- 4.2 Windows in the side wall of 15 Charles Street are understood to light a staircase, a hallway and a bathroom. Loss of light to these spaces would not be covered by the BRE guidelines.
- 4.3 Loss of daylight and sunlight to windows in the rear wall of 15 Charles Street would be well within the BRE guidelines. They would retain ample daylight and sunlight with the new development in place.

Amendments

Condition 6

No construction of the superstructure shall take place until full details of both hard and soft landscape works has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- all external hard surfaces within the site;
- other surfacing materials;
- means of enclosure;
- **minor artefacts and structures (including full details of bin and cycle stores);**
- **the details, location and design of any ecological mitigation or improvement works;** and
- soft landscape works including a planting scheme with the number, size, species and position of trees, plants and shrubs.

The planting must 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 5 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 similar 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).

Informatives

The following informatives shall be added to the Decision Notice in addition to those stated.

ARTICLE 35

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process which lead to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

HIGHWAY INFORMATIVES

1. Obstruction of public highway land:

It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website: <http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047.

2. Road Deposits:

It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website: <http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047

3. Storage of materials:

The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website: <https://www.hertfordshire.gov.uk/services/highways-roads-andpavements/business-and-developer-information/business-anddeveloper-information.aspx>.

NESTING BIRDS

All wild birds, nests and eggs are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded that site clearance, vegetation removal, demolition works, etc. between March and August (inclusive) may risk committing an offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. The Council will pass complaints received about such work to the appropriate authorities for investigation. The Local Authority advises that such work should be scheduled for the period 1 September - 28 February wherever possible. If this is

not practicable, a search of the area should be made no more than 2 days in advance of vegetation clearance by a competent Ecologist and if active nests are found, works should stop until the birds have left the nest.

Recommendation

As per the published report.

Item 5b

21/01870/FUL Relocation of existing dilapidated drying shed and construction of 2no. two bedroom houses with parking, gardens and all ancillary works. The works also includes roadway improvements/ alterations to those approved under permission 4/02850/18/FUL

Drying Shed, Akeman Business Park, Akeman Street, Tring, Hertfordshire HP23 6AF

A number of conditions contained within the report have been edited to either correct inconsistencies or reflect additional information that has been submitted by the applicant. The changes are dealt with individually below:

Condition 2:

The condition now also references plan PL01 as the submitted location plan for the application also includes details of cycle storage and fencing. It also now references plan PL09, an electric vehicle charging plan submitted by the agent.

Condition 3:

The wording has been changed as the proposed materials are included within the submitted application form. The conservation officer has confirmed they have no objection to these materials.

The condition now reads as:

The development hereby permitted shall be constructed in accordance with the materials specified on the application form.

Reason: To make sure that the appearance of the building is suitable and that it contributes to the character of the area in accordance with Policies CS11 and CS12 of the Dacorum Borough Core Strategy (2013).

Condition 4:

A number of sub-points of this condition which refer to hard surfacing/other surfacing details and storage units have been omitted. This is because the proposed site plan (which features within the approved plans condition) shows details of the hard surfacing materials within the site and the site location plan also includes details of enclosure and the cycle storage units. The sub point which refers to historic landscape features has also been removed, as condition 5 covers this element.

The condition now reads:

No construction of the superstructure shall take place until full details of soft landscape works has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- *soft landscape works including a planting scheme with the number, size, species and position of trees, plants and shrubs;*

The planting must 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 5 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 similar 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).

Condition 6

An amended remediation strategy with regards to ground contamination has been received. The scientific officer has reviewed this and stated the below:

“Having reviewed the WDE Consulting Remedial Strategy Report (20863R6 issue C) dated November 2021, which was updated to address the issues raised in my memo to you dated 25th May 2021 I am now in a position to make the following recommendation.

There remains no objection to the proposed development but the following planning conditions will need to be included on any permission that is granted”.

As such, condition 6 now reads as follows:

The development hereby permitted shall not be occupied, or brought into use, until:

- i) *All works which form part of the WDE Remedial Strategy, Central Yard, Akeman Business Park, Akeman Street, Tring (20863R6 issue C) dated November 2021 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.

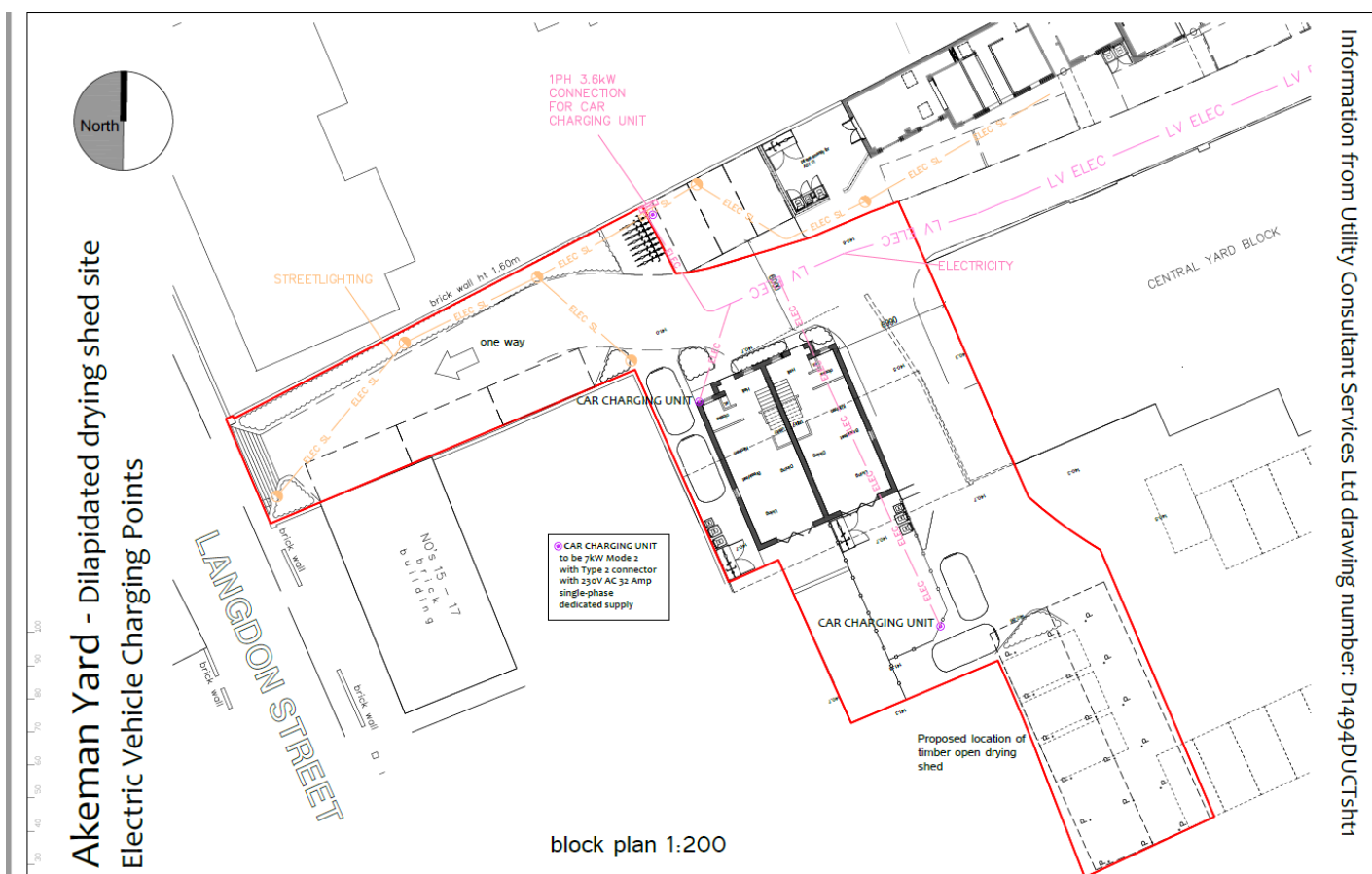
Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development, in accordance with Core Strategy (2013) Policy CS32.

Condition 7:

Condition 7 has been slightly reworded to reference condition 6, rather than condition 1 (error) as it previously did.

Condition 8:

A plan showing proposed electric vehicle charging for the development has now been submitted. This plan shows that both units will have access to an active charging point and also includes the specifications for the chargers:



The provision proposed would be in accordance with the Parking Standards SPD (2020).

As such condition 8 has been edited to now read:

The dwellings hereby approved shall not be occupied until the Electric Vehicle Charging Points and associated infrastructure has been provided in accordance with drawing PL-09A. 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).

Recommendation

As per the published report.

Item 5c

21/01829/OUT Agricultural barn required for storage and maintenance of farm machinery.

Marshcroft Farm Marshcroft Lane Tring Hertfordshire HP23 5QN

No updates required.

Recommendation

As per the published report.

Item 5d

21/02742/FHA Proposed single storey side/front and first floor front extensions, roof alteration and loft conversion with dormer projections

Falaise 34 Chesham Road Bovington Hertfordshire HP3 0EE

Comments from Bovington Parish Council in relation to the amended plans have now been received.

Despite objecting to the original scheme, 'no comment' is now raised.

Given this is a neutral comment, the chair has agreed that the application can be

determined under delegated powers. **The item has been removed from the agenda** and the application no longer needs to be referred to the Development Management Committee.

Item 5e

21/02998/FHA Rear dormer, change in roof shape from hipped to gable with flat roof component and single storey rear extension.

11 Seymour Crescent Hemel Hempstead Hertfordshire HP2 5DS

No updates required.

Recommendation

As per the published report.

Item 5f

21/03107/FHA Part single, part two storey rear extension, two storey side and front extension, raised ridge height to accommodate a loft conversion.

28 Langley Hill Kings Langley Hertfordshire WD4 9HE

No updates required.

Recommendation

As per the published report.
