DEVELOPMENT MANAGEMENT COMMITTEE (13.01.22)
ADDENDUM SHEET

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Item 5a

21/03989/FUL Demolition of 31 residential garages and construction of 4 no. dwelling houses

Garage Court, Dione Road, Hemel Hempstead, Hertfordshire

Update to paragraph 9.32 to update CIL Zone and charges:

9.32 Policy CS35 requires all developments to make appropriate contributions towards infrastructure required to support the development. The Charging Schedule clarifies that the site is in Zone 3 within which a current charge of £130.10 per square metre is applicable to this development. This will increase to £130.71 as of 1 January 2022.

Recommendation

As per the published report.

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Item 5b

21/03396/FUL Demolition of existing chalet bungalow and garage. Construction of 4 no. detached three-bedroom dwellings and associated car parking and landscaping.

Middle Oak, Chapel Croft, Chipperfield, Hertfordshire, WD4 9EQ

Changes to Condition 2

Since the report was published, the applicant has provided an amended site plan showing the revised access onto Chapel Croft and the correct visibility splays as agreed with the Highway Authority. As such, if Members are minded to approve the application, drawing no. 209 REV B should be substituted into Condition 2 (approved plans) as follows:

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

201 REV C (Proposed Site Plan);
202 REV C (Ground Floor and First Floor Plans);
203 REV C (Loft and Roof Plans);
204 REV C (Proposed Elevations);
205 REV C (Ground Floor and First Floor Plans);
206 REV C (Loft and Roof Plans);
207 REV C (Proposed Elevations);
208 REV C (Proposed Street Scene Elevations);
209 REV B (Proposed Visibility Splays).

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

Changes to Condition 3

The applicant has provided a completed Sustainability Checklist as required by Policies CS28 and CS29 of the Core Strategy. The contents of the checklist have been reviewed and are considered acceptable. Should Members be minded to approve the application, it is therefore suggested that the wording of Condition 3 should be substituted as follows:

Condition 3:

The development hereby permitted shall be carried out in accordance with the approved Sustainability Checklist received by the Council on 7th January 2022.

Reason: To ensure the sustainable development of the site in accordance with the aims of Policies CS28 and CS29 of the Dacorum Borough Core Strategy (2013), the Sustainable Development Advice Note (2016) and Paragraphs 154 and 157 of the National Planning Policy Framework (2021).

Recommendation

As per the published report.

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Item 5c

21/04277/FUL Demolition of existing outbuilding and construction of new 4 bedroom dwelling, with new access and associated works.

Land Adjacent To Finch Cottage, Tower Hill, Chipperfield, WD4 9LN

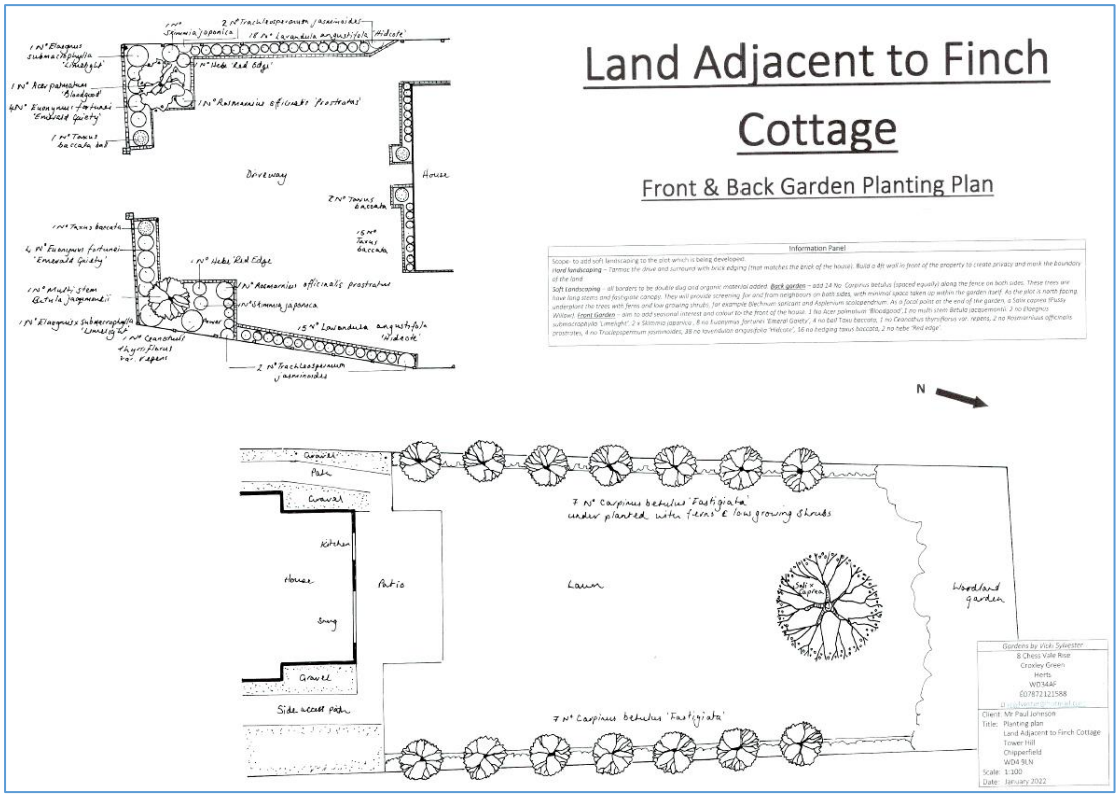
Amendment to paragraph 9.7 of the officer report

Paragraph 9.7 of the officer report omits mention of the mezzanine level at first floor that was included as part of the two previous (time-expired) applications. This mezzanine level would have had a floor area of 19sqm. Therefore, in total, if the building had been converted, it would have had a floor area of 131sqm. In percentage terms, the dwelling proposed under this application would result in an increase in floorspace terms of 48%. The officer report quotes a figure of 57% which solely relates to the ground floor level and does not include the mezzanine level that could have been constructed if those previous permissions had been implemented.

Notwithstanding the above, the 2014/2017 applications are now time-expired so would carry less weight in terms of a fall-back position.

<u>Additional information – indicative landscaping plan</u>

The applicant has provided an indicative landscaping plan to assist Members in understanding how a reasonable amount of new soft planting could be incorporated into the scheme. Whilst the plan is useful, it is recommended that Condition 4 remains unchanged as the plan does not provide all of the details required by that condition. It nonetheless shows that new planting can be secured by way of a condition.



<u>Recommendation</u>

As per the published report.

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Item 5d

21/03912/ROC Variation of Condition 4 (Vehicle Parking Facilities) and Condition 8 (Approved Plans) Attached to Planning Permission 19/03033/FUL (Part demolition of semi-detached cottage, garage and outbuildings and construction of 3 new detached dwellings)

The Orchard, Alexandra Road, Chipperfield, Hertfordshire, WD4 9DS

Additional Information

The applicants have submitted the following additional information and plans:

WDE Verification Plan Report (December 2021)
11167/501 A (Drainage Plan)
11167/502 A (Drainage Details)

Additional Comments

Contamination Officer

Having reviewed the submitted WDE Verification Plan Report (December 2021) I am able to confirm that parts (ii) and (iii) of Condition 5 can now be discharged.

Condition 6 will need to remain until a site completion report (verification report) has been submitted to and agreed by the LPA.

With regards to the submitted Verification Report it will be necessary for the applicant to confirm the following:

- one of the verification tests for the made ground to be sourced from beneath the stockpile area
- one of the verification tests for the made ground to be sourced from beneath the area occupied by the house.

(The above is needed in order to meet the recommendations of the site investigation report)

Any on-site re-use of excavated made ground should be limited to beneath areas of permanent hardstanding (roadways and buildings, as opposed to patio areas and sheds etc.)

Changes to Conditions

Condition 5 - This condition is no longer required. All conditions shall be renumbered.

Condition 6 – The condition shall be amended as follows:

All remediation or protection measures identified in the WDE Verification Plan Report (December 2021) shall be fully implemented within the timescales and by the

deadlines as set out in the Remediation Statement and a Site Completion Report shall be submitted to and approved in writing by the local planning authority prior to the first occupation of any part of the development hereby permitted.

For the purposes of this condition a Site Completion Report shall record all the investigation and remedial or protection actions carried out. It shall detail all conclusions and actions taken at each stage of the works including validation work. It shall contain quality assurance and validation results providing evidence that the site has been remediated to a standard suitable for the approved use.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development.

Informative:
Paragraph 121 of the NPPF states that all site investigation information must be prepared by a competent person. This is defined in the framework as 'A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.' Contaminated Land Planning Guidance can be obtained from Regulatory Services or via the Council's website www.dacorum.gov.uk

Condition 7 – The condition shall be amended as follows:

"The development hereby permitted shall be carried out and thereafter retained fully in accordance with drawings 11167/501 A (Drainage Plan) and 11167/502 A (Drainage Details)

Reason: To ensure that the site is subject to an acceptable drainage system serving the development in accordance with Policies CS31 and CS32 of the Core Strategy"

Condition 10 – The condition should be amended as follows:

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

11167/ 501 A (Drainage Plan)
11167 / 502 A (Drainage Details)
11167 / 900 – Location Plan
11167 / 901 – Site Layout Plan
11167 / 902 – Access and Parking Plan
11167 / 910 A – Floor Plans to Plot 1
11167 / 911 A – Elevations to Plot 1
11167 / 920 A – Floor Plans to Plot 2
11167 / 921 A – Elevations to Plot 2
11167 / 930 B – Floor Plans to Plot 3
11167 / 931 B – Elevations to Plot 3
WDE Verification Plan Report (December 2021)

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

Recommendation

As per the published report.

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Item 5e

21/03938/ROC Removal of condition 6 (ventilation strategy) attached to planning permission 21/00142/FUL (Demolition of existing detached dwelling. Construction of 2 semi detached dwellings.)

Woodley 37 Chesham Road, Bovingdon, Hertfordshire, HP3 0EE

No updates required.

Recommendation

As per the published report.

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Item 5f

21/02671/FUL Rebuilding, to the same shape and form, a completely burned down single bedroom house, and constructing a single storey extension to form a new two-bed house

18 Nash Green, Hemel Hempstead, Hertfordshire, HP3 8AA

The following comments have been received from the Highways Authority:

Decision

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 subject to the following conditions:

1) Cycle Parking – Not shown on plan but achievable

Prior to the first commencement of the development hereby permitted, a scheme for the parking of cycles including details of the design, level and siting shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is first occupied (or brought into use) and thereafter retained for this purpose.

Reason: To ensure the provision of cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of

sustainable modes of transport in accordance with Policies 1, 5 and 8 of Hertfordshire's Local Transport Plan (Adopted 2018).

Highway Informatives

HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) / highway informative to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980:

AN 1) 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 County Council website at: https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx or by telephoning 0300 1234047.

AN 2) Obstruction of highway: 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 County Council website at: https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx or by telephoning 0300 1234047.

AN 3) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. 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 and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

Comments

The proposal is for the rebuilding a completely burned down single bedroom house with an additional bedroom to form a new house, same in shape and form to the original property at 18 Nash Green, Hemel Hempstead. The dwelling is located adjacent Mill Close, a 30 mph dead end unclassified local access route that is highway maintainable at public expense.

Vehicle Access

The previous property had a single off street parking space which was accessed via an existing dropped kerb that serves 2 parking spaces for the adjacent flats. The new proposal is to remove the single parking space to accommodate an additional bedroom. Parking is a matter for the local planning authority (LPA) and as such any parking stipulations will be applied by them. However, HCC Highways has placed condition 1 above to ensure that there is secure cycle parking for the occupants. This would enable the occupants the ability to travel sustainably. No work is to be completed on highway land.

Sustainability

The dwelling is 360 metres from the nearest bus stop which is within easy walking distances. There is a local primary school that is within 100 metres of the site.

Refuse / Waste Collection

Provision would need to be made for an on-site bin-refuse store within 30m of the dwelling and within 25m of the kerbside/bin collection point. The collection method must be confirmed as acceptable by DBC waste management.

Emergency Vehicle Access

The proposed dwelling is within the recommended emergency vehicle access of 45 metres from the highway to all parts of the buildings. This is in accordance with the guidance in 'MfS', 'Roads in Hertfordshire; A Design Guide' and 'Building Regulations 2010: Fire Safety Approved Document B Vol 1 – Dwellinghouses'.

Conclusion

HCC has no objections or further comments on highway grounds to the proposed development, subject to the inclusion of the above highway informatives and condition.

<u>Officer Comment</u>

Whilst the Highways Authority have recommended that a condition be attached to the formal planning consent ensuring that cycle storage provision is accommodated on site, given the nature of the proposal and scale of the site, it is not considered that these arrangements can be satisfactorily achieved.

Taking the above into account, it is not considered that the proposed condition would be reasonable or achievable, (i.e. as required by national planning policy), and as such, it is not recommended that the condition set out by the Highways Authority be attached to the formal planning consent.

<u>Recommendation</u>

As per the published report.

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