



DEVELOPMENT MANAGEMENT COMMITTEE
08.08.24

ADDENDUM SHEET

Item 5a

24/00087/FUL Development of a terrace of three houses with associated access arrangements, following demolition of existing sheds

Rosemary Cottage, 126 High Street, Northchurch, Hertfordshire, HP4 3QS

Corrections

- 1. Paragraph 3.1 refers to a number of outbuildings surviving on the site. However, this in reference to buildings within the existing curtilage of Rosemary Cottage, not the application site as defined by the red line. The proposed development would result in the demolition of two modern sheds, the outline of which (dotted red line) is shown on the extract below:



2. The first indent of paragraph 10.30 reads:

'The gap between Rosemary Cottage and the proposed development has been increased by 3 m to 26 m, addressing the separation distance issue.'

However, it should read as follows:

*'The gap between Rosemary Cottage and the proposed development has been increased by **8.3 m** to 26 m, addressing the separation distance issue.'*

3. Paragraph 10.3 refers to four units when, in fact, three units are proposed, and references the 2019 NPPF instead of the 2023 NPPF.
4. Paragraph 10.38 includes an 'and' in error. The full text should read:

*'In light of the size of the scheme, it is considered that it would be deliverable in a reasonable period of time, boosting the local supply of housing **and**.'*

Additional Representations

The resident of no. 1 Kite Field has emailed and requested that the following diagrams and photographs are distributed to Members prior to the committee meeting. It is understood that these will be referred to during the course of his presentation:



Pictures taken 8th April 2024 1903hrs



Pictures taken 8th April 2024 1903hrs



Recommendation

As per the published report.

Item 5b

24/00787/FUL Demolition of existing dwellings and stable/storage buildings and redevelopment with three detached dwellings.

End Oak, Water Lane, Bovington, Hertfordshire, HP3 0NA

NO UPDATES REQUIRED

Recommendation

As per the published report.

Item 5c

24/00510/RET Retrospective Planning Application for Double Garage, Walls, Driveway, Access and Engineering Works

35 Belswains Lane, Hemel Hempstead, Hertfordshire, HP3 9PW

THIS APPLICATION HAS BEEN WITHDRAWN FROM THE AGENDA AND HAS BEEN DETERMINED UNDER DELEGATED POWERS

Item 5d

23/02850/RET Surfacing of pre-existing forest track with approx 150mm depth of recycled crushed concrete, to facilitate woodland management operations.

Development Site, Newlands Wood, Puddephats Lane, Markyate, Hertfordshire

E Mail from Councillor Jane Timmis

I am forwarding some photos for the DMC meeting, on Thursday 8 August, Item 5d (Newlands Wood) as requested (with an e mail attached from Flamstead Parish Council):

Herewith

1.Large permanent signs affixed to tree

2.Ditto

3.Showing new gated entrance where culvert has been in-filled to gain access to metalled highway. There was never an 'entrance' here previously. The culvert now does not drain.

Vehicular access via the hard-standing road that has been put in.

There was never such a track through the woods previously- the lines shown on the maps are in fact the position of fire-breaks running E-W & N-S

One other fact to check is that I understood that the 'Lord of the Manor' owned all the verges.. this position now rests with Nigel Tulley who inherited the same from Kitty Lyell... how could they get access IF Nigel owns the verge?? Could be worth checking this out with Nigel?





Response

Works to the Culvert between the Upgrade Track and the Highway. The culvert does not form part of the application. Its infilling could be regarded as an engineering operation with regard to the definition of 'development'. However if these works were of such a limited extent they may be regarded as 'de Minimis', falling outside the scope of the definition. This would need to be considered separately to the current application.

Existence of the Track. Based upon a letter dated 14 November 2023 from the Agricultural Contractors they were contracted by the owner of the Woodland to replace the old gateway with a new gate and lay as fresh surface on the track top allow better access. This was viewed by the Enforcement Team.

Legal Access to the Woodland across the Verge. This is a civil matter.

The Agent / Applicant may provide an additional response to these issues.

Recommendation

As per the published report.
