



DEVELOPMENT MANAGEMENT COMMITTEE
9th January 2025

ADDENDUM SHEET

For all applications any reference to the National Planning Policy Framework (NPPF) December 2023 is replaced by NPPF December 2024.

Item 5a

24/01409/FUL Construction of agricultural building

Lot B2A Upper Bourne End Lane Hemel Hempstead Hertfordshire

No Updates Required.

Recommendation

As per the published report.

Item 5b

24/01915/FUL Demolition of existing agricultural buildings, construction of 4 new dwellings, associated parking and landscaping.

Tuffs Farm Tower Hill Chipperfield Kings Langley Hertfordshire WD4 9LW

Comments from Natural England

Soils and Agricultural Land Quality

From the documents accompanying the consultation we consider this application falls outside the scope of the Development Management Procedure Order (as amended) consultation arrangements, as the proposed development would not appear to lead to the loss of over 20ha 'best and most versatile' (BMV) agricultural land.

For this reason, we do not propose to make any detailed comments in relation to agricultural land quality and soils, although sustainable soil management should aim to minimise risks to the ecosystem services which soils provide, through appropriate site design / masterplan / Green Infrastructure.

Natural England would advise that any grant of planning permission should be made subject to conditions to safeguard soil resources, including the provision of soil resource information in line with the Defra guidance [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#).

Further guidance is available in The British Society of Soil Science [Guidance Note](#) Benefitting from Soil Management in Development and Construction which we recommend is followed in order to safeguard soil resources as part of the overall sustainability of the development.

Recommendation

As per the published report.

Item 5c

24/00643/FUL Construction of new dwelling and garage with associated parking

64 High Street Markyate St Albans Hertfordshire AL3 8HZ

Suggested new condition to be added to reflect previous allowed appeal.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no windows/dormer windows/rooflights other than those expressly authorised by this permission shall be constructed on the north west and north east elevations.

Reason; to safeguard the residential amenities of adjacent and surrounding properties in accordance with Cs12 of the Core Strategy 2013.

Recommendation

As per the published report.

Item 5d

24/00644/LBC Construction of new dwellin and garage, boundary wall and associated parking.

64 High Street Markyate St Albans Hertfordshire AL3 8HZ

No Updates Required.

Recommendation

As per the published report.

Item 5e

24/02652/FHA Single storey front, side and rear extension.

9 Brickfield Avenue Hemel Hempstead Hertfordshire HP3 8NP

No Updates Required.

Recommendation

As per the published report.

Item 5f

24/02076/RET Retention of alteration of ground levels to increase size of patio and to install a retaining wall

9 New Park Drive Hemel Hempstead Hertfordshire HP2 4QQ

No Updates Required.

Recommendation

As per the published report.
