

# NASH MILLS PARISH COUNCIL

## Planning Meeting

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Nash Mills Parish Council Planning Committee Meeting held on **11<sup>th</sup> February 2019** at Nash Mills Village Hall, Lower Road, Nash Mills, Hertfordshire, HP3 8RT.

### Present:

Councillor Lisa Bayley  
Councillor Louise Gross  
Councillor Jan Maddern  
Councillor Alan Briggs  
Councillor David Jackson  
Councillor Rosie Moubray

### In Attendance:

Nikki Bugden (Clerk)  
2 Members of the public were also present at this meeting.

### Meeting opened at 21.20pm

#### 2019/008/P Apologies

To receive and accept apologies for absence.

- Cllr Lardi

As Cllr Lardi (Chair) was absent the Chair of NMPC Cllr Bayley would be acting Chair. There is no vice-chair of Planning in role therefore the opportunity was taken to appoint. Cllr Briggs expressed an interest in the role.

- **Resolved**, Proposed Cllr Bayley, Seconded Cllr Maddern that Cllr Briggs would take position of Vice-Chair Planning for the remainder of the term. Unanimously agreed.

#### 2019/009/P Interests

- a) To receive declarations of interest from Councillors on items on the agenda.
  - none
- b) To receive written requests for dispensations for declarable interests.
  - none
- c) To Grant any requests for dispensation as appropriate.
  - none

Cllr Briggs asked for it to be noted at this point that he is a near-neighbour of the Milbor proposed development and has acted to comment as a resident prior to becoming a Parish Councillor.

**21.25pm Cllr Gross left the meeting.**

### **2019/010/P Minutes**

To confirm the Minutes of the Nash Mills Parish Council Planning Meeting held Monday 14<sup>th</sup> January 2019 as an accurate record of proceedings.

- **Resolved** that the minutes were agreed as an accurate record of proceedings and be duly signed. Unanimously agreed.

### **2019/011/P Action List**

To update the status of outstanding action points from previous meetings & Minutes

- Report attached  
Cllr Briggs asked for it to be noted that he would wish to address / comment when the application for 245 Belswains Lane is discussed at the Borough Management Development Committee meeting. This application was '*strongly objected to*' by the Parish Council in December.

**21.45pm Cllr Moubray left the meeting.**

### **2019/012/P New Planning Applications**

a) To Consider the Parish Council's response to the following planning Applications:

- **4/00192/19/TPO**  
Long Deans Nature Reserve, Bunkers Lane, Hemel Hempstead  
Proposal  
Work to Trees  
Trees subject To TPO, No Further Information online.  
*No Parish Comment required.*

b) To consider any planning applications received during the period 4/2-14/2/19

- **4/00084/19/FHA 14 CHAMBERSBURY LANE, HEMEL HEMPSTEAD, HP3 8AZ**  
Application Received  
Tue 15 Jan 2019  
Application Validated  
Tue 05 Feb 2019  
Proposal  
SINGLE STOREY REAR EXTENSION, PORCH EXTENSION AND FRONT DRIVEWAY INCLUDING NEW CROSSOVER CONSTRUCTION (AMENDED SCHEME).  
Status  
Registered  
Appeal Status

Unknown

Appeal Decision

Not Available

Email Comments from Cllr Lardi re this case;

*This is a second application to regularize building work that was different from the original application. However it is not clear from the drawing what the changes are, Accordingly I have asked the DBC Enforcement officer to clarify what changes have been made*

c) To update decisions made 15<sup>th</sup> January 2019-11<sup>th</sup> February 2019 (information only)

- **Ref. No: 4/03090/18/FHA 3 HIGHCLERE DRIVE, HEMEL HEMPSTEAD, HP3 8BT GRANTED**
- **Ref. No: 4/02979/18/FHA 1A MEADOW ROAD, HEMEL HEMPSTEAD, HP3 8AH NO DECISION YET BUT HIGHWAYS RECOMMENDED REFUSAL (7/1)**
- **Ref. No: 4/03069/18/FHA 34 SILVERTHORN DRIVE, HEMEL HEMPSTEAD, HP3 8BX GRANTED**
- **Ref. No: 4/02960/18/FUL 1 Highbarns, HEMEL HEMPSTEAD, HP3 8AQ GRANTED**
- **2019/013/P MILBOR ( Report from Cllr Lardi following meeting with case officer at DBC 6/2/2019)**

Cllr Lardi met with the Case Officer (Rachel Marbler) to discuss the Parish concerns following receipt of revised drawings for the Milbor application. The Parish objections remain unchanged even though the number of flats has now been reduced.

Nash Mills will be strongly objecting to the revised application under the following grounds from the BRE/Planning Aid England Material Planning Considerations guidance

- Overdevelopment
- Loss of sunlight (based on BRE guidance)
- Overshadowing/loss of outlook to the detriment of residential amenity( though not loss of view as such)
- Loss/effect on trees
- Overlooking and loss of privacy
- Scale and dominance
- Highway safety
- Layout and density
- Concerns regarding scale of drawings not being consistent
- Concerns that boundaries drawn on map incorrectly reflect the actual land owned by the developer- giving way to an impression that the development is being placed on a site larger than it is in reality.

Councillors will be requesting a slot to speak at the Management Development meeting where this case will be on the Agenda (expected to be March 2019).

**Resolved**, proposed Cllr Bayley, Seconded Cllr Jackson that the Parish strongly object to the revised drawings. It was requested that the Clerk notify the case officer of the Parish objections listed above.

**2019/014/P Next Meeting**

To suggest agenda items for the next meeting of the Planning Committee On Monday 11<sup>th</sup> March 2019.

- 14 Chambersbury Lane – Cllr LARDI/Cllr Maddern
- Milbor – all
- Management Development Committee Meeting March (Speakers& Notes)

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**Chair of Planning**

**11th March 2019**