

Nash Mills Parish Council
Minutes
Additional Parish Council Meeting
held on
19th August 2019
at
The Forum, Hemel Hempstead, Herts

E: clerk@nashmillsparishcouncil.gov.uk W: www.nashmillsparishcouncil.gov.uk

Present

Councillor Lisa Bayley
Councillor Nicola Cobb
Councillor Jan Maddern
Councillor Steve Roberts
Councillor Emily Tout

In Attendance

Nikki Bugden (Clerk)
1 Member of the public

Meeting Commenced at 8.34pm

1 Apologies

To receive and note on file apologies for absence.

- Cllr Berkeley, Cllr Briggs, Cllr Lester, apologies received and accepted.

2 Interests

- a) To receive declarations of interest from councillors on items on the agenda.
- Cllr Bayley declared an interest in 13 Longdean Park
 - Cllr Cobb declared an interest in 23 Georgewood Road
- Both abstained from the decision-making process and vote for these properties.
- b) To receive written requests for dispensations for declarable interests.
- None
- c) To grant any requests for dispensation as appropriate.
- None

3 Public Issues/Participation – 15 Minutes total (max 3 mins per person)

- A resident who lives in close proximity to the rear of 292 Belswains Lane expressed her strong objection to this proposed application and her issues with the application. This resident has lodged her concerns on the Dacorum Borough Council planning portal. She explained that this matter was also of a huge concern to the resident who resides at 292 but that this resident was unable to attend the meeting. The resident of 292 has lodged their comment on the portal.

4 Planning

a) To Consider the Parish Councils response to the following planning Applications:

- **4/01651/19/FUL | CHANGE OF USE FROM RESIDENTIAL GARDEN, GARAGE, HARD-STANDING AND DRIVE TO OPEN STORAGE. | 292 BELSWAINS LANE, HEMEL HEMPSTEAD, HP3 9XE**

This site has a complicated history with previous applications being refused or withdrawn. The application is actually for the land at the rear of 292 Belswains Lane, which is owned separately from the house and small garden at 292 Belswains Lane.

Following discussion, it was decided that NMPC would raise the following points with the planning officer:

- The application is vague as 'open storage' does not give sufficient detail as to the complete intended use.
- Is the application technically invalid as it states an incorrect address?
- Why was the original enforcement at the property lacking?
- Application form shows inconsistencies with actual current use.
- DBC should note that some vehicles currently stored there, that we were able to check with the DVLA website, are the subject of SORN and therefore not legally roadworthy.

Resolved NMPC will object to the application in accordance with the DBC core strategy (2006-2031)

Proposed Cllr Bayley, Seconded Cllr Roberts. Unanimous decision.

- CS11 Quality of Neighbourhood Design

(b) (c) (d) (f)

NMPC believes that this application contravenes all points listed above by way of its impact on the local neighbourhood and its impact on the streetscape. This is even more pertinent as the proposed plot is part of some of the last remaining historical properties within Nash Mills.

- CS12 Quality of Site Design

(a)(c) (f) (g, ii, vii, viii)

This application raises concerns re safe access, security with the storage of unroadworthy vehicles and the impact on the adjoining properties and therefore does not comply with the points from the core strategy listed above.

- CS25 Landscape Character

The application is at the rear of historic properties which directly contravenes this policy.

- CS27 Quality of the Historic Environment

'all development will favour the conservation of heritage assets'

NMPC believes that this application does not fulfil the criteria listed above.

In addition to the above NMPC will raise for consideration by the planning officer the following material planning considerations that appear to be breached by this application: Noise/impact on neighbours, previous planning decisions, design and appearance, highways and traffic impact.

b) To consider any planning applications received during the period 1st August 2019-19th August 2019 (Clerk to advise)

- **13 LONGDEAN PARK 4/01892/19/FHA (AMENDED SCHEME)**

This application is an amendment to an application that was previously agreed by Dacorum Borough Council. There is an alteration to the ridge height.

Following discussion, it was decided that NMPC would offer no objection to this application but would request that all conditions attached to application 4/01892/19FHA be attached to this revision. (obscure glazing (condition 5) protection of trees on site (condition 4) along with all other conditions 1-6

Resolved that NMPC would offer no objection (subject to conditions mentioned above being attached)

Proposed Cllr Roberts, Seconded Cllr Cobb. Unanimous decision.

- **23 GEORGEWOOD ROAD 4/01894/19/FHA -SINGLE STOREY WRAPAROUND EXTENSION.**

This application is for a wraparound extension to take the place of an existing garage. Following discussion, it was decided that NMPC would offer no objection to this application as the single storey with no side windows would offer no harm to neighbouring properties.

Resolved that NMPC would offer no objection.

Proposed Cllr Roberts, Seconded Cllr Tout. Unanimous decision.

- c) To discuss actions pertinent to any planning items for consideration at the DBC Monthly Development Management Committee meeting.
 - In line with the NMPC Council decision **19/090/FPC (C)** a representative will attend DMC to give the Parish view noted above for any application listed today that has been objected to (292 Belswains)

Chairman 9th September 2019

Meeting closed at 21.25pm