



NASH MILLS
PARISH COUNCIL

REPORT FOR FULL COUNCIL

OBJECTION TO PLANNING PROPOSAL - DACORUM DEVELOPMENT MANAGEMENT COMMITTEE (DMC)

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

DMC MEETING DATE: 13/01/2022

NMPC COUNCILLOR SPEAKER: Alan Briggs

OUTCOME: Application approved

Speech delivered:

On behalf of our local community, Nash Mills Parish Council opposes this development primarily on the grounds of lack of parking provision, but also due to the loss of a locally historic architecturally distinctive façade.

The octagon shape of a highly visible part of the former building was particularly distinctive and we would lament its loss. The proposed new build contains a lesser polygon.

Regarding parking provision, the Officer has noted in her report, that the development would increase the number of bedrooms to 2 and remove the only parking space. As a result, the development does not conform to the parking standards. We don't understand the point of the parking standards if they can so readily be ignored. The Officer states the parking stress survey result was 75% to 88%. So surely 88% is the key number to note – parking needs to accommodate the maximum need not the minimum. The parking stress report counts a section of grass verge opposite numbers 11 to 15 Mill Close which is unfortunately used for parking – presumably because there is insufficient on road parking. The Parish Council has projects in progress or under consideration with both the Borough and County Councils - at significant cost - to resolve issues with grass verges which are being used for parking. I visited the area myself on foot on Tuesday evening at 9pm and apart from one of the spaces on the grass verge, there was nowhere that a car could have been safely parked in the near vicinity. This committee will know that insufficient parking in Nash Mills is a recurring menace that has a direct impact on the lives of residents. We cannot continue to allow the parking deficit to be increased. Mill Close is the worst affected residential street in the Parish

In summary, we ask that this development be refused due to non-conformity with the parking standards and the issues of unsustainable Parking Stress in the Parish to which it would add.

Outcome

The committee members discussed and wrongly concluded that there would be a dropped kerb that could be re-instated where the parking space is removed. This is incorrect as the space was previously accessed from a dropped kerb shared with the parking provision for adjacent properties that will remain.

The committee approved the proposal primarily on the basis of the Officers statement that “Whilst the Parking Standards Supplementary Planning Document (2020) sets out the level of parking provision that should be provided, Paragraph 6.10 of this document notes that deviations to the Council’s parking standards can be made where ‘on-street parking stress surveys, (undertaken in accordance with the specification provided in Appendix C), indicate sufficient spare capacity or there is a controlled parking zone for the area or one is proposed and secured (new residents will not normally be allocated permits unless surveys show ample spare on-street capacity).’ The Agent has submitted a Parking Stress Survey, (as commissioned by CTS Traffic and Transportation), in support of the application. Whilst this document notes that the surrounding is heavily congested, (i.e., with parking stress levels noted to range between 75-88%), the report concludes that the proposed development would not lead to parking stress within the area becoming significantly worse, given the availability of parking spaces along the North and South of Mill Close and Nash Green. “

Cllr Biggs

Jan 2022