

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Council Chamber, Civic Centre, Berkhamsted on

3 January 2018 at 7.30 pm

MEMBERS PRESENT:

Councillors: B Newton (chairing in Cllr Armytage's absence)
S Beardshaw
J Jones
G Stevens

ALSO PRESENT:

Councillors: G Corry (substituting for Cllr G Yearwood)

Mrs J Mason - Town Clerk

TP 01/18 To receive **Apologies for Absence**

These were received from Cllrs A Armytage, I Reay and G Yearwood.

TP 02/18 **Declarations of Interest** regarding items on the agenda

Cllr G Stevens made declarations of interest in the following applications:

4/02685/17/FHA because the objectors were known to him;
4/03010/17/FHA because the architect was know to him and in
4/03068/17/FHA because the architect was know to him.

TP 03/18 **Minutes of the Previous Meeting** held on 11 December 2017

The minutes of the previous meeting held on 11 December 2017 were approved as a correct record and were duly signed as such by the Chair

TP 04/18 **Chair's Communications**

Road Traffic Orders

- i. Notification has been received from Hertfordshire County Council of the temporary closing of Rectory Lane from its

junction with the A4251 High Street south westwards for a distance of approximately 171 metres (the Road), except for access, from 13 January 2018 for a period of up to 18 months. However, the restrictions will only take effect at the times indicated by signs on or near the Road.

There is no alternative route available.

The Order is needed because gas service works are proposed to be executed on or near the Road.

- ii. Notification has been received from Hertfordshire County Council of the temporary closing of Hilltop Road from its junction with Chesham Road south eastwards for a distance of approximately 33 metres (the Road), except for access from 19 January 2018 for a period of up to 18 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Road.

An alternative route will be via Chesham Road, A416 (Kingshill Way/King Road), A4251 High Street, Swing Gate Lane, Woodlands Avenue, Beech Drive and Hilltop Road.

The Order is needed because the replacement of existing sewer covers are proposed to be executed on or near the Road.

Tree Preservation Order

None received.

Licensing

None received.

TP 05/18 Multi Storey Car Park Update

There were no further updates.

TP 06/18 Brownfield Land Register

The 'Call for sites' consultation deadline had been extended to 12 January 2018.

No sites had been identified although it was agreed that if councillors became aware of any sites for consideration they should contact DBC.

TP 07/18 Public Participation

It was **RESOLVED** that Standing Orders be suspended during the course of the meeting to invite **public participation** on items on the agenda.

TP 08/18 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council

4/02581/17/FHA Removal of front boundary wall at 257 High Street. (JS)

Objection.

The proposals would be inappropriate in this Conservation Area setting and out of keeping with the street scene.

P120; CS27

4/02685/17/FHA Rear dormer. Roof light to rear elevation at 11 Kitsbury Road. (BC)

Objection.

This is an inappropriate development in the Conservation Area and the proposed rear dormer would be overly dominant in terms of scale, bulk and mass.

P120: CS27.

4/02990/17/FHA Construction of an open-sided porch, replacement of tiles to existing dormer windows with mid-grey, timber effect resin board, application of grey render to existing brick work on gable end and garage at 10 Hall Park Hill. (AH)

No objection.

4/02991/17/FHA Minor amendments to the interior of the existing house, extension of house into stable block and construction of single storey infill extension at Pear Tree Cottage, Berkhamsted Place. (JR)

No objection.

4/02992/17/LBC Minor amendments to the interior of the existing house, extension of house into stable block and construction of single storey infill extension at Pear Tree Cottage, Berkhamsted Place. (JR)

No objection.

4/02994/17/FHA Replacement windows at 14 Nightingale Lodge, Cowper Road.
(JG)

No objection.

4/02995/17/FHA Replacement windows at 26 Nightingale Lodge, Cowper Road.
(JG)

No objection.

4/03001/17/FHA Two-storey rear extension and first floor extension over existing.
One new window to each existing side elevation at 6 Brimstone
Walk. (BC)

No objection.

4/03010/17/FHA Rear loft extension at 65 Kitsbury Road. (RF)
(This application was subsequently withdrawn.)

The Chair suspended standing orders to enable Mr P Lloyd, an adjacent neighbour, to speak. He objected to the proposals which were overbearing, intrusive and would subject his property to overshadowing. In addition, there would be overlooking of his property lengthways and also from the side window.

Thanking Mr Lloyd for his contribution, the Chair reinstated standing orders.

Objection.

The window in the side elevation would result in overlooking of the neighbouring property with a consequent loss of privacy. The overall bulk of the proposals would also result in overshadowing and a loss of light to the adjoining neighbours who have lived in their property for over 30 years. The bulk, mass and scale of the development would cover a large proportion of the roof and would therefore be wholly out of keeping with the street scene and the Conservation Area.

Appendix 3 (i) and (iv); P120; CS 27: CS11; CS12.

4/03012/17/FHA Single storey rear extension. Conversion and enlargement of existing carport and infill extension to existing covered area at front of property to form habitable accommodation. Alterations to landscaping to provide two additional parking spaces at 10 Falcon Ridge. (BC)

No objection.

- 4/03021/17/FHA Demolition of existing single storey rear extension and construction of replacement part single storey, part two-storey rear extension at 67 Charles Street. (EP)
No objection.
- 4/03023/17/FHA Proposed first floor side extension, single storey rear extension with velux rooflights and associated alterations at 16 Gaveston Drive. (AH)
No objection.
- 4/03024/17/FHA Single storey rear extension at 30 Cedar Road. (JR)
No objection.
- 4/03055/17/FHA Single storey rear extension, front porch, rear decking and off-street parking at 12 Westfield Road. (MS)
No objection.
- 4/03065/17/FHA Single storey rear extension to garage. Two-storey rear velux windows to garage roof at Kaysfield, 38 Castle Hill. (RM)
No objection.
- 4/03068/17/FHA Front and side extension at 19 Meadway (NG)
No objection.
- 4/03071/17/TPO Work to Trees, Deans Lawn, Chesham Road (AP)
No objection.
- 4/03077/17/TPO Work to Trees, Little Corner, Cross Oak Road (EP)
No objection.
- 4/03086/17/TPO Work to TI Sycamore Brackenhurst Lodge, Ivy House Lane (AA)
No objection.
- 4/03088/17/TCA Works to trees, Brig End, George Street (SR)
Noted.

TP 09/18

Planning Appeals

To note that the following Planning Appeal notification had been received:

4/01194/17/FHA

Loft conversion to form habitable room with rear dormer window at 12 Kitsbury Road.

TP 10/18

Planning Appeal Decisions

To note that no Planning Appeal Decisions had been received.

TP 11/18

Planning Decisions

The planning decisions circulated with the agenda were noted.

TP 12/18

The meeting closed at 8.10 pm.

Signed.....

Date.....