

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Council Chamber, Civic Centre, Berkhamsted on

4 June 2018 at 7.30 pm

MEMBERS PRESENT:

Councillors: A Armytage – Chair
J Jones
B Newton
I Reay
G Stevens

ALSO PRESENT:

Councillors: G Corry

Officer: Mrs J Mason, Town Clerk

TP 84/18 To **Elect a Chair** for the forthcoming year

Cllr B Newton proposed and Cllr J Jones seconded that Cllr A Armytage be appointed as Chair for the forthcoming year. There being no other nominations Cllr Armytage was appointed unanimously.

TP 85/18 To receive **Apologies for Absence**

Apologies were received from Cllr G Yearwood.

Cllr Bateman had originally been nominated as a member of the committee but this would be reviewed and another councillor selected in advance of the next meeting.

TP 86/18 To **Elect a Vice Chair** for the forthcoming year

Cllr A Armytage proposed and Cllr I Reay seconded that Cllr B Newton be appointed as Vice Chair for the forthcoming year. There being no other nominations Cllr Newton was appointed unanimously.

TP 87/18

To receive **Declarations of Interest** regarding items on the agenda

Cllr G Stevens declared personal interests in the following applications:

4/01117/18/FHA because the architect was known to him;
4/01192/18/FUL because the architect was known to him;
4/01155/18/TCA because an objector was known to him. He had also made a site visit and spoken to an objector.

Cllr I Reay declared a personal interest in application 4/01155/18/TCA because an objector was known to him. He had also made a site visit and spoken to an objector.

It was noted, in respect of 4/01155/18/TCA, that the objector was also known to several members of the committee.

TP 88/18

Minutes of the Previous Meeting held on 14 May 2018

The minutes of the previous meeting held on 14 May 2018 were approved as a correct record and were duly signed as such by the Chair.

TP 89/18

Chair's Communications

Road Traffic Orders

- i. Notification has been received of the temporary closing of Egerton Road during a 'Residents Street Party' on Sunday 10 June 2018 from 12.00 midday to 6.00 pm, when signs are in place.

There is no alternative route available for vehicles whilst the event takes place. However, vehicular access to properties in this road will be maintained whenever possible throughout the duration of the event. (Papers attached)

- ii. Notification has been received of the temporary traffic management measures on the length of Meadow Road/Egerton Road from a point in line with the western boundary of Number 7 Meadow Road north westwards and north eastwards for a distance of approximately 145 metres.

An alternative route will be via Meadow Road, Dellfield Avenue and Egerton Road. (Papers attached)

Tree Preservation Order

None received.

Licensing

Notification has been received from Dacorum Borough Council of the following licensing application:

LA2003: Premises license – Full Variation application
Shell Budgens Berkhamsted
Cross Oaks Service Station, 345 High Street, Berkhamsted

Objection.

Committee members noted that the surrounding area already suffered from drink fuelled noise and the proposed extended licensing hours would only serve to increase anti-social behaviour in the vicinity. This is a densely populated area with a number of accommodation units for the elderly and the proposals are unwelcome and inappropriate.

TP 90/18

DBC Consultation Process and Documentation

To review any response received from DBC's Chief Executive following the Town Clerk's 8 May 2018 letter.

It was reported that an e-mail in response had been received that afternoon from Andrew Horner, Group Manager, development Management and Planning at DBC. This had been forwarded to Councillors. He had advised that DBC was satisfied that the neighbourhood notification letters had been sent although it was accepted that none had been delivered. The 2015 application had been determined on its planning merits. Regarding the current application (4/00771/18/ROC), all comments received would be taken into account when making a recommendation. It was acknowledged that the problem with uploading documents had been largely resolved. It would not be possible to list all drawing on application forms (form 1APP) because the latter was a standard form set nationally and outwith DBC's control. He agreed, however, that if, in future, information was missing on any particular case and it was brought to DBC's attention, then on a case by case basis the appropriate action would be considered and this could include extending the deadline available for comments to the next available meeting of the Town Planning Committee. **The Town Planning Committee welcomed this protocol.**

Mr Horner also advised that replacement software to support the planning application process is currently being procured and will include improvements to the way DBC handles, uploads and publishes documents. The software will be thoroughly tested before going live to avoid the issues that arose with the last upgrade. **The Town Planning Committee welcomed this**

development and members were pleased to note that DBC takes the matters raised very seriously “and are doing everything to provide a high quality service”.

TP 91/18

Multi Storey Car Park Update

Although Cllr T Ritchie would be giving a fuller update to the T & E Committee on 11 June the following was reported:

(i) Temporary parking at The Moor

The planning application is still being finalised. The Project Manager has been made aware of various e-mails expressing concern about the proposals from some Towns folk and has given reassurances that once the need for such provision is complete, the grass beneath the heavy duty matting will be made good.

(ii) Timeframe for the revised waiting restrictions in Lower Kings Road and the change in parking conditions at Water Lane and St John Well’s Lane

These changes are on track to be completed in time for the opening of the temporary car park, which is likely to be in early October.

Cllr G Stevens made the comment that in the light of the above there would seem to be another month’s slippage with the project. He also requested that the most up to date drawings of inside and outside the building be available at the **next Parking Forum meeting, scheduled for Monday 18 June 2018.**

TP 92/18

4/03298/17/FUL – Thames Water Bullbeggars Lane

To **consider** David Wilson of Saville’s 18 May letter.

This was discussed. In the light of Thames Water’s permitted development rights as a statutory sewage undertaker, the development of the depot would not be subject to a time limit.

TP 93/18

Public Participation

To suspend Standing Orders to invite **public participation** on items on the agenda

No members of the public were present.

TP 94/18

The Committee considered forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council (DBC) and it was **RESOLVED**:

That Dacorum Borough Council be informed of the Council's comments and observations, if any, as follows. The Council trusted that due regard would be taken of any objection which might be received from neighbours in the vicinity.

4/00097/18/FHA

AMENDED and/or ADDITIONAL PLANS / INFORMATION -
Demolition of existing garage, conservatory, rear wing and bay. Construction of second storey extension and garage. Remodelling of interior and adjustments to windows at Highlands, Kings Road.

Objection

Notwithstanding amendments to the proposals the bulk and mass would lead to overlooking of neighbouring properties and resultant loss of amenity.

CS11, CS12.

4/00666/18/FHA

AMENDED and/or ADDITIONAL PLANS / INFORMATION -
Part single, part two-storey rear extension, single storey side extension and rear dormer at 4 William Street.

No objection.

4/00699/18/FHA

Extension of existing patio at 1 Farmery Court, Benningfield Gardens.

No objection, although the committee hopes that matching slabs will be utilised.

4/00763/18/FUL

Demolition of disused agricultural building. Change of use of land from agricultural to residential at Pix Farm House, Pix Farm Lane.

No objection.

4/01081/18/LDP

FOR INFORMATION ONLY – Conversion of roof to include dormer. Construction of chimney stack at 22 Cecily Close.

Noted although the plan shows three roof lights to the second floor and the side elevations indicate only two.

- 4/01117/18/FHA Single storey rear extension to replace existing extension, dormer window extensions to front and rear to replace velux windows, front entrance canopy and replacement roof over family room at 5 Torrington road.
- No objection**, although the Committee would ask that the planning officer is assured that there will be no loss of amenity to the adjacent dwelling.
- 4/01123/18/LDP **FOR INFORMATION ONLY** - Construction of dormer and hip to gable extensions and two rooflights to front slope at 4 Dellfield Avenue.
- Noted.**
- 4/01124/18/FHA Construction of a single storey rear extension at 4 Dellfield Avenue.
- No objection** although the committee would ask that the planning officer is assured that the 45° rule is complied with and that there is no loss of amenity to the adjacent dwelling.
- 4/01131/18/RET Retrospective application for a shed, gazebo and playhouse in Pub garden at The Bull, 10 High Street.
- No objection.**
- 4/01146/18/ROC Variation of Condition 2 (Approved plans) attached to planning permission 4/03269/17/FUL (Two-storey and single storey extensions and rear dormer to form new dwelling (AMENDED SCHEME) at 17 Chestnut Drive.
- No objection** although the Committee does have some concerns about the scale of the dormer which would be improved by being smaller.
- 4/01149/18/TCA **FOR INFORMATION ONLY** – Works to Beech tree at The Crown, 145 High Street.
- Noted.**
- 4/01153/18/FUL Construction of rear single storey extension with roof garden at I Love Food, 21-25 Lower Kings Road.
- No objection.**
- 4/01155/18/TCA **FOR INFORMATION ONLY** – Works to trees at 6 The Pines, North Road.
- Objection.**

The TCA designation of this application is inappropriate for these proposals.

The removal of the hedge (T1) would be contrary to the agreed Landscape Strategy for The Pines which specified its retention. This was endorsed in the recommendations of the Planning Inspector in the appeal decision of 28 February 2014, regarding Condition 16 (Appeal Ref: APP/A1910/A/13/2200740 refers).

The two Wellingtonias (T2) make a significant contribution to the character of this Conservation Area setting. Their removal would also be contrary to the agreed Landscape Strategy for The Pines. There would be significant loss of amenity in terms of enjoyment of privacy to no. 21 and this would be unacceptable.

P120; Appendix 3 (i).

- 4/01166/18/TPO Fell Beech tree at Woodrising, Shootersway.
No objection although it is requested that a replacement tree be planted.
- 4/01176/18/TCA **FOR INFORMATION ONLY** – Fell Ash tree at The Goat Inn, 83 High Street.
No objection.
- 4/01192/18/FUL Change of use from Church Hall to single family dwelling with single storey rear extension at 30 Kings Road.
No objection.
- 4/01193/18/FHA Demolition of existing single storey rear extension and conservatory. Construction of new single storey rear extension with canopy on footprint at Penshurst, Wayfarers Park.
No objection.
- 4/01213/18/FHA Single storey side extension and single storey detached garage at Dirleton, 2 Park View Road.
No objection.

- 4/01224/18/FHA Single storey rear extension and loft alterations at 18 Kings Road.
- The Committee has **no objection** to the rear extension. However, the model of roof light is of **concern** because of the impact on the amenity of the neighbour's privacy. This type of window converts from a window to balcony in seconds.
- P120; CS12; Appendix 3 (i).
- 4/01233/18/FHA Two-storey front extension. New bay windows on front elevation. Part single storey / part two-storey rear extension. New raised roof over existing single storey extension at Mulberry House (formerly Everglades), Shootersway Lane.
- No objection.**
- 4/01246/18/FHA Single storey rear extension and new roof to single storey at 24 West Road.
- No objection.**
- 4/01263/18/FHA Part two-storey, part ground floor side and rear extension, garage and loft conversion at 15 Swing Gate Lane.
- Concern.**
- Following implementation of the proposals the only access to the rear of the property would be through the dwelling.
- 4/01267/18/ROC Variation of Condition 17 (Approved plans) on permission 4/01817/15/FUL (Conversion of existing buildings to three residential units) at Gutteridge Farm, Ivy House Lane.
- Unable to comment.** It was unclear from the plans what was being replaced and DBC is requested to grant a time extension until after the next Town Planning Committee meeting which is on 25 June 2018.
- 4/01283/18/FHA Raising height and rendering of garage. Replacement windows, external cladding and terrace balustrades to house at 18 Beech Hill Court.
- Unable to comment.** Committee members had difficulty viewing the documents on the website and DBC is requested to grant a time extension until after the next Town Planning Committee meeting which is on 25 June 2018.

4/01294/18/FHA Loft extension with rear dormers between gable roofs at 33 Shrublands Road.

No objection.

4/01300/18/FHA Single storey rear and side and first floor side extensions at 15 South Park Gardens.

Unable to comment. Committee members had difficulty viewing the documents on the website and DBC is requested to grant a time extension until after the next Town Planning Committee meeting which is on 25 June 2018.

TP 95/18 Planning Appeals

It was noted that no Planning Appeal had been received.

TP 96/18 Planning Appeal Decisions

It was noted that no Planning Appeal Decision had been received.

TP 97/18 Planning Decisions

The Planning Decisions circulated with the agenda were noted.

TP 98/18 Close of Meeting

The meeting closed at 8.40 pm.

Signed.....

Date.....