

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Council Chamber, Civic Centre, Berkhamsted on

5 March 2018 at 7.35 pm

MEMBERS PRESENT:

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

ALSO PRESENT:

Councillor: G Corry

Officer: Mrs J Mason, Town Clerk

2 Members of the public were also present

TP 25/18 Apologies for Absence

Apologies were absence were received from Cllr A Armytage and Cllr I Reay.

TP 26/18 Declarations of Interest regarding items on the agenda

Cllr Newton declared a personal interest in application 4/00463/18/FHA because the applicant was known to her. It was noted that most other members of the Committee were also acquainted with the applicant;

Cllr G Stevens declared a personal interest in application 4/00519/18/FHA because the agent was known to him and in application 4/00226/18/FHA because the applicant was known to him.

TP 27/18 Minutes of the Previous Meeting held on 12 February 2018

The minutes of the meeting held on 12 February 2018 were approved as a correct record and were duly signed as such by the Chair.

Road Traffic Orders

i. Notification has been received from Hertfordshire County Council of the temporary traffic management measures on the following roads and public footpaths:

- A416 eastbound slip road leading onto the eastbound carriageway of A41, from its junction with the A416 Kingshill Way / A416 Chesham Road roundabout south eastwards to its junction with the eastbound carriageway of A41, a distance of approximately 362 metres.

An alternative route will be via A416 Chesham Road, A41, A4251 Tring interchange and A41.

- Shrublands Road from its junction with Douglas Gardens south eastwards to its junction with Cross Oak Road, a distance of approximately 477 metres.

An alternative route will be via Durrants Road, Durrants Lane, A4251 (High Street / Gossoms End Lane / High Street) and Cross Oak Road.

- Ashridge Rise from its junction with Bourne Road south eastwards and north eastwards to its junction with Durrants Road, a distance of approximately 223 Metres.

An alternative route will be via Bourne Road and Durrants Road.

- The Common from its junction with New Road southwards to its junction with Gravel Path, a distance of approximately 316 metres.

An alternative route will be via New Road, Brownlow Road, Lower Kings Road, A4251 High Street, Ravens Lane and Gravel Path.

- The Common, Potten End from its junction with Gravel Path north eastwards to its junction with Bullbeggars Lane, a distance of approximately 1066 metres.

An alternative route will be via Gravel Path, Ravens Lane, A4251 (High Street / London Road), A4146 (Station Road/Leighton Buzzard Road), B440 Leighton Buzzard

Road, Potten End Hill, Water End Road the The Common.

- Gravel Path from its junction with The Common south westwards to its junction with Hunters Park, a distance of approximately 375 metres.

An alternative route will be via The Common, New road, Brownlow Road, Lower Kings Road, A4251 High Street, Ravens Lane and Gravel Path.

- Anglefield Road from its junction with Cross Oak Road south eastwards to its junction with North Road, a distance of approximately 243 metres.

An alternative route will be via Cross Oak Road, Charles Street and North Road.

- Bullbeggars Lane, Berkhamsted/Potten End from its junction with Bank Mill Lane north eastwards to its junction with Little Heath Lane, a distance of approximately 1710 metres.

An alternative route will be via Bullbeggars Lane, A4251 London Road and Little Heath Lane.

There is no alternative route available for pedestrians when the works are being carried out. However, pedestrian access to properties will be maintained whenever possible throughout the duration of the works.

The Order is needed because works are proposed to be executed on or near the Road and Public Footpath.

The Order shall come into force on 1 April 2018 for a period of up to 6 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the roads and Public Footpath.

- ii. Notification has been received from Hertfordshire County Council of the temporary closing of Brownlow Road and Castle Hill during the 'Berkhamsted Half Marathon and Fun Run'

- Brownlow Road from its junction with Bridgewater Road north eastwards to its junction with New Road, a distance of approximately 430 metres.

An alternative route will be via Brownlow Road, Whitehill and New road.

- Castle Hill from its junction with Murray Road south eastwards and southwards to its junction with Brownlow Road, a distance of approximately 420 metres.

An alternative route will be via Murray Road and Bridgewater Road.

The sections of roads will be closed between the hours of 9.30 am and 2.30 pm on Sunday 4 March 2018, when signs are in place. (The event was cancelled because of the snow.)

The purpose of the Order is to ensure public safety and prevent accidents for the duration of the 'Berkhamsted Half Marathon and Fun Run'. (The event was cancelled because of the snow.)

iii. Notification has been received from Hertfordshire County Council of the temporary closure of the following roads in Berkhamsted during the 'Berkhamsted Castle Revolutions Festival'.

- Brownlow Road from its junction with Whitehill north eastwards to its junction with New Road, a distance of approximately 513 metres.
- Whitehill from its junction with Brownlow Road south eastwards to its junction with New Road, a distance of approximately 219 metres.
- Bridgewater Road from its junction with Brownlow Road north westwards to its junction with Billet Lane, a distance of approximately 1170 metres.

An alternative route will be via The Common, Gravel Path, Ravens Lane, A4251 (High Street/Gossoms End) and Billet Lane.

- New Road from its junction with Whitehill eastwards and north eastwards to its junction with The Common, a distance of approximately 1660 metres.

An alternative route will be via Billet Lane, A4251 (Gossoms End/High Street), Ravens Lane, Gravel Path and The Common. The temporary traffic management measures will be in place between the hours of 8.30 am and 7.30 pm on Sunday 24 June 2018, when signs are in place.

The purpose of the Order is to ensure public safety and prevent accidents for the duration of the 'Berkhamsted Castle Revolutions Festival'.

Tree Preservation Order

None received.

Licensing

Notification has been received from Dacorum Borough Council of an application for a street trading consent in Northbridge Road.

Any comments should be sent to licensing@dacorum.gov.uk quoting the reference number **M045035**, with the next 21 days.

It was **RESOLVED** that the Lead Licensing Officer should be advised that the Committee has **no objection** to this application.

TP 29/18

Multi Storey Car Park Update

To receive an update and discuss as appropriate.

It was reported that the Parking Forum had met on 19 February 2018. The minutes had been circulated that afternoon and would be reported formally at the Transport and Environment Committee meeting on 19 March. In the meantime it was noted that the Parking Forum would be seeking a meeting with the project and parking officers at DBC to ensure that the Forum's local input was considered, particularly in relation to concerns already expressed about such matters as displacement parking and future proofing the building. Cllr Stevens advised that a budget of £5m had been set for the project.

TP 30/18

HCC Waste Local Plan Initial Consultation

Further to discussions at the meeting held on 12 February 2018, to consider the Town Council's possible response (the closing date is 30 March.)

It was **agreed** that the Town Clerk should seek further advice from Cllr Reay on his return with a view to drafting an appropriate response. This would be finalised via e-mail exchange to ensure that the deadline is not missed. The outcome would be reported at the next meeting on 26 March 2018.

TP 31/18

Public Participation

It was **RESOLVED** To suspend Standing Orders during the course of the meeting to invite **public participation** on items on the agenda.

The Chair suspended standing orders to enable Mr R Farris to speak.

Mr Farris explained that he was the agent for a proposed development at 57, South Park Gardens which would result in the demolition of the existing dwelling and the building of 5 new detached houses. Photographs of the site and drawings were circulated. DBC had been asked for pre-planning advice and it had been suggested that he also present the proposals to the Town Planning Committee. He advised that because of the sloping nature of the site the development would be well hidden. Additionally, brick and render finishes would complement the surrounding neighbourhood design and each dwelling had two parking spaces. In response to comments regarding the possible cramped nature of the proposals he advised that the gardens were all in excess of 11.5m.

Thanking Mr Farris for his contribution the Chair reinstated standing orders and the meeting resumed.

TP 32/18

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.

4/00162/18/FHA

Demolish existing garage and replace with detached music room at 39 Greenway.

No objection.

4/00226/18/FHA

Single storey front extension. Two-storey rear extension and alterations at 71 Kings Road.

The Chair suspended standing orders to enable the applicant, Mr D Joyner, to speak.

Mr Joyner advised that the dwelling had not been lived in for a number of years and his proposals would make good use of the rather awkwardly shaped plot to provide an updated home that was in keeping with the neighbouring area.

Thanking Mr Joyner for his contribution the Chair reinstated standing orders.

No objection.

4/00231/18/TCA **FOR INFORMATION ONLY** – Works to trees at Berkhamsted Castle, Brownlow Road.

Noted.

4/00232/18/FHA Single storey side and rear extensions and new off-street parking bay with access from Charles Street at 21 Torrington Road.

Objection.

The proposals would lead to a significant loss of off street parking provision in this high density, town centre, residential location which is heavily congested and where on-street parking is at a premium. The proposals would be of particular detriment to residents in Charles Street. Additionally, access to the new parking bay would cause further congestion as the required clear access of 5m would not be accommodated.

Appendix 5.

4/00278/18/FHA Single storey side extension at 19 Hall Park.

Concern.

The extant Dutch barn design is interesting and the proposals will detract from the current pleasing appearance of the dwelling.

CS12

4/00281/18/FHA Front porch at 26 Connaught Gardens.

No objection.

4/00306/18/LDP **FOR INFORMATION ONLY** – Proposed loft conversion with Dutch gable and rear dormer window and front facing roof light at 4 Greene Walk.

Noted.

4/00319/18/TCA **FOR INFORMATION ONLY** – Works to trees at 1 Glassmill House, Robertson Road.

Noted.

4/00334/18/FHA Part demolition of existing side extensions and car port, construction of new two-storey side extension, internal alterations and changes to fenestration at 3 Gaveston Drive.

No objection.

4/00335/18/FUL Part demolition of existing side extensions and construction of new three-bed detached dwelling at 3 Gaveston Drive.

Concern

The documentation accompanying the application is deficient in terms of landscaping principles and the division of the plot.

CS12

4/00344/18/TPO Works to T3 and T7 trees at the former Royal Mail Delivery and Sorting Office, 300 High Street.

No objection.

4/00354/18/FHA Single storey front extension and internal alterations at 19 Lochnell Road.

No objection although the Committee did have concerns about the completeness of the drawings.

4/00355/18/LDP **FOR INFORMATION ONLY** – Conversion of roof space to habitable use (study) and installation of roof lights at 19 Lochnell Road.

Noted.

4/00364/18/FHA Loft conversion with rear dormer at 7 Peacocks Close.

Objection.

The bulk and mass of this full width rear dormer would be visually intrusive within the surrounding area. This is a prominent site and the dormer would be overly dominant and an overdevelopment of the site.

CS11; CS12; Appendix 7(vi).

4/00376/18/FHA Proposed two-storey rear extension to main house, comprising gabled enclosure to new bedroom wc/shower ensuite at first floor, and cover to existing rear terrace at South Gables, 22 Meadway.

No objection.

4/00386/18/FHA Repair and fit Heritage double glazed units in first floor four bay timber and single bay timber sash windows at 320 High Street.

No objection.

- 4/00388/18/FUL Children's treehouse, play structure at The Farmhouse, Bottom Farm, Swing Gate Lane.
- No objection.**
- 4/00401/18/FHA Two-storey side and rear extension, single storey rear extension and rear dormer at 132 George Street.
- No objection.**
- 4/00402/18/TCA **FOR INFORMATION ONLY** – Works to trees at Willowmere, Bank Mill Lane.
- Noted.**
- 4/00417/18/FHA First floor extension, two-storey front extension and new porch. Construction of garage and associated landscaping at 2 Gresham Court.
- Concern**
- The proposals would be bulky, obtrusive and out of keeping with the street scene.
- CS11; CS12.**
- 4/00434/18/FHA Single storey rear extension. Pitched roof to ground floor store and conversion of store to shower room. Dormer and roof lights to existing pitched roof. Loft conversion at 143 George Street.
- No objection.**
- 4/00447/18/LDP **FOR INFORMATION ONLY** – Installation of windows to return flank elevation at Highfield, Shootersway Lane.
- Noted.**
- 4/00453/18/TCA **FOR INFORMATION ONLY** - Works to Beech tree (T1) at 52 London Road.
- Noted.**
- 4/00459/18/TCA **FOR INFORMATION ONLY** – Fell Crab Apple tree at 67 Shrublands Avenue.
- Noted.** The Committee hopes that a replacement crab apple tree could be planted.

4/00463/18/FHA Extension of existing loft space to form new rear dormer at Bayston, 22 Cross Oak Road.

No objection.

4/00468/18/TPO Works to trees at 3 Tower Close.

No objection.

4/00491/18/LDP **FOR INFORMATION ONLY** - Three new roof lights to north, south and west roof faces at 18 Charles Street.

Noted.

4/00495/18/FHA Single storey side extension at Claremont House, Kitsbury Road.

No objection.

4/00503/18/FHA Replacement garage at 42 Shrublands Avenue.

No objection.

4/00514/18/FHA Single storey rear and side extension. Replacement of timber cladding with render at 10 Lombardy Drive.

No objection.

4/00519/18/FHA Demolition of rear extension and garage. Reconstruction of garage, first floor side extension and single storey rear extension at 15 Middle Road.

No objection.

TP 33/18 Planning Appeals

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

TP 34/18 Planning Appeal Decisions

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

TP 35/18 Planning Decisions

The Planning Decisions circulated with the agenda were noted.

TP 36/18

Close of Meeting

The meeting closed at 8.30 pm.

Signed.....

Date.....