

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Council Chamber, Civic Centre, Berkhamsted on

9 April 2018 at 7.30 pm

MEMBERS PRESENT:

Councillors: I Reay (Appointed Chair in the absence of both Cllr Armytage and Cllr Newton)
S Beardshaw
G Corry (substituting for Cllr Armytage)
J Jones
G Stevens
G Yearwood

ALSO PRESENT:

Councillor: D Collins

Officer: Mrs J Mason, Town Clerk

3 members of the public were also present.

TP 49/18 (i) To appoint a Chair for the meeting

In the absence of both the Chair and Vice-chair it was proposed by Cllr Beardshaw and seconded by Cllr Yearwood, that Cllr Reay should be appointed as Chair for the duration of the meeting. This was agreed unanimously.

(ii) Apologies for Absence

These were received from Cllr A Armytage and Cllr B Newton.

TP 50/18 Declarations of Interest regarding items on the agenda

Cllr G Stevens declared a personal interest in application 4/00707/18/ROC because the architect was known to him and in application 4/00768/18/TCA because the tree expert was known to him.

TP 51/18 Minutes of the Previous Meeting held on 26 March 2018

The minutes of the previous meeting held on 26 March 2018 were approved as a correct record and were duly signed as such by the Chair.

Chair's Communications

Road Traffic Orders

- i. Notification has been received of the temporary closing of Manor Street from its junction with the A4251 High Street to its junction with New Manor Croft, a distance of approximately 75 metres, from 30 April 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 the A4251 High Street, Castle Street, Chapel Street and Manor Street.

The Order is needed because water main connection works are proposed to be executed on or near the Road.

- ii. Notification has been received of the temporary closing of Pix Farm Lane from its junction with Pouchen End Lane to its junction with Little Heath Lane, a distance of approximately 1145 metres, from 30 April 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 Pouchen End Lane, Chaulden Lane, Northridge Way, Fishery Road, A4251 London Road and Little Heath Lane.

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

- iii. Notification has been received of the temporary closing of Whitehill from its junction with New Road to its junction with Brownlow Road, a distance of approximately 219 metres.

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

The section of road will be closed for 3 days between Wednesday 9 May and Friday 11 May 2018, when signs are in place.

The purpose of the Order is to ensure public safety and prevent accidents for the duration of the ceremony to mark the handover of land at 'Berkhamsted Castle'.

Cllr Reay advised that he had asked HCC staff to ensure that the gullies in Whitehill be cleared in advance of the event to alleviate the flooding in the road. He would forward to HCC the photographs of exploratory work undertaken by the Town

Warden in recent days which revealed the extent of some of the blockages.

Tree Preservation Order

None received.

Licensing

None received.

TP 53/18 Draft revised National Planning Policy Framework (NPPF)

To consider the actions to be taken by the Town Council to prepare a response (closing date is 10 May 2018)

Cllrs Reay and Stevens had reviewed the document. It was **agreed** that at this stage the Town Council had no comment to make.

TP 54/18 Multi Storey Car Park Update

To receive an update and discuss as appropriate

There was no new information to report.

TP 55/18 Public Participation

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

TP 56/18 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 DBC be informed of the Council's comments and observations, if any, as follows. The Council trusted that due regard would be taken of any objections which might be received from neighbours in the vicinity.

4/00364/18/FHA AMENDED and/or ADDITIONAL PLANS / INFORMATION Loft conversion with rear dormer at 7 Peacocks Close.

Objection

Notwithstanding some amendments to the proposals considered on 5 March 2018, the Committee remains of the view that the bulk and mass of the 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).

4/00661/18/FHA Replacement rear windows at 20 Nightingale Lodge, Cowper Road.

No objection.

4/00707/18/ROC Variation of Condition 1 (Expiration date) attached to planning permission 4/02240/15/FHA – One and two-storey front, side and rear extensions and construction of detached garage with accommodation over, and formation of new vehicle crossover at Amberley, Graemesdyke Road.

No objection.

4/00708/18/FHA Extend garden fence to end in line with the front of the property. New garden gate at 1 Hill View.

No objection.

4/00724/18/FHA Construction of a side infill extension and associated internal works at 1A Shrublands Road.

No objection.

4/00739/18/FHA Part two-storey, part single storey side extension and rear dormer windows to facilitate a loft conversion (**AMENDED SCHEME**) – 15 Hillside Gardens.

No objection.

4/00747/18/FHA Two-storey side extension at 14 Gilbert Way.

No objection.

4/00768/18/TCA **FOR INFORMATION ONLY** – Works to trees at 31 Ellesmere Road.

Noted.

The committee would encourage the applicants to plant a replacement hedge.

4/00769/18/TCA **FOR INFORMATION ONLY** – Works to trees at 105 George Street.

Noted.

4/00771/18/ROC

Variation of Condition 3 (Approved plans) attached to planning permission 4/03330/15/FHA Two storey rear extension and single storey side extension at Missenden House, 6a Murray Road.

The Chair suspended standing orders to enable members of the public to speak.

Mr R Tipton, an adjacent resident, stated that the amendments proposed were significantly more than a variation of conditions and materially different to the original application. Therefore, a new and full planning application was required. In 2015 the Town Council Planning Committee had stated that the plans they had received at that time were deficient. Such omission continued. The current application contained neither a plan of the lower ground floor nor a drawing of the North East elevation. There was also a hedge shown on the drawings between the properties where in reality three pleached horn beams were growing.

The request for a variation of conditions, which had been submitted after he had contacted DBC, included a swimming pool, plant room, steps and a decked roof. A further failing was that in 2015 none of the adjoining neighbours had received neighbour notification letters nor had a orange notice been posted outside the property. The current application made no reference to the fact that the proposals were further and significant developments to a site that had already seen recent and large development when the 2005 application had granted permission to build numbers 6 and 6a. That application had been amended multiple times to ensure that sufficient space was left between the two properties. The new application builds in the space between the new houses and necessitates a party wall agreement. In conclusion, Mr Tipton invited councillors to visit the site and trusted that they would object to the application on the basis that the scale of amendments necessitates a new and full application.

Mr S Crocker, also an adjacent neighbour, confirmed that neighbours had been unaware of the original application. There had been no verbal information neither had notification letters been received or a notice placed outside the property. His first knowledge of the proposals was when he was advised about the current application for a variation of conditions.

The Chair thanked Mr Tipton and Mr Crocker for their contributions and reinstated standing orders. The meeting resumed.

Objection.

Berkhamsted Town Council objects strongly to this application. The proposed changes are significant, indeed, the full extent of the impact, particularly on number 6 Murray Road, cannot be fully assessed because of the paucity of available plans. For example, there is no North East elevation shown nor is there a plan of the lower ground floor. A further omission is the failure to prepare a Sustainability Statement given the impact of the work on the neighbouring property and the scale of excavation that will be required. This document should demonstrate that the archaeological survey, a condition of the original application, has been completed and taken into account. The proposals would result in increased noise and overlooking whilst being out of keeping with the area. A full planning application must be made.

CS11; CS12; CS29

4/00786/18/LDP **FOR INFORMATION ONLY** – Garage conversion at 11 Hillside Gardens.

Noted. Committee members remarked that the drawings are inadequately labelled.

4/00787/18/FHA First floor side extension at 22 Lombardy Drive.

No objection.

4/00789/18/FHA Construction of Orangery at Mossy Bank, Shootersway.

No objection.

4/00791/18/TCA **FOR INFORMATION ONLY** – Works to tree at 99 Cross Oak Road.

Although the Committee had **No objection** to these proposals it would request that if possible the work be delayed until the autumn, once the nesting season is over.

4/00792/18/TCA **FOR INFORMATION ONLY** – Works to trees at 33 North Road.

Noted. The Committee would request that if possible the work be delayed until the autumn, once the nesting season is over.

4/00804/18/FHA Two-storey rear extension at 4 Gilpins Ride.

Concern

The south elevation, in terms of mass, appears to be an overdevelopment of the site and out of keeping with the character of the area.

CS11; CS12.

4/00808/18/FUL Installation of roof lights (one to street frontage and two on rear elevation). Installation of window to second floor gable location on street frontage at 2 Prince Edward Street.

No objection, subject to the installation of conservation style rooflights.

4/00810/18/FHA Single storey rear extension. Replacement window and back door. New Patio at 26 Greystoke Close.

No objection.

4/00813/18/FHA Front porch extension and single storey rear extension at 7 Coppins Close.

No objection.

TP 57/18 Planning Appeals

It was **noted** that no Planning Appeal notification has been received.

TP 58/18 Planning Appeal Decisions

It was **noted** that no Planning Appeal Decisions has been received.

TP 59/18 Planning Decisions

The planning decisions circulated with the agenda were **noted**.

TP 60/18 The meeting closed at 8.05 pm.

Signed.....

Date.....