

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Council Chamber, Civic Centre, Berkhamsted on

9 October 2017 at 7.30 pm

MEMBERS PRESENT:

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

ALSO PRESENT:

Councillors: G Corry

Mrs J Mason - Town Clerk

25 members of the public were present

TP 152/17 Apologies for Absence

There were no apologies for absence.

TP 153/17 Declarations of Interest

Cllr B Newton declared personal interests in the following applications:

4/02185/17/FUL because the architect was known to her;

4/02197/17/FHA because the applicant was known to her;

4/02316/17/FUL because an objector was known to her;

Cllr I Reay declared a personal interest in application

4/02235/17/FHA because he had visited the site and spoken to the neighbour;

Cllr G Stevens declared a personal interest in the following applications:

4/02180/17/TCA because the applicants and the advisor were known to him;

4/02235/17/FHA because he had visited the site and spoken to an objector;

4/02236/17/ROC because an objector was known to him;

4/02316/17/FUL because a number of objectors were known to him.

Cllr A Armytage declared a personal interest in application 4/02316/17/FUL because an objector was known to him.

TP 154/17

Minutes of the Previous Meeting held on 18 September 2017

The minutes of the previous meeting held on 18 September 2017 were agreed as a correct record and were duly signed as such by the Chair.

TP 155/17

Chair's Communications

Footpath Amendments

The Town Clerk had confirmed in writing to HCC, as required, that the information about the Creation and Extinguishment orders relating to footpath 27 had been advertised for the requisite period. (TP 143/17 refers).

Road Traffic Orders

Notification has been received from Hertfordshire County Council of the temporary closing and temporary waiting restrictions in Durrants Road from its junction with Durrants Lane and Westfield Road on 16 October 2017 for a period of up to 18 months. Restrictions shall take effect at the times indicated by signs on or near the Road.

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

Notification has been received from Hertfordshire County Council of the temporary closing of Castle Hill Avenue from its junction with Bridgewater Road for a distance of 76 metres. The work started on the 30 September 2017 and is expected to take 5 days to complete.

The work is undertaken to repair a water main.

Tree Preservation Order

None received.

Licensing

Notification has been received from the Licensing Department at Dacorum Borough Council regarding an application from Shell UK Oil Products Ltd in respect of premises at Cross Oaks Service Station, 345 High Street.

No objection subject to there being no change to the existing licensing hours at the premises.

It was noted that a refusals log relates to alcohol sales only.

TP 156/17

Multi Storey Car Park Update

For update and discussion.

The next Parking Forum meeting was scheduled for Monday 6 November at 7.30 pm. Members had been advised that DBC had refused the request for Parking Forum involvement in the tender review process. Whilst DBC acknowledged the role of the Parking Forum as stakeholders in the development of the MSCP, and will continue to keep its members updated on the progress of the project, it would “not be possible to accommodate any latitude in the formal tender process”.

It was also noted that further action appeared to have taken place, judging by recent excavations, to determine the route of the gas main on the site.

TP 157/17

Local Plan Update

- i. It was noted that the Local Plan Working Group will have its first meeting on Tuesday 10 October 2017 at 10.00 am.
- ii. The draft Terms of Reference were agreed. It was also agreed, subject to the Working Group being able to accommodate the workload, that the group should also review DCLG’s recent consultation on Planning for the right homes in the right place and formulate the Town Council’s response for forwarding to NALC. This response would be formally approved at the next Town Planning Committee meeting on 30 October 2017.

TP 158/17

Public Participation

It was agreed to suspend standing orders during the course of the meeting to invite **public participation** on items on the agenda.

TP 159/17

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:

{At this stage applications 4/02236/17/ROC, 4/02316/17/FUL, 4/02380/17/FHA and 4/02185/17/FUL were discussed for the convenience of the members of the public. These applications are minuted in original numeric order for ease of cross referencing to the agenda.}

4/01976/17/FHA Loft conversion including rear dormer and rear outrigger dormer. Installation of front elevation roof light windows. Single storey side infill extension at 21 Charles Street. (SR)

Concern

First, the plans themselves relate to a property in Greenford. Notwithstanding, they are also difficult to follow. The appearance of this type of dormer is difficult to assess from the plans submitted leading to a lack of understanding as how this would look and whether it would be appropriate in a Conservation Area setting.

P120; CS11; CS12; Appendix 7 (vi).

4/02014/17/FHA Demolition and replacement of single storey rear extension at 38 Woodlands Avenue. (EP)

No objection.

4/02172/17/TCA **FOR INFORMATION ONLY** - Works to trees at 25 Montague Road. (OD)

Noted.

4/02178/17/TCA **FOR INFORMATION ONLY** – Remove Holly bush tree at 25 Montague Road. (OD)

Noted.

4/02180/17/TCA **FOR INFORMATION ONLY** – Works to trees at All Saints Methodist Church, Shrublands Road. (JS)

Noted.

4/02185/17/FUL Part demolition, part conversion of buildings (including new build) to create 5 dwellings at Ashlyns Farm, Chesham Road. (BC)

The Chair suspended standing orders to enable Emma Adams to speak. She confirmed that the footprint was less than that granted following the allowed appeal in 2015. Water colours prepared by an architectural illustrator were displayed.

The Chair reinstated standing orders.

No objection.

4/02192/17/FHA Remove conservatory and construction of single storey rear extension at 4 Cloister Garth. (AY)

No objection.

4/02197/17/FHA Two-storey side and rear extensions with internal alterations and porch at 11 South Park Gardens. (AY)

No objection.

4/02207/17/TPO Works to Oak at 2 Ballinger Court. (OD)

No objection.

4/02235/17/FHA Addition of new low-level fencing to front of house. Replacement garage door. Apply render over existing render and pebbledash. Removal of two bushes at front of house and 7 trees to be pruned at 22 North Road.

Objection.

The dwellings in this cul-de-sac are pebbledash and to apply further render over this feature would cause material harm to the character of the Conservation Area. The proposed picket fence would also be out of character. The work to the trees would have been better dealt with by a separate application; insufficient detail is given in this composite application. It would also appear that the two bushes to the front of the house have already been removed.

P120; CS11;CS12; BCA12; CS27.

4/02236/17/ROC Variation of Condition 16 (approved plans) attached to planning permission 4/00276/16/FUL (Demolition of existing bungalow and construction of two semi-detached dwellings and creation of new access) at Woodthorpe, 1B Boxwell Road. (AH)

The Chair suspended standing orders.

Ms P Marshall queried why the application for a Variation of Condition had been thought appropriate when the planning officer had initially indicated full plans should be submitted. Her key concern was that the concrete slabs are shown on the plans as being below pavement level. The reality on site is that these are built higher than the pavement. In addition, the build seemed to be forward of the line shown on the plans. The result is that the house is significantly higher than on the plans and much closer to properties across the road. It also looms over an adjacent bungalow. These factors result in a loss of sunshine.

The Committee **strongly objects**.

The original planning permission does not appear to have been complied with. The Town Council would request that a Planning Officer and an Enforcement Officer visit the site. Then, as necessary, the application should be withdrawn and resubmitted to reflect accurately what is actually being built. The houses appear to be substantially higher and nearer to the front of the site than is shown on the plans. This impacts adversely on the amenity of neighbouring properties and those opposite.

P120, Appendix 3 (i) and (iv); CS11 and CS12.

4/02259/17/LDP **FOR INFORMATION ONLY** - Construction of public toilets and staff welfare facilities. Fencing to yard area. Removal of existing container. Addition of a concrete slabbed area for loose material storage within the yard at Kingshill Cemetery, Kingshill Way. (PN)

Noted.

4/02261/17/FHA Part single and part two-storey rear extension at 61 Egerton Road. (SR)

No objection.

4/02270/17/TCA **FOR INFORMATION ONLY** - Works to Acer and fell Silver Birch tree at 20 Station Road. (MS)

Noted.

4/02292/17/TPO Works to trees at 15 Priory Gardens. (MS)

No objection.

4/02303/17/TCA **FOR INFORMATION ONLY** - Works to T1 Ginko tree at 36
Kitsbury Road. (SR)

Noted.

4/02304/17/TCA **FOR INFORMATION ONLY** – Works to trees at 12 Middle
Road. (RM)

Noted.

4/02316/17/FUL Construction of a pair of semi-detached dwellings at land
adjacent to 26 Station Road. (AY)

The Chair suspended standing orders to enable Mr N Lawrence to speak. He was representing a number of residents from Station Road and the neighbouring area, many of whom were present at the meeting.

Mr Lawrence urged the Town Council to continue its support of residents' objections to yet a further attempt to develop the site. First he referred to inaccuracies in the application. The submitted plans seemed to exaggerate the size of the gardens and did not reflect the irregular shape or the sloping nature of the site. Noise and increased traffic, which had been seen as problematic in previous rejected applications, would remain as a serious concern if the current application went ahead. Residents were also fearful that granting this application would see the remainder of the site fall to development in due course. Parking is already an issue in the Conservation Area and would be even more difficult should the development take place. The site is next to the main West Coast line and the noise and vibration would seriously impinge on the amenity of any dwellings built. This stretch of Station Road is in effect a single track road and pedestrian safety would be further compromised as would access by the emergency services. The design and materials used are poor, out of keeping with the character and street scene of the area and therefore in contravention of CS 12 and the NPPF. The standard of accommodation would also be poor with little sun light after 1 pm. There would be window to window overlooking and inevitably, because of the excavations required for the build, a loss of trees which currently provide valuable screening against noise. It seems that no ecological information had been provided (CS 26 refers) and the proposals would end over forty years of established land use for parking and open space. This is inherently unfair. Thanking the

Committee for their time he urged members to object unanimously.

The Chair reinstated standing orders.

The Town Council **objects strongly** .

The loss of parking provision in an already heavily congested residential area in the Conservation Area cannot be understated. The loss of this important amenity to existing residents will be compounded by increased congestion, road safety problems, access difficulties and danger to pedestrians. The plans themselves are inaccurate and do not reflect the realities of the site which is irregular in shape and sloping. Noise levels in the gardens, from the main West Coast line which runs to the rear of the property, would be three decibels above accepted noise levels. This combined with the resultant vibration would make these ill-designed houses unsuitable as homes with an unacceptably low level of amenity.

P120; CS11; CS12; CS 27; Appendix 3 (i), (ii), (iv), and (vi), Appendix 5.

4/02334/17/FHA Conversion of double garage into habitable room with extensions to front and rear. Conversion of existing conservatory into standard brick wall structure. Construction of front porch at 6 Careys Croft. (AP)

No objection.

4/02342/17/FHA Single storey front and two-storey side extension at 56 Woodlands Avenue. (IK)

No objection.

4/02356/17/FHA Conversion of garage into habitable room at 1 Oakwood. (BC)

No objection.

It was noted that the description is inaccurate because it does not refer to the new garage that is also included in the application.

4/02358/17/FHA Replacement windows at 4 Nightingale Lodge, Cowper Road. (JG)

No objection.

4/02371/17/LDP **FOR INFORMATION ONLY** – New dormer window to rear and 3 new velux windows at front. Conversion of existing hipped roof to gable end at 15 Cedar Road. (MS)

Noted.

4/02374/17/FHA Removal of existing glass roof and high-level windows to conservatory structure and replacement with timber mono-pitch tiled roof with 3 roof lights. Removal of existing UPVC patio doors and replacement with bi-folding coated aluminium doors and replacement of rotten windows to existing house at 1C Cowper Road. (MS)

No objection.

4/02380/17/FHA Rear two-storey infill extension, addition of first floor balcony, modifications to doors and windows throughout at 17 Anglefield Road. (MS)

The Chair suspended standing orders to enable the applicant, Ms C Lewis to speak. She explained that the property would be her family home and that she was determined to keep the site as one plot. She emphasised the size of the plot and its screening by trees.

The Chair reinstated standing orders.

No objection.

4/02391/17/FHA Two-storey rear extension (**AMENDED SCHEME**) – Mayfly Cottage, 3 Canal Court. (CL)

Application withdrawn.

4/02401/17/FHA Two-storey rear extension, loft conversion with rear dormer and roof lights at 15 Boxwell Road. (MS)

No objection.

4/02410/17/LDP **FOR INFORMATION ONLY** – Extension of existing access road to cemetery at Kingshill Cemetery, Kingshill Way. (PN)

No objection.

TP 160/17 Planning Appeals

It was notes that no Planning Appeals had been received.

TP 161/17 Planning Appeal Decisions

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

TP 162/17 Planning Decisions

The Planning Decisions circulated with the agenda were noted.

With reference to application 4/013389/16/FUL the Town Clerk undertook to enquire at DBC about any future action open to the Borough or the applicant.

TP 163/17 Close of Meeting

The meeting closed at 9.10 pm.

Signed.....

Date.....