

The BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Council Chamber, Civic Centre, Berkhamsted on

13 February 2017 at 7.30 pm

MEMBERS PRESENT:

Councillors: B Newton (appointed as Chair in the absence of Cllrs Ashbourn and Armytage)
G Corry (Substituting for Cllr G Stevens)
I Reay
G Yearwood

ALSO PRESENT:

Mrs J Mason - Town Clerk

3 members of the public

TP 23/17 Apologies for Absence and Election of Chair of the Meeting

Apologies for absence were received from Cllr A Armytage, Cllr J Ashbourn, Cllr S Beardshaw and Cllr G Stevens. Because both the chair and vice-chair were absent it was necessary to appoint a chair for the meeting from amongst those councillors present. It was unanimously agreed that Cllr B Newton be appointed for the duration of the meeting.

TP 24/17 Declarations of Interest regarding items on the agenda

Cllr B Newton declared a personal interest in application 4/03500/16/APA because the architect was known to her.
Cllr I Reay declared a personal interest in application 4/03310/16/FUL because a neighbour was known to him.

TP 25/17 Minutes of the Previous Meeting held on 24 January 2017

The minutes of the meeting held on 24 January 2017 were agreed as a correct record and were duly signed as such by the Chair.

Chair's Communications

Road Traffic Orders

Notification has been received from Hertfordshire County Council of the following temporary closing and temporary waiting restrictions in various roads in Berkhamsted:

- i. The service road situated on the west side of no.1 Princes Close, from its junction with Princes Close north eastwards for a distance of approximately 51m.
- ii. The length of Falcon Ridge from a point in line with the northern boundary of no.13 Falcon Ridge south westwards for a distance of approximately 63m.
- iii. The length of Hazel Road from its junction with Chestnut Drive north eastwards and north westwards to its junction with Woodlands Avenue, a distance of approximately 210m.
- iv. The length of Sycamore Rise from its junction with Hazel Road north eastwards and south eastwards for its entire length.

There is no alternative route available for vehicles when the works are being carried out. However, vehicular access to properties in the roads 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 Roads, from 1 April 2017 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 roads.

Notification has been received from Hertfordshire County Council of the following temporary closing of the following roads:

- v. That length of Brownlow Road from its junction with Bridgewater Road north eastwards to its junction with New Road, a distance of approximately 430m.

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

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

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 5 March 2017, when signs are in place.

The purpose of the Order is to ensure public safety and prevent accidents for the duration of the Berkhamsted Half Marathon and Fun Run.

Tree Preservation Order

None received.

Licensing

None received.

TP 27/17

Paperless Planning Update

The Town Clerk reported that the IT equipment had been ordered through DBC and revised internal administrative processes were being finalised within the Town Council office. She had been advised by telephone that the training session for councillors and staff would be at The Forum, Hemel Hempstead on Friday 3 March 2017. It would be during the day although a precise time had still to be confirmed.

TP 28/17

Public Participation

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

TP 29/17

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:

4/02842/16/FUL

AMENDED and/or ADDITIONAL PLANS / INFORMATION –
New dwelling at 16 Cobb Road. (BC)

Welcoming members of the public the Chair suspended standing orders.

Mrs Drake, a neighbour, summarised the written objections that she and Mr Drake had previously submitted to the Town Council and Dacorum Borough Council. In particular, the revised plans now included a 1.8m fence within 14 feet of her property giving a feeling of dominance. The proposed gates would be intrusive, impacting on privacy and amenity within her property. Parking and associated problems would also be exacerbated.

Mr Talbot, also a neighbour, stated that his main objections related to the two gates and the access arrangements to the new property. The gates would be positioned opposite the door to his property which only had a small garden. Potentially residents from three families would be walking past the front of his house along an elevated path which would accentuate the loss of privacy and overlooking that he would experience. In addition, the proposals could result in people congregating outside his house severely reducing his enjoyment of his property's amenity. Furthermore, he stated that his title deeds would not permit access along the pathways by people other than himself and those authorised by him. He supported Mrs Drake's concerns about the adverse impact on parking.

Thanking members of the public for their contributions the Chair reinstated standing orders and the meeting resumed.

Objection

The proposals represent a cramped over development of the site and would provide a poor level of amenity to prospective residents. Overshadowing, loss of light and overlooking would severely compromise the neighbours' privacy. The development would be completely out of keeping with the locale. The concerns about legality of access to the pathways, mentioned by a member of the public, are also of concern.

CS11;CS12; BCA 16; Appendix 3 (iv) (v) and (vi)

4/03222/16/ADV

AMENDED and/or ADDITIONAL PLANS / INFORMATION –
Replacement HSBC signage at 181 High Street. (AP)

No objection

4/03310/16/FUL

The infilling of three existing openings with clear glazing and timber panels at The Old Boathouse, Castle Wharf, Bridge Street. (RH)

Resubmitted as FUL (previously FHA)

Objection

The proposals conflict with the stated use of the building as a boatyard thus resulting in an authorised change of use. This would imply increased noise and nuisance to neighbouring properties.

P120; Appendix 3 (vi)

4/03403/16/FHA Ground and first floor extensions to existing annexe and ground floor link extension to main house at 17 Barncroft Road. (AH)

No objection

4/03500/16/APA Change of use from agricultural building to dwelling house (Class C3) and for associated operational development at The Barn, Castle Hill Farm, Castle Hill. (BC)

Objection

This unsightly proposal represents inappropriate development harmful to the greenbelt in a location that also adjoins the AONB. There are no “very special circumstances” supporting such a development and the proposals must not be approved.

National Planning Policy Framework, Section 9, “Protecting the Greenbelt”;
Policy CS24; Policy CS 26; Policy 22

4/00002/17/LDP **FOR INFORMATION ONLY** – Single storey front and rear extensions, conversion of garage to living accommodation and rebuilding of side wall of conservatory in brick at 6 Careys Croft. (AP)

Noted

4/00036/17/FHA Conversion of loft space to bedroom and ensuite, raising the roof from hip to gable. Provision of dormers to front and rear at 9 Dellfield Avenue. (EP)

Objection

The proposed dormer windows, to the front and rear would overpower the structure making the proposals an overdevelopment and out of keeping with the street scene.

CS11; CS12

4/00045/17/LBC Replacement casement window to front of annexe at The Boote, 37A Castle Street. (NR)

No objection

4/00070/17/FUL Two-bed dwelling, parking, access and landscaping at 22 Verney Close. (AH)

Concern

Access to the site could be problematic and there may be associated difficulties with rights of access over the site.
Appendix 3 (v)

4/00073/17/FHA Single storey side extension and extension of front bay window at 23 St Katherines Way. (AW)

No objection

4/00088/17/TCA **FOR INFORMATION ONLY** – Works to trees at Swiss Cottage, 19 Kingsdale Road. (SR)

Noted

4/00115/17/FHA Single storey rear extension at Soteria, 104 Kings Road. (AP)

No objection

4/00138/17/FHA Roof and side gable extension and rear dormer. Additional single storey rear extension at 34 Shrublands Road. (AW)

No objection

4/00141/17/TPO Works to trees at 5 Grantham Mews. (OD)

No objection

4/00144/17/FHA Replacement annexe building at 107 George Street. (JG)

No objection

4/00150/17/FHA Part single, part two-storey rear extension with side canopy at 23 Millfield. (AW)

No objection

4/00151/17/LDP **FOR INFORMATION ONLY** – Single storey flat roof rear extension at 15 Curtis Way. (AW)

Noted

4/00154/17/FHA Double storey, rear and side extensions with hip roof over first floor and flat roofs over larger ground floor extension. New off-street parking and steps. Rear terrace with steps to garden at 30 Curtis Way. (AH)

Objection

The large scale of the proposals would result in an overdevelopment of the site. Overlooking of neighbours would also be a problem as would parking provision given that there is currently only one off road space yet the property would be substantially extended.

CS11; CS12; Appendix 3 (v)

- 4/00159/17/FHA First floor side and rear extension and alterations (**AMENDED SCHEME**) – 5 Lombardy Drive. (JG)
- No objection**
- 4/00172/17/LDP **FOR INFORMATION ONLY** – Single storey rear extension and replacement porch at 12 Shootersway Park. (AW)
- Noted**
- 4/00175/17/FHA Demolition of existing single storey rear extension. New single storey rear extension at Moretons, Meadway. (TR)
- No objection**
- 4/00176/17/FHA Two-storey side extension, single storey rear extension and raising of patio levels at 19 Gaveston Drive. (JG)
- No objection**
- 4/00198/17/FHA Single storey rear extension and front porch at 28 Coppins Close. (SR)
- No objection**
- TP 30/17 Planning Appeals**
- It was **noted** that the follow Planning Appeal had been received:
- 4/01902/16/LDP The Old Boathouse, Castle Wharf, Bridge Street.
- TP 31/17 Planning Appeal Decisions**
- It was **noted** that no Planning Appeal Decisions had been received.
- TP 32/17 Planning Decisions**
- The schedule of planning decisions received which had been circulated with the agenda was received.
- TP 33/17 Close of Meeting**
- The meeting closed at 8.15 pm