

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Council Chamber, Civic Centre, Berkhamsted on

14 May 2018 at 7.30 pm

MEMBERS PRESENT:

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

ALSO PRESENT:

Councillors: G Corry

Officer: Mrs J Mason, Town Clerk

TP 73/18 Apologies for Absence

Apologies for absence were received from Cllr I Reay.

TP 74/18 Declarations of Interest regarding items on the agenda

Cllr G Stevens declared a personal interest in application 4/01033/18/FUL and 4/01056/18/FUL because in both cases the architect was known to him.

Cllr A Armytage declared a personal interest in application 4/01020/18/FUL because the site is adjacent to his property.

TP 75/18 Minutes of the Previous Meeting held on 30 April 2018

The minutes of the meeting held on 30 April 2018 were approved as a correct record and were duly signed as such by the Chair.

TP 76/18 Chair's Communications

Road Traffic Orders

- i. Notification has been received from Hertfordshire County Council of the temporary closing in Torrington Road from its junction with Cowper Road for its entire length on the 1 June

2018 (for a period of up to 18 months). Restrictions specified shall only take effect at the times indicated by signs on or near the Road.

There is no alternative route available for vehicles when the works are being carried out. However, vehicular access to properties in this road 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.

- ii. Notification has been received from Hertfordshire County Council of the temporary closing and temporary waiting restrictions in Chapel Street from its junction with Castle Street south eastwards to its junction with Ravens Lane, a distance of approximately 204 metres, except for access.

An alternative route will be via Castle Street, A4251 High Street and Ravens Lane. The Order shall come into force on the 29 May 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.

ADDITIONALLY, all vehicles are prohibited from waiting at any time on both sides of this length of the Road whilst works are in progress.

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

Tree Preservation Order

None received.

Licensing

None received.

TP 77/18 Multi Storey Car Park Update

There was no update.

TP 78/18 Public Participation

Suspension of Standing Orders to invite **public participation** on items on the agenda.

No members of the public were present.

- TP 79/18** 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.
- 4/02872/17/FHA Replace shingle surface with slate tiles, replace path with Victorian styled tiling and replace gate with new version of the same (black iron) at 42 Shrublands Avenue.
- No objection.
- 4/03298/17/FUL **AMENDED and/or ADDITIONAL PLANS / INFORMATION -** Use of land for depot and siting of 3 modular buildings for office and welfare accommodation with associated groundworks for Thames Water's contractors at the Sewage Treatment Works, Bullbeggars Lane.
- Concern.**
- The development is in the Green Belt and permission should be restricted to a period of two years only.
- P22.
- 4/00335/18/FUL **AMENDED and/or ADDITIONAL PLANS / INFORMATION -** Part demolition of existing side extensions and construction of new 3-bed detached dwelling at 3 Gaveston Drive. (EP)
- Concern**
- The Committee was pleased to see that the issue of landscaping has now been addressed. However, the proposal is for tandem parking at the front of the property which can be problematic to coordinate on a day-to-day basis leading to an increase in on-street parking. The tree planting proposed for the front garden is likely to exacerbate such problems with tandem parking.
- Appendix 5.
- 4/00486/18/FHA Single storey side and rear extension at 15 Greene Walk.
- No objection.**
- 4/00869/18/ROC Variation of Condition 9 (approved plans) attached to planning permission 4/01027/17/FUL (Replacement of existing grass

pitch with an artificial grass pitch, 1.93m fencing adjacent to Kings Road and the vehicle access to the Sport Centre, 3m high fencing adjacent to the existing school buildings and flood lighting around the pitch) at Berkhamsted School, Kings Road.

The Town Council's comments made in 2017 regarding the original application prevail as follows:

No objection subject to all commitments set out in the Planning, Design and Access Statement dated April 2017 being included as conditions of any permission granted. These include undertakings that the floodlighting would only be used during term time between October to March, that such use would cease at 6.30 pm and use of the lights would be limited to eight hours a week.

4/00953/18/FHA Removal of current gravel driveway, paths and brick wall to front boundary. Replacement with full block paved driveway at 9 Shrublands Avenue.

No objection.

4/00985/18/FHA Single storey front extension, two-storey side extension and internal alterations at Holly House, Doctors Commons Road.

Following a discussion the Committee voted on the application. Four Councillors voted to object with two having no objection.

Objection.

The modernist design is out of keeping with the street scene and the Conservation Area. The proposals also represent an overdevelopment of the site.

CS11; CS12; P120.

4/01019/18/FUL Demolition of 3 sheds. Construction of 1 new shed. Hardstanding for tractor. Replacement discus area and long-jump at Kitcheners Field, Castle Hill.

No objection.

4/01020/18/FUL New vehicle barrier, provision of grasscrete to 4 informal parking spaces and provision of a bike store on existing pavilion at Kitcheners Field, Castle Hill.

Objection.

The Committee appreciates the reasons for proposing a barrier and has no objection to the general principle. However, the

barrier chosen is out of keeping in this green belt setting and it is suggested that something more appropriate to the rural aspect of the site be selected. For example an automatic farm gate to reflect the existing arrangements.

CS11; CS5; CS7; BCA13.

4/01032/18/FHA Dormer loft conversion at Harriotts End Farm Cottage, Chesham Road.

No objection.

4/01033/18/FUL Internal restructure by an addition of two new ground floor windows to east elevation and an increase in size of existing 4 windows in the rear elevation at Make Believe Ideas Ltd, The Wilderness.

No objection.

4/01040/18/ROC Variation of Condition 2 (approved plans) attached to planning permission 4/01131/16/FHA (Two-storey side extension, loft conversion and alterations to the roof) at 35 Shrublands Road.

Concern.

Additional rooflights to the East elevation could lead to overlooking and obscured glass should be installed.

Appendix 3 (i).

4/01053/18/TCA **FOR INFORMATION ONLY** – Fell False Acacia tree at 99 Cross Oak Road.

Noted.

4/01054/18/FHA Single storey front porch extension at 69 Chiltern Park Avenue.

No objection.

4/01056/18/FUL Single storey extension to restaurant with new first floor residential dwelling at 270 High Street.

Objection.

Although there are precedents in the High Street for this scale of extension in terms of building footprint, the first floor residential dwelling is unacceptable in planning terms. The bedroom windows would be in very close proximity to and facing those of the restaurant leading to overlooking. There would also be a

serious loss of amenity to number 266a where two windows would be blocked.

CS12; Appendix 3 (i) and (iv).

4/01060/18/TPO Work to T1 Lime tree at 37 Oakwood. (AH)

No objection.

4/01098/18/FHA Two-storey side extension and garage conversion at 6 St Margarets Close.

Objection.

The proposals represent an overdevelopment of the plot leading to a loss of garage space and parking provision. There would be no rear access other than via the dwelling and the impact on the neighbour of the 45° line should be assessed.

Appendix 5; CS12

4/01104/18/FHA Single storey rear extension at Codmore House, Wayfarers Park.

No objection.

TP 80/18 Planning Appeals

It was **noted** that the following Planning Appeal had been received:

4/02389/16/FUL Retention of two three-bed dwellings (RETROSPECTIVE) at 11 Bank Mill.

It was **agreed** that the Town Clerk should send a submission to the planning inspectorate by the closing date, 29 May 2018.

TP 81/18 Planning Appeal Decisions

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

TP 82/18

Planning Decisions

The planning decisions circulated with the agenda were noted.

TP 83/18

Close of Meeting

The meeting closed at 20.18 pm.

Signed.....

Date.....