

## **BERKHAMSTED TOWN COUNCIL**

Minutes of the Meeting of the

### **TOWN PLANNING COMMITTEE**

held in the Council Chamber, Civic Centre, Berkhamsted on

**18 April 2017 at 7.30 pm**

#### **MEMBERS PRESENT:**

Councillors: A Armytage – Chairing the meeting  
S Beardshaw  
B Newton  
G Stevens  
G Yearwood

#### **ALSO PRESENT:**

Councillors: G Corry

Mrs J Mason - Town Clerk

3 members of the public were present

#### **TP 56/17                      Apologies for Absence**

Apologies for absence were received from Cllr I Reay.

#### **TP 57/17                      Declarations of Interest regarding items on the agenda**

Cllr G Stevens declared a personal interest in application 4/00638/17/LDP because the architect was known to him;  
Cllr S Beardshaw declared a personal interest in application 4/00662/17/FHA because the applicant was known to her;  
Cllr G Corry declared a personal interest in application 4/00662/17/FHA because the applicant was known to her;  
It was noted that the objectors to application 4/03286/16/FUL were now known to the Committee.

TP 58/17

**Minutes of the Previous Meeting 27 March 2017**

The minutes of the meeting held on 27 March 2017 were approved as a correct record and were duly signed as such by the Chairman.

TP 59/17

**Chair's Communications**

**Road Traffic Orders**

Notification has been received from Hertfordshire County Council of waiting restrictions in the following roads:

Haynes Mead, Sayers Gardens, Pages Croft and Bridle Way

The Prohibition and Restriction of Waiting Order 2016 will come into effect on Monday 10 April 2017.

**Tree Preservation Order**

None received.

**Licensing**

None received.

TP 60/17

**Consultation on Strategic Environmental Assessment (SEA) Sustainability Appraisal (SA) DRAFT Scoping Report for new Local Plan**

It was **RESOLVED** that a group, consisting of Cllrs Armytage, Reay, Ritchie and Beardshaw would meet to review the draft report and decide if any comments should be sent in response to the consultation. Such comments would be circulated to Councillors and agreed via e-mail. The closing date for comments is 5 May. The Town Clerk will ask DBC if an extension would be possible. Cllr Armytage will contact group members to arrange a meeting to plan the review of the report.

TP 61/17

**Paperless Planning Update**

The new system and processes were progressing smoothly. Any Councillors requiring further familiarisation training should contact the Town Clerk who would be happy to help. Councillors reported that there had been one or two problems with opening plans having accessed the Dacorum website. It was agreed that if these were reported to the Clerk she would advise staff at Dacorum so they were aware and could hopefully rectify such problems and prevent recurrences.

**TP 62/17**

**Public Participation**

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

**TP 63/17**

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:

4/03286/16/FUL

**AMENDED and/or ADDITIONAL PLANS / INFORMATION – Construction of a three-storey house at 21a Hall Park. (IK)**

The Chairman suspended standing orders and invited Ms J Kreckel of Hall Park to speak. She stated that changes to the proposals have been minimal and objections to previous applications still stand. The application is for a three-storey property which takes its ground level from the highest point of the sloping site. The proposals are therefore dominant and overbearing. There appears to be inaccurate scaling on the drawings and misleading dimensions. The plans show a lack of attention to detail and this raises concern as to what else is wrong with the plans beyond the glaringly obvious. The car parking at no. 21 would be reduced to one space leading to an increase in on road parking and associated dangers for drivers and pedestrians. The preserved tree at no. 23 Hall Park is not shown on the plans despite being very close to the boundary. It would be damaged at both canopy and root level and the plans should be altered to address how the tree would be protected from such damage. The garage at no. 23 is also close to the boundary but is not shown on the drawings. Given the sloping nature of the land consideration must be given as to how the garage's foundations would be protected.

Mr R Phipps of Hall Park endorsed the above statements. The proposals would be an overdevelopment of the site. Additionally, the amenity of light from the south currently enjoyed by residents at no. 21 would be damaged. The plans are inaccurate, trees are located incorrectly and the tree referred to above would be damaged. The plans should be withdrawn and revised so they are accurate and clearly show the position of his garage and the tree. He also added that the Tree Officer's report, which should have been loaded onto the website, had still not appeared despite assurances from the planning officer.

Thanking members of the public for their contribution the Chairman reinstated standing orders.

### **Objection**

The Committee is very disappointed that this is the third version of the plans it has been asked to consider this year. Despite strong and valid objections from members of the public and the Town Council the applicants have failed to address these objections and have merely tinkered at the periphery. The Town Council strongly objects. The proposals remain a cramped overdevelopment, are out of character with the street scene and provide inadequate parking provision. Neighbours would suffer loss of amenity and light. A protected tree would also be adversely affected as could the foundations of the neighbouring garage. The plans are riddled with inaccuracies and the Town Council insists that any further amendments accurately reflect the site together with its relationship to buildings and trees on neighbouring properties. The Tree Officer's missing report should also be included with the documentation made available on the DBC website.

BCA1; CS11; CS12; Appendix 3.6 (i).

(At this point, for the convenience of members of the public, application 4/00662/17/FHA was considered and is minuted in its original order below for ease of cross referencing with the agenda.)

4/03310/16/FUL

### **AMENDED and/or ADDITIONAL PLANS / INFORMATION**

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

### **Objection.**

The Town Council has noted some amendments to the proposals, in particular the inclusion of industrial steel windows inside the retained roller shutters. Notwithstanding, the proposals continue to conflict with the stated use of the building as a boatyard thus resulting in an unauthorised change of use. This would imply increased noise and nuisance to neighbouring properties.

P120; Appendix 3 (vi).

4/00036/17/FHA

### **AMENDED and/or ADDITIONAL PLANS / INFORMATION**

Conversion of loft space to bedroom and en-suite, 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 of the site which is out of keeping with the street scene.

CS11;CS12.

4/00536/17/FHA Single storey rear extension at 11 Hillside Gardens. (SR)

**No objection.**

4/00549/17/LDP **FOR INFORMATION ONLY** – Loft conversion with hip to gable extension, rear dormer and front roof light at 32 Shrublands Road. (SR)

**Noted.**

4/00570/17/FUL Internal alterations to ground and first floors, replace conservatory with flat roof and bi-fold doors, external works to garden, relocation of bin store and relocation of sheds to rear boundary fencing at The Crown, 145 High Street. (TR)

**Concern.**

Although the Town Council has no objection to the internal proposals it is concerned about the adverse impact on the amenity of neighbours arising from the new outdoor area. It would urge that an 11 pm time restriction be applied to the use of this space. Additionally, the reduction in staff parking can only add to the parking pressures within Berkhamsted town centre.

Appendix 3 (vi); Appendix 5.

4/00571/17/LBC Internal alterations to ground and first floors, replace conservatory with flat roof and bi-fold doors, external works to garden, relocation of bin store and relocation of sheds to rear boundary fencing at The Crown, 145 High Street. (TR)

Although the Town Council has no objection to the internal proposals it is concerned about the adverse impact on the amenity of neighbours arising from the new outdoor area. It would urge that an 11 pm time restriction be applied to the use of this area. Additionally, the reduction in staff parking can only add to the parking pressures within Berkhamsted town centre.

Appendix 3 (vi); Appendix 5.

4/00573/17/FUL Conversion of shop and offices to two one-bed flats and shop at 92 High Street. (MH)

**Concern.**

There are three areas of concern. First, in one flat the bathroom opens directly off the kitchen which is an impractical arrangement. Secondly, a rear door opens directly onto the unmade road which could be dangerous. Finally, there is a lack of bin and cycle storage.

CS12; P120.

4/00574/17/TCA **FOR INFORMATION ONLY** – Works to trees at land at Ravens Wharf. (OD)

**Noted.**

4/00600/17/TCA **FOR INFORMATION ONLY** - T1 – Eucalyptus – Fell to ground level and grind stump. Reason – It is a large tree for the size of the garden. Increase light levels at 115 George Street. (AW)

**Noted.**

4/00604/17/FHA Proposed demolition of existing garage, part single and part two-storey side extension incorporating garage, two-storey rear extension, single storey front extension, alterations to openings, addition of 3 roof windows to front elevation, internal alterations and alterations to drive with proposed additional crossover and dropped kerb at 8 Crossways. (AW)

**No objection.**

4/00623/17/FHA Alterations to front roof and existing dormer. Construction of new dormer. Bay window to ground floor. Conversion of garage and internal alterations including formation of fourth bedroom at 6 Orchard Avenue. (RM)

**No objection.**

4/00624/17/FHA Single storey side extension, two-storey rear extension (first floor set within roof). Additional velux rooflights and associated alterations at Chartridge, Barncroft Road. (RM)

**No objection.**

4/00625/17/FHA First floor rear extension, loft conversion and associated alterations at 5 Cedar Way. (AH)

**No objection.**

4/00629/17/TCA **FOR INFORMATION ONLY** – Works to trees at 193 High Street. (AW)

**Noted.**

4/00634/17/LDP **FOR INFORMATION ONLY** – Loft Conversion with velux roof lights at 76 Shrublands Avenue. (AW)

**Noted.**

4/00638/17/LDP **FOR INFORMATION ONLY** – Single storey side extensions, external alterations to dwelling and attached garage to facilitate its use for habitable accommodation and construction of detached gym building to rear at Middlefield, Sugar Lane. (AW)

**Noted.**

4/00640/17/TCA **FOR INFORMATION ONLY** – Works to Walnut tree at 28 North Road. (JG)

**Noted.**

4/00646/17/RET Retention of loft conversion with rear dormer at 342A High Street. (BC)

**No objection.**

4/00656/17/FHA Single storey front extension at 6 Careys Croft. (AP)

**No objection.**

4/00661/17/FHA Single storey front and rear extension at 3 Sycamore Rise. (BC)

**No objection.**

4/00662/17/FHA Renovation of existing basement to provide bedroom and bathroom at 1 Castle Hill Court, Castle Hill. (JF)

The Chairman suspended standing orders enabling Mr R Thoms, the applicant, to speak. He hoped the Committee would support his application. His upstairs neighbour had recently converted the roof space and he hoped his proposals to convert his basement would similarly be approved. He added that his lease did not permit the use of the basement as a separate dwelling.

**No objection** - The Town Council is reassured having been advised by the applicant that the property's lease would not permit the basement's use as a separate dwelling.

4/00676/17/TCA **FOR INFORMATION ONLY** - Works to trees at 19 Park View Road.

**Noted.**

4/00694/17/TPO Remove T1 Prunus at Chestnut Corner, 27A Montague Road. (OD)

**No objection.**

4/00734/17/HRN Remove hedges from front garden at 19 Park View Road. (AH)

**No objection.**

4/00807/17/TPO Fell Douglas Fir tree at Mellstock, Graemesdyke Road. (OD)

**No objection**, subject to a replacement tree being planted.

**TP 64/17 Planning Appeals**

To note that no Planning Appeals had been received.

**TP 65/17 Planning Appeal Decisions**

To note that no Planning Appeal Decisions had been received.

**TP 66/16 Planning Decisions**

The Planning Decisions circulated with the agenda were noted.

**TP 67/17 Close of Meeting**

The meeting closed at 8.52 pm.

**Signed**.....

**Date**.....