

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Council Chamber, Civic Centre, Berkhamsted on

29 August 2017 at 7.30 pm

MEMBERS PRESENT:

Councillors: A Armytage – Chair
J Jones
I Reay
G Stevens
G Yearwood

ALSO PRESENT

Councillors: G Corry

Mrs J Mason - Town Clerk

3 members of the public were present

TP 127/17 Apologies for Absence

These were received from Cllrs S Beardshaw and B Newton.

TP 128/17 Declarations of Interest

Cllr G Stevens declared a personal interest in application 4/01878/17/FHA because one of the objectors had made representations to him and in application 4/01952/17/FHA because the applicant, project manager and architect were all know to him.

TP 129/17 Minutes of the Previous Meeting held on 7 August 2017

The minutes of the previous meeting held on 7 August 2017 were approved as a correct record and were duly signed as such by the Chair.

TP 130/17 (i) Chair's Communications

None received.

Road Traffic Orders

None received.

It was noted however that the junction improvements at Kings Road/Shootersway currently underway should be completed by 8 September. The Committee agreed that this was very encouraging.

Tree Preservation Order

None received.

DBC Development Management Meeting 14 September 2017

It was anticipated that application 4/01370/17/FHA Wellwood, 24 Meadway would be considered at the above meeting. It was agreed that a member of the Committee should attend to make representations. Cllr Armytage will confirm to the Town Clerk who this will be by 8 September so that she can advise DBC in advance of the meeting.

Action Cllr Armytage

TP130/17(ii)

Darrs Lane Development

Cllr Yearwood advised that he had been alerted by a representative of Northchurch Parish Council that a meeting regarding the above had been scheduled for Monday 4 September and Town Council representatives would be very welcome. Cllr Yearwood undertook to forward the details to the Town Clerk so she could advise others should they wish to attend.

Action Cllr Yearwood/Town Clerk

Licensing

Notification has been received from Dacorum Borough Council of the following Premises Licensing application, dated 3 August 2017 from Top Shop, 21 Tresco Road, Berkhamsted:

Application M043736 - Application type LA2003.

The application was discussed and the Committee raised a

Concern

The licensing hours proposed are very long and in this mainly residential area could cause nuisance and create the possibility of an increase in anti-social behaviour. The Town Council requests therefore that during weekdays and Saturdays the

supply of alcohol for consumption off the premises should be from 9 am – 10 pm and on Sundays from 10 am – 4 pm.

TP 131/17

Multi Storey Car Park Update

The Committee were reminded that this subject would be a standing item at both the T & E Committee and this Committee during the tendering and construction period to ensure that councillors and members of the public could be updated on any discussions and progress with the project. Councillor Ritchie had given an update at T & E on 21 August (**TE 75/17** refers). In summary, regular communication between the Parking Forum and the DBC project management team had been re-established. Completed tenders would be received in October and construction was scheduled to start in January. The next meeting of the Parking Forum was scheduled for 4 September and a reminder had been sent to DBC officers for copies of the tender documents.

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

Dr Handy hoped that the Town Council would continue to press for the introduction of the measures aimed at ameliorating congestion in the area. These include no parking and loading restrictions and should be introduced well in advance of construction.

Mr E Whetham suggested that businesses in the area whose parking is not used at weekends could be asked by DBC if these spaces could be used to offset the loss of public spaces during construction.

The Chair reinstated standing orders. It was confirmed that the Town Council had been pressing for an early introduction of the parking/loading restrictions. Regarding Mr Whetham's suggestion, it was agreed that this would be passed to the Parking Forum for consideration in advance of Monday's meeting.

Action Town Clerk

TP 132/17

Local Plan Update

The Committee were reminded that this subject would be a standing item at each meeting in advance of and during the autumn consultation period.

Members of the public continued to be concerned about the allocation of green belt sites for development. Cllr Reay reminded colleagues that it had previously been suggested that

the Town Council should coordinate discussion and comment on the Local Plan with lobbying groups such as BRAG and the Berkhamsted Citizens.

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

Referring to previous discussions and documents already on the DBC website, Dr L Handy advocated arranging dates for the discussions referred to by Cllr Reay as soon as possible.

The Chair reinstated standing orders.

It was agreed that the Town Clerk should contact the groups referred to and report back on possible dates. It was agreed that all Town Councillors would of course be invited to all meetings. At least one councillor from each ward should attend.

Action Town Clerk

TP 133/17

Site Allocations DPD adopted 12 July 2017

It was noted that this document had been adopted by DBC on 12 July 2017 as set out in Laura Woods 8 August letter attached to the agenda. It was agreed that the Town Clerk should arrange for the link to the document and associated reports be made available on the Town Council website.

Action Town Clerk

TP 134/17

Public Participation

It was **RESOLVED** to suspend Standing Orders to invite **public participation** on items on the agenda

TP 135/17

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:

4/01060/17/FUL

AMENDED and/or ADDITIONAL PLANS / INFORMATION –
Demolition of existing property and replacement with two 3-bed dwellings at 2 Kitsbury Road. (AH)

Objection

The development would be an overdevelopment of the site and would have inadequate parking provisions.

CS12: appendix 3 (iii); Appendix 5 (i).

4/01311/17/FHA Two-storey rear extension and detached garage with studio accommodation at first floor at Whitefields, Shootersway. (JG)

Concern.

The bulk and scale of the garage and its proximity to the highway, Shootersway, are inappropriate.

CS 11 and CS 12.

4/01662/17/FHA Replacement windows at 11 Nightingale Lodge, Cowper road. (JG)

No objection.

4/01804/17/FUL Two-storey, single storey extension, front and rear dormer to existing dwelling. Construction of new 4-bed dwelling adjacent to existing dwelling at 17 Chestnut Drive. (BC)

Objection

The proposals which include dormers to front and rear represent an overdevelopment of the site.

CS 12; appendix 7 (vi).

4/01813/17/ROC Removal of Condition 1 (Agricultural occupancy) attached to planning permission W/204/66 (Bungalow) at Castle Hill Farmhouse, Castle Hill. (AH)

No objection.

The majority of Committee members supported the application. Cllr G Stevens was of the view that the loss of an agricultural tenancy was regrettable.

4/01816/17/FUL Replace existing bungalow with three dwellings at 52 Swing Gate Lane. (AH)

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

Mr E Whetham, the developer, advised that the proposals would replace the existing bungalow with a pair of three bedroomed semi-detached houses and a four bedroomed detached house. Prior to submitting the plans his firm had consulted with neighbours and other residents. The site had a large footprint and the proposals are in keeping with the street scape and

mirror the prevailing mix of semi-detached and detached houses in the area. A total of 7 parking spaces were allowed for and where there was potential for overlooking to the side obscure glass would be fitted to windows.

The Chair reinstated standing orders.

No Objection.

4/01834/17/FHA Two-storey front and rear extensions. First floor side extension with new front and rear dormers. Garage part-conversion and associated alterations at 7 Millfield. (BC)

No Objection.

4/01848/17/FUL Change of use from B1 and D1 to C3 (as previously approved under application 4/01827/16/FUL) with minor internal alterations and amendments to rear extension at 109 High Street. (SR)

No Objection.

4/01849/17/LBC Change of use from B1 and D1 to C3 (as previously approved under application 4/01827/16/FUL) with minor internal alterations and amendments to rear extension at 109 High Street. (SR)

No Objection.

4/01868/17/FHA Rear conservatory extension at 43 Westfield Road. (SR)

No Objection.

4/01876/17/FHA Two-storey side and rear extension with loft conversion and rear dormer at 19 Dellfield Close. (BC)

No Objection.

4/01878/17/FHA Replace existing single glazed sash windows to the front and rear of the property with double glazed units. Replacement units in timber, design to match existing at 13 Boxwell Road. (CL)

No Objection.

4/01895/17/FHA Replacement front porch with pitched roof at 18 Hall Park Hill. (SR)

No Objection.

- 4/01902/17/FHA Single storey rear extension at Hollydene, Shootersway. (AP)
No Objection.
- 4/01903/17/TPO Works to Beech tree at Codmore House, Wayfarers Park. (OP)
No Objection.
- 4/01918/17/FHA Proposed single storey rear extension with a flat roof and pyramid rooflight at 48 Gossoms End. (CL)
Although the Town Council has
No Objection
it would ask the planning officer to ensure that the 45° rule is respected in relation to the adjacent neighbour.
- 4/01920/17/FHA Single storey side extension at 1 Red Lodge Gardens. (EP)
No Objection.
- 4/01922/17/FHA Construction of Orangery at 2 Newbury Grove, Kings Road. (RM)
Concern.
The glass roof could lead to loss of amenity to the neighbouring property in terms of privacy, overshadowing and light pollution.
Appendix 3 (i) and (iii).
- 4/01935/17/FHA Replacement windows and alterations to rear of house at 117 George Street. (CL)
No Objection.
- 4/01952/17/FHA Construction of front extension and covered verandah, replacement of existing tile-hanging and partial cladding of front elevation in timber boarding, paint finish to existing brickwork, insertion of rooflight and minor changes to fenestration at Kantara, 1 Fieldway. (AH)
No Objection.
- 4/01966/17/TPO Works to trees at 38 Kitsbury Road. (OP)
No Objection.

- 4/01967/17/TCA **FOR INFORMATION ONLY** – Works to trees at 14 Cowper Road. (OP)
Noted.
- 4/01988/17/TCA **FOR INFORMATION ONLY** – Works to trees at 3 New Manor Croft. (OP)
Noted.
- 4/01989/17/TCA **FOR INFORMATION ONLY** – Works to trees in parking area street record, New Manor Croft. (OP)
Noted.
- 4/02002/17/TPO Works to trees at 32 Oakwood. (OP)
No Objection.
- 4/02020/17/TCA **FOR INFORMATION ONLY** – Works to trees at 17 North Road. (OP)
Noted.
- 4/02080/17/TPO Works to tree at 3 Oakwood. (OD)
No Objection.
- 4/02104/17/FHA Single storey side extension at 24 Emperor Close. (EP)
No Objection.
- TP 136/17** **Planning Appeals**
It was noted that no Planning Appeals had been received.
- TP 137/17** **Planning Appeal Decisions**
It was noted that no Planning Appeal Decisions had been received.
- TP 138/16** **Planning Decisions**
The planning decisions circulated with the agenda were noted.

TP 139/17

Close of Meeting

The meeting closed at 9.05 pm.

Signed.....

Date.....