

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Council Chamber, Civic Centre, Berkhamsted on

7 August 2017 at 7.30 pm

MEMBERS PRESENT:

Councillors: B Newton (Chair in Cllr Armytage's absence)
S Beardshaw
J Jones
G Stevens
G Yearwood

ALSO PRESENT

Councillors: G Corry

Mrs J Mason - Town Clerk

8 members of the public were present

TP 114/17 Apologies for Absence

These were received from Cllr A Armytage and Cllr I Reay.

TP 115/17 Declarations of Interest

Cllr B Newton declared a personal interest in application 4/01370/17/FUL because one of the objectors was known to her and in application 4/01337/17/FHA because the applicant was known to her;
Cllr G Corry declared a personal interest in item TP117/17 (letter re Dickman's);
Cllr G Stevens declared personal interests in the following applications:
4/01586/17/MFA because the architect and a number of the trustees were known to him;
4/01700/17/FUL because the architect was known to him;
4/01743/17/FHA because the applicant was known to him;
4/01767/17/FHA because the architect was known to him and
4/01370/17/FUL because a number of objectors were known to him.

It was further noted that all councillors present had a personal interest in application 4/01809/17/TPO because the applicant was Cllr Mrs C Green.

TP 116/17

Minutes of the Previous Meeting held on 17 July 2017

The minutes of the previous meeting held on 17 July 2017 were approved as a correct record and were duly signed as such by the Chair.

TP 117/17

Chair's Communications

A copy of a letter addressed to Dacorum Borough Council from Berkhamsted Citizens, has been received, regarding concerns for Dickman's Chemists, 224 High Street, Berkhamsted.

The Chair suspended standing orders and invited Mrs S Johnson, Chairman of Berkhamsted Citizens' Townscape Group, to speak. Mrs Johnson outlined growing concerns regarding changes to the shop's fittings and reminded the Committee that the building's interior was listed as well as the exterior. A counter had been removed and although it had initially been understood that this was stored in the cellar it now seemed that it had been removed completely. Having sought advice from Historic England the decision had been made to write to James Doe, DBC's Assistant Director (Planning) and that letter, dated 27 July 2017, had been circulated with the agenda for this evening's meeting. She asked the Town Council to support the content of that letter and in turn urge DBC to urgently take appropriate action to regularise the situation by ensuring that a planning application is submitted and, if necessary, appropriate enforcement action taken.

The Chair reinstated standing orders.

It was **RESOLVED** that the Town Clerk should write a letter to James Doe supporting the position taken by Berkhamsted Citizen's and ask for the case to be given priority and urgent action.

Road Traffic Orders

Notification has been received from Hertfordshire County Council of the temporary closing of Shootersway from its junction with Dennys Lane to its junction with A416 Kings Road, on 7 August 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 Road.

An alternative route will be via Shootersway, Durrants Lane, A4251 (High Street/Gossoms End) and A416 Kings Road.

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

Tree Preservation Order

None received.

Licensing

None received.

TP 118/17

Commons Act 2006 – Section 16

The content of a letter dated 7 July 2017 from Ian Richardson at Herts County Council was considered. An application is being made to the Secretary of State for Environment, Food and Rural Affairs for the de-registration of part of the village green at the Village Green, The Green, Potten End, Berkhamsted. This is to provide more parking close to amenities by extending existing parking bays, the creation of new bays and the construction of a new footpath. These proposals were **noted**.

TP 119/17

Multi Storey Car Park Update

The Town Clerk reported that two members of the Parking Forum (Cllr T Ritchie and Mr C Birch) had met with DBC representatives on 21 July to discuss in detail the issues set out in the Town Clerk's 17 July letter to DBC's Chief Executive. A more detailed update would be available at the T & E Committee meeting on 21 August 2017. Following a discussion it was hoped that copies of the tender documentation would be available to the Town Council by that date and the Town Clerk was asked to follow this matter up with DBC.

TP 120/17

Local Plan Update

Following on from the meeting with DBC officers and the Town Council on 30 June 2017 two items of interest were noted. First, James Doe had advised in an e-mail dated 19 July 2017 that a developer had requested that land adjacent to Bank Mill be put forward for removal from the Greenbelt. As councillors were aware, the potential development of this site had been a cause for concern amongst local residents. Mr Doe had advised that the matter would be subject to consultation with residents and organisations in the autumn. Secondly, the Assistant Chief Fire Officer had advised DBC that there were currently no plans to close Berkhamsted Fire Station.

TP 121/17

Public Participation

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

TP 122/17

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.

{For the convenience of members of the public applications 4/00482/17/RET, 4/01370/17/FUL, 4/01628/17/FUL, 4/01872/17/TPO and 4/01767/17/FHA were considered but are minuted in original numeric order for ease of cross referencing to the agenda.}

4/00482/17/RET

Retention of garden office and demolition of garage at 9 Shrublands Avenue. (JS)
(Resubmission dated 24 July 2017)

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

Mrs S Johnson, a neighbouring resident, explained that whilst she had no problem with the demolition of the garage problems with the garden office/caravan prevail. The structure's size is exacerbated because it is raised on wheels and bricks and is also positioned on rising ground. This results in loss of amenity to her property in terms of privacy and the structure is visually intrusive.

Ms N Shukla, the applicant, advised that her garden was about 100 feet in length and the garden office was situated at the end. She said it could perhaps be moved and that she would also be happy to install obscure glass.

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

The Town Clerk confirmed that the planning officer had been advised that the applicants would accept a condition requiring the relevant glazing to be obscure. In addition, the Conservation Officer was of the view that the proposal would not be objected to because "the character of the Conservation Area is preserved". On the other hand, he had commented that "The proposal does not particularly enhance the character of the area...".

Concern

The Town Council remains of the view that the garden office is visually intrusive and impacts adversely on the privacy of neighbours and their enjoyment of the amenity of their property. At the very least, a condition must be included that will address these issues by the installation of obscure glass; it is hoped that this will also mitigate the additional problem of light pollution. The height of the structure should also be addressed.

P120; appendix 3.6 (i)

4/01337/17/FHA Two-storey side extension, with rear Juliette balcony and velux window to side roof elevation. Front infill extension to existing garage at 30 South Park Gardens. (RH)

No objection although the Committee did express some concern regarding the possibility of overlooking of the neighbouring property to the side.

4/01350/17/FHA Demolition of existing shed. Two-storey side and rear extension with Juliette balcony to rear. Single storey rear extension. Alterations to garden steps and retaining wall at 20 Verney Close. (JG)
(Resubmission dated 20 July 2017)

No objection.

4/01370/17/FUL **AMENDED and/or ADDITIONAL PLANS / INFORMATION -**
Demolition of existing 4-bedroom house and replacement with one 2-storey 5-bedroom dwelling with a part lower ground floor to rear at Wellwood, 24 Meadway. (AH)

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

Mr R Massingale, the neighbour to the East of the site, acknowledged that modest changes had been made to the proposals, however, these had no impact on the objections previously cited at the 26 June 2017 meeting of the Committee. The bulk, height and mass of the house continue to be out of keeping with the area and the modernist design sits uncomfortably in the built environment.

Mr T Jenkinson concurred that the changes were very minor and the original grounds for objection remain. In terms of mass, he emphasised that not only was the footprint 20% bigger, the heights of the rooms would be much greater than other properties in the road. He reminded the Committee that

Meadway is in BCA7 and as such, innovative design is not encouraged.

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

Objection

Despite some minor and cursory amendments this remains a huge development which is completely out of keeping with the street scene. It is an inharmonious overdevelopment of the plot; the bulk, mass and height are incompatible with the character of the area. There would be severe loss of amenity through overlooking and overshadowing, especially at the rear to adjoining properties. Moreover, BCA7 does not refer to or encourage innovative design in this location.

Policies CS 11 and 12; Appendix 3 (i), (iv); BCA 7.

4/01413/17/FHA Loft conversion, construction of rear dormer. Rooflights to front elevation at 10 Nash Close. (AH)
(Resubmission dated 1 August 2017)

No objection.

4/01586/17/MFA Sexton Hut; new ridge rooflight and a change of use to provide visitor information point, upgrade paths and external lighting at The Cemetery, Rectory Lane. (FB)

No objection.

4/01587/17/ADV Installation of information signage to Cemetery entrances at The Cemetery, Rectory Lane. (FB)

No objection.

4/01594/17/FHA Demolition of existing conservatory. Construction of ground floor extension and external terrace. Minor alterations to internal layout of house and garage at 3 Stanier Rise. (SR)

No objection.

4/01619/17/FHA Replacement of window with bifold doors at 3 Charles Street. (AH)

No objection.

4/01619/17/FHA **AMENDED and/or ADDITIONAL PLANS/INFORMATION –**
Replacement of window with bifold doors at 3 Charles Street.
(RH)

No objection.

4/01628/17/FUL Sink a bore hole to draw ground water for irrigation of the golf
course. Installation of underground tank for storage of water
extracted from the hold at Berkhamsted Golf Club, The
Common. (NG)

The Chair suspended standing orders to enable Mr D Bird, Vice-
Captain of Berkhamsted Golf Club, to speak.

Mr Bird explained that currently water was drawn from the mains
which was barely adequate to meet the club's needs and left it
vulnerable to the impact of possible hose pipe bans. Ground
water use would be more sustainable and better for the grass.
The aim was to sink a bore hole with an underground storage
tank and pump. Only one or two manhole covers would be
visible together with a small electrical control box. A meter would
be installed to monitor water usage.

Standing orders were reinstated.

No objection.

4/01652/17/FUL New roof and doors to existing yard and plant room to form
internal space at Berkhamsted School, Castle Street. (TR)

No objection.

4/01654/17/FHA Single storey rear extension, garage conversion, front door
relocation and associated alterations at 55 Egerton Road. (RM)

No objection.

4/01675/17/FHA Single storey rear extension at 10 Dellfield Avenue. (OP)

No objection.

4/01677/17/FHA Single storey rear extension and loft conversion with front and
rear dormers at 3 Nash Close. (SR)

Objection.

The proposals are intrusive and out of keeping with the street
scene.

Policies CS 11 and 12.

4/01682/17/FHA Detached car port at 9 Millfield. (BC)

No objection.

4/01684/17/FHA Lime render to external wall to prevent moisture ingress through the brickwork which is causing damage to internal plaster at 36 Shrublands Avenue. (TR)

Concern.

The dwelling is located in the Conservation Area and is covered by an Article 4 Directive. Therefore the Committee questions why the appearance of the house is being altered by render when repointing would most probably resolve the problems with ingress of moisture.

4/01685/17/FHA Construction of a single storey side extension. Alterations to the rear fenestration at ground floor level, rear dormer window and Conservation rooflights to the main roof at 33 North Road. (AP)

Objection.

This full width extension represents an overdevelopment of the site which would impinge on the amenity of neighbours.

CS 11 and 12.

4/01693/17/TPO Works to trees at 212-220 High Street. (SR)

No objection.

4/01694/17/FHA Single storey rear extension. First floor front and rear extensions at 4 Millfield. (OP)

No objection.

4/01696/17/TPO Works to trees at 71 Charles Street. (JG)

No objection.

4/01697/17/FHA Single storey rear extension at 12 Shootersway Park. (JG)

No objection.

4/01700/17/FUL Construction of new building to house electricity substation at Ashlyns School, Chesham Road. (TR)

No objection.

4/01721/17/FHA Single storey rear and side extension at 60 Meadow Road. (CL)

No objection.

4/01737/17/TCA **FOR INFORMATION ONLY** – G1 Remove three Sycamore trees at Incents House, Chesham Road. (OP)

Noted.

4/01743/17/FHA First storey rear and single storey side and rear extension at 25 Orchard Avenue. (IK)

No objection.

4/01744/17/FHA Single storey rear extension at 7 Bourne Road. (CL)

No objection.

4/01757/17/TCA **FOR INFORMATION ONLY** – Works to trees at 20 Charles Street. (OP)

Noted.

4/01760/17/FHA Single storey rear extension at 20 Kings Road. (CL)

No objection.

However, the Committee would ask that DBC consider the impact of the 45° line on the adjacent neighbour. Additionally, the site location plan seems to be somewhat misleading regarding the ownership of parking to the rear.

4/01767/17/FHA Roof gable extension and dormer additions front and rear. Formation of external stair to cellar. Glazing to cellar access and light well. New side gate and bin recess. Roof lights to garage/store and glazed doors to rear. Removal of yellow masonry paint to front and side elevation brickwork at The Rowans, 11 Shrublands Road. (AH)

The Chair suspended standing orders to enable Mrs S Johnson, an adjacent neighbour, to speak.

Mrs Johnson requested that the rear doors to the garage/store and the new cellar store should be in painted timber to match the existing paintwork bearing in mind the house's locally listed status. Secondly, she requested that the roof lights to the garage/store should be conservation style, non-opening and

opaque glazed to preserve her privacy and maintain noise control just a few metres from her kitchen door.

The Chair reinstated standing orders.

No objection in principle. However, the Committee has some concerns given the property is covered by an Article 4 directive and has locally listed status. Therefore it would request that the rear doors to the garage/store and the new cellar store should be in painted timber to match the existing paintwork and that the roof lights to the garage/store should be conservation style, non-opening and opaque glazed to preserve privacy and protect against noise.

4/01787/17/FHA Single storey rear extension. Removal of existing fence and construction of new 1.8m high fence at 13 Grayling Court. (OP)

No objection.

4/01809/17/TPO Works to Lime trees, Oak tree, Silver Birch and Ash tree at Fleur Field, Kingsdale Road. (OP)

No objection.

4/01872/17/TPO Works to trees at Lincoln Court, Charles Street. (OD)

The Chair suspended standing orders to enable Miss Dunsby to speak.

Miss Dunsby, a Lincoln Court resident, asked that the Committee support the proposed works. Although some residents, particularly those on higher floors, were not particularly affected by the dense trees, those on the lower floors suffered from lack of daylight and sunlight, many having to leave their kitchen lights on permanently. In addition, the self-seeded sycamore was leaning on the original Victorian garden wall and created a potential danger to members of the public should it cause the wall to collapse.

The Chair reinstated standing orders.

No objection.

TP 123/17 Planning Appeals

It was noted that no Planning Appeals had been received.

TP 124/17 Planning Appeal Decisions

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

TP 125/17 Planning Decisions

The Planning Decisions circulated with the agenda were noted.

TP 126/17 Close of Meeting

The meeting closed at 9.02 pm.

Signed.....

Date.....