

BERKHAMSTED TOWN COUNCIL

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Civic Centre  
161 High Street  
Berkhamsted  
Herts  
HP4 3HD

5 February 2019

**SUMMONS**

Notice is hereby given that there will be a meeting of the **Town Planning Committee** in the Council Chamber, Civic Centre, Berkhamsted, on **Monday 11 February 2019 at 7.30 pm**. The purpose of the meeting is to transact the business set out in the agenda below and you are hereby summoned to attend.



Mrs J Harley  
Deputy Town Clerk

**MEMBERS:**

Councillors: A Armytage – Chair  
B Newton – Vice Chair  
S Bateman  
J Jones  
I Reay  
G Stevens  
G Yearwood

**SUBSTITUTES:**

Councillors: D Collins  
G Corry  
P Matthews

**EX OFFICIO:**

Councillor S Beardshaw - Town Mayor

**THE PUBLIC ARE INVITED TO ATTEND ALL MEETINGS OF THE TOWN COUNCIL**

## AGENDA

- TP 23/19 To receive **Apologies for Absence**
- TP 24/19 To receive **Declarations of Interest** regarding items on the agenda
- TP 25/19 **Minutes of the Previous Meeting** held on 21 January 2019.
- TP 26/19 **Chair's Communications**

### 1. Road Traffic Orders

#### **THE HERTFORDSHIRE (TEMPORARY CLOSING OF VARIOUS ROADS IN BERKHAMSTED DURING THE 'BERKHAMSTED HALF MARATHON AND FUN RUN') ORDER 2019**

NOTICE is given that the Hertfordshire County Council intends to make an Order under Section 16(A) of the Road Traffic Regulation Act 1984, to prohibit all traffic from using the following lengths of roads, except for access: -

1. that length of Brownlow Road, Berkhamsted from its junction with Bridgewater Road north eastwards to its junction with New Road, a distance of approximately 430 metres.

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

2. that length of Castle Hill, Berkhamsted from its junction with Murray Road south eastwards and southwards to its junction with Brownlow Road, a distance of approximately 420 metres.

An alternative route will be via Murray Road and Bridgewater Road.

3. that length of New Road, Berkhamsted from its junction with Whitehill eastwards and north eastwards to its junction with The Common, a distance of approximately 1620 metres.

An alternative route will be via New Road, Station Road, Gravel Path and The Common.

The sections of roads will be closed between the hours of 10.00am and 4.00pm on Sunday 3 March 2019, 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' (papers attached).

## **2. Tree preservation orders**

None received.

## **3. Licensing**

M047737 Licensing Act 2003 s.17.

Premises licence - New licence application – Alchemy & Ltd – in respect of the following premises:  
136 High Street  
Berkhamsted  
Hertfordshire  
HP4 3AT

Application in respect of a premises licence, relating to the above premises (papers attached).

## **4. Deposit Documents: The Hertfordshire Restriction of Waiting Order 2019**

To **receive** a letter and accompanying documents from Terry Curtis, Principle Road Traffic Order Officer at HCC, dated the 21 January 2019.

The documents detail proposed parking restrictions at various locations in Berkhamsted. The Scheme is now in the statutory and the statutory objection period runs from 23 January 2019 to the 13 February 2019.

Public Notices have been published in the Gazette and erected on site.

The Deposit Documents are on the Council's website and are available for inspection in the Council office (papers circulated to Councillors and are available to view on the Town Council website and at the Town Council office).

## **5. Letter from Bidwells to the Town Planning Committee regarding the land at the junction of Durrants Lane and Shootersway**

To **receive** a letter which was circulated by the Town Clerk to the Town Planning Committee on the 23 January 2019.

The letter has been sent by David Bainbridge of Bidwells on behalf of their client, Taylor Wimpey. Mr Bainbridge refers to the Town Planning Meeting on the 7 January 2019, where he spoke on behalf of his client's application 4/03026/18/MFA.

His letter requests that the Committee consider the detailed facts of the site with reference to the proposed application (papers attached).

**TP 27/19                      Multi Storey Car Park Update**

To receive any updates if available

**TP 28/19                      Public Participation**

To suspend Standing Orders to invite **public participation** on items on the agenda

**TP 29/19                      To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council**

4/00047/19/FHA	<p><b>AMENDED/ADDITIONAL INFORMATION</b>          Single Storey Rear Extension Dormer Extensions to Rear Roof Slope Addition of Front Entrance Canopy Replacement Roof to Kitchen (Amended Scheme)          5 Torrington Road (MS)  <a href="#">Click here</a></p>
4/02182/18/FUL	<p><b>AMENDED/ADDITIONAL INFORMATION</b>          Removal of Existing Lean-to Structure in Rear Yard. Alterations to Gents Toilets to Form Trade Area. New Partition Wall to Beer Cellar. Extension to Rear Yard for New Store and Gents Toilets. Landscape Works to Rear. Full Internal Refurbishment and Redecoration          The Lamb, 277 High Street (SR)  <a href="#">Click here</a></p>
4/02183/18/LBC	<p><b>AMENDED/ADDITIONAL INFORMATION</b>          Removal of Existing Lean-To Structure in Rear Yard. Alterations to Gents Toilets to Form Trade Area. New Partition Wall to Beer Cellar. Extension to Rear Yard for New Store and Gents Toilets. Landscape Works to Rear. Full Internal Refurbishment and Redecoration          The Lamb, 277 High Street (SR)  <a href="#">Click here</a></p>

4/02296/18/FUL	<p><b>AMENDED/ADDITIONAL INFORMATION</b>  Construction of Above Ground Pumphouse to Serve Approved Borehole and Underground  Berkhamsted Golf Club, The Common (NG)  <a href="#">Click here</a></p>
4/02568/18/FHA	<p><b>AMENDED/ADDITIONAL INFORMATION</b>  Demolition of Study, Utility and Store and Construction of 2 Storey Side and Single Storey Rear Extension  Bourne Cottage, Bank Mill Lane (JG)  <a href="#">Click here</a></p>
4/02834/18/FUL	<p><b>AMENDED/ADDITIONAL INFORMATION</b>  Demolition of Existing Dwelling and Construction of New Dwelling with Attached Garage (EP)  Nonsuch, Graemesdyke Road  <a href="#">Click here</a></p>
4/03237/18/FHA	<p><b>AMENDED/ADDITIONAL INFORMATION</b>  Demolition of Garage. Single Storey Side Extension and Basement for Utility Room/Garage  27 Kings Road (SR)  <a href="#">Click here</a></p>
4/00043/19/FHA	<p>Single Storey Side and Rear Extension, Two Storey Front Extension. Front Facing Dormer Window  5 Egerton Road (WC)  <a href="#">Click here</a></p>
4/00063/19/FHA	<p>Single Storey Rear Extension  10 Manor Street (SR)  <a href="#">Click here</a></p>
4/00072/19/FHA	<p>Loft Conversion with Front and Rear Dormer Windows  22 Egerton Road (CL)  <a href="#">Click here</a></p>
4/00080/19/FHA	<p>First Floor Side Extension with Alteration to Roof  21 Lombardy Drive (JS)  <a href="#">Click here</a></p>
4/00095/19/ADV	<p>New Signage  196 High Street (RM)  <a href="#">Click here</a></p>
4/00097/19/FUL	<p>Construction of New Dwelling  23 Gilbert Way (JG)  <a href="#">Click here</a></p>

4/00101/19/FHA	Addition of Pitch Roof to Dining Area. New Windows and Doors to Front and Rear Elevation The Oaks, Byways (JS) <a href="#">Click here</a>
4/00103/19/TCA	Work to Trees Orchard House, George Street (HE) <a href="#">Click here</a>
4/00105/19/TCA	Work to Trees 8 Boxwell Road (BC) <a href="#">Click here</a>
4/00118/19/TCA	Work to Trees 18 Millfield (JM) <a href="#">Click here</a>
4/00118/19/TPO	Work to Trees 18 Millfield (JM) <a href="#">Click here</a>
4/00120/19/FHA	Installation of Trellis Fence Alongside Patio Area 1 Whybrow Gardens, Castle Village (RM) <a href="#">Click here</a>
4/00123/19/TCA	Work to Trees 6 St Johns Well Court (JM) <a href="#">Click here</a>
4/00124/19/FHA	Demolition of Existing Single Storey Garage and Construction of New Two Storey Outbuilding Containing a Garage at Ground Floor and Room in Roof Space Braeside, Chesham Road (MS) <a href="#">Click here</a>
4/00125/19/FHA	Parking Space to Front of Property with Dropped Kerb from Highway 26 Verney Close (BC) <a href="#">Click here</a>
4/00130/19/TCA	Work to Trees 15 Victoria Road (WC) <a href="#">Click here</a>
4/00132/19/TCA	Fell Tree Langdale, Doctors Commons Road (JM) <a href="#">Click here</a>

4/00135/19/TPO	Work to Trees Four Oaks, Wayfarers Park (CL) <a href="#">Click here</a>
4/00148/19/TCA	Fell Tree 2 Greenway (HE) <a href="#">Click here</a>
4/00154/19/FHA	Two Storey Side Extension, Single Storey Rear Extension and Loft Conversion 46 London Road (SR) <a href="#">Click here</a>
4/00178/19/LBC	Internal Alterations. Demolition of Existing Partition and Construction of New Partition. Lock 56, Bank Mill Lane (NR) <a href="#">Click here</a>
4/00179/19/FHA	Single Storey Rear Extension 36 Swing Gate Lane (NR) <a href="#">Click here</a>
4/00181/19/TPO	Work to Trees Kingsmere, Kingsdale Road (HE) <a href="#">Click here</a>
4/02500/18/FUL	Construction of an Overground Storage Tank and Pump House Berkhamsted Golf Club, The Common (NG) <a href="#">Click here</a>
4/03110/18/FUL	Construction of External Staircase to First Floor Accommodation. Associated Alterations Including the Addition of a New Consulting Room on Ground Floor. 193 High Street (BC) <a href="#">Click here</a>

**TP 30/19**

**Planning Appeals**

None have been received.

**TP 31/19**

**Planning Appeal Decisions**

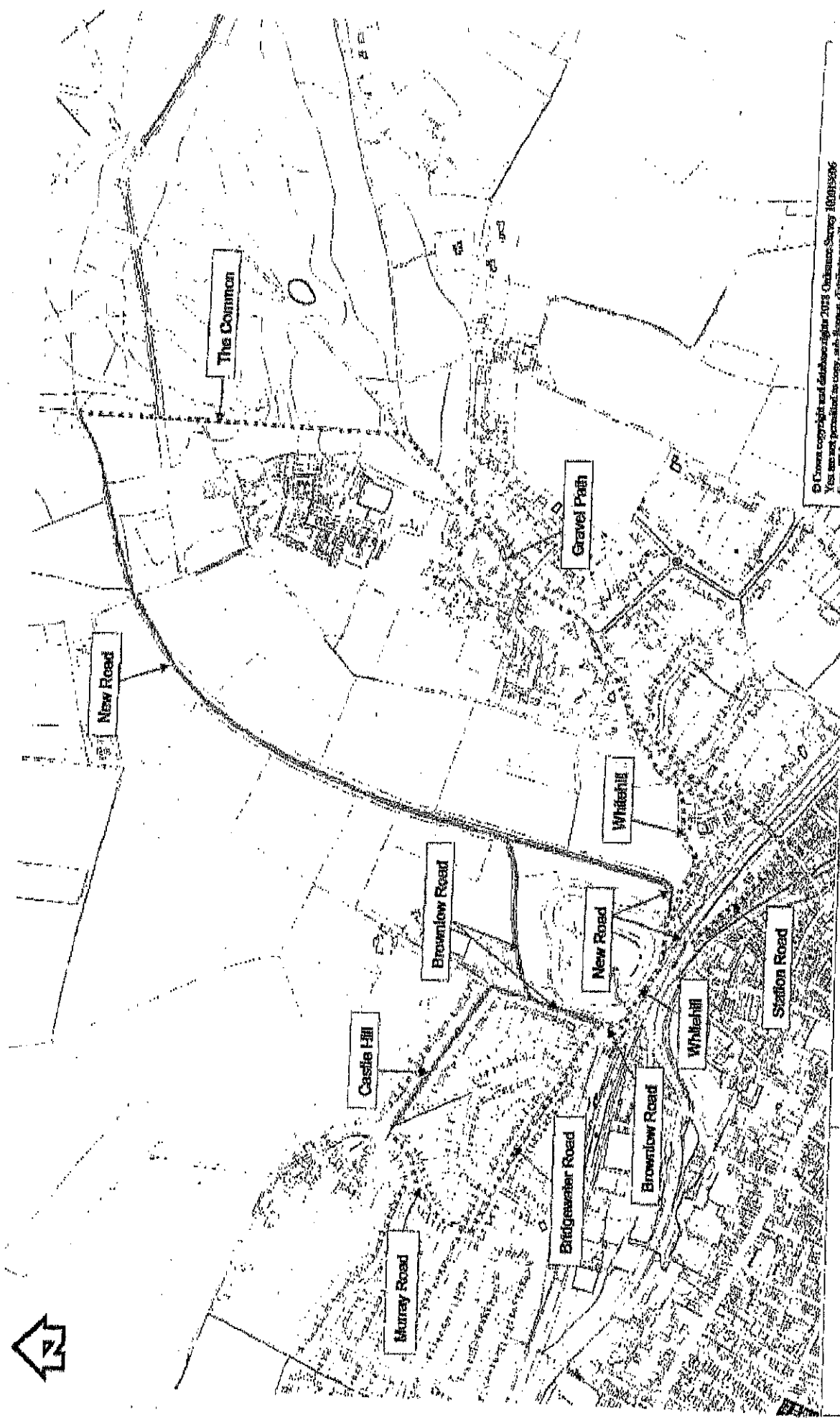
None have been received.

**TP 32/19**

**Planning decisions**

Schedule attached.

JMH 05/02/2019



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— Road Closure  
- - - - - Diversion

### TEMPORARY TRAFFIC REGULATION ORDER

Castle Hill, Brownlow Road & New Road, Berkhamsstead



TP 11/02/2019

TP 26/19 (1)

**HERTFORDSHIRE COUNTY COUNCIL**

**THE HERTFORDSHIRE (TEMPORARY CLOSING OF VARIOUS ROADS IN  
BERKHAMSTED DURING THE 'BERKHAMSTED HALF MARATHON AND FUN RUN')  
ORDER 2019**

NOTICE is given that the Hertfordshire County Council intends to make an Order under Section 16(A) of the Road Traffic Regulation Act 1984, to prohibit all traffic from using the following lengths of roads, except for access:-

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3. that length of New Road, Berkhamsted from its junction with Whitehill eastwards and north eastwards to its junction with The Common, a distance of approximately 1620 metres.

An alternative route will be via New Road, Station Road, Gravel Path and The Common.

The sections of roads will be closed between the hours of 10.00am and 4.00pm on Sunday 3 March 2019, 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'.

A copy of the proposed Order may be inspected free of charge at County Hall, Hertford between the hours of 9.00am and 5.00pm (excluding weekends, bank and public holidays).

If you have any queries about the temporary road closures please contact Peter Robinson tel. 01442 879400 at Rotary Club of Berkhamsted or Deanna Braggs tel. 0300 123 4047 at Hertfordshire County Council.

County Hall  
Hertford  
Herts  
SG13 8DN

23 January 2019  
Mark Kemp  
Director of Environment &  
Infrastructure

Licensing, Dacorum Borough Council, The Forum, Marlowes, Hemel Hempstead, HP1 1DN



## Licensing Act 2003 Details of licensing application

Application ref. no: **M047737**  
Application type: **LA2003 s.17: Premises licence - New licence application**  
Date received: **28 January 2019**

Premises name: **Alchemy & I Ltd**  
Premises address: **136 High Street  
Berkhamsted  
Hertfordshire  
HP4 3AT**

Dacorum Borough Council has received an application in respect of a premises licence, relating to the above premises.

Further details of the application, including the name of the applicant, the activities for which authorisation is sought, and where applicable the grounds for review, are included on the following pages.

Representations may be made by any person in respect of this application, either:

- By post, to the address at the top of this page; or
- By email, to: [licensing@dacorum.gov.uk](mailto:licensing@dacorum.gov.uk)

All representations must be made in writing, and should include the name and address of the person making the representation, together with details of the grounds on which the representation is made (which must relate to at least one of the licensing objectives, which are preventing crime and disorder, public safety, preventing public nuisance, and protecting children from harm). The authority's licensing register, and a full copy of this application, may be viewed at the above address during standard working hours.

Representations must be received by the licensing authority no later than:

- **28 days** after the application received date above, for **new licence**, full variation or review applications, or
- **10 working days** after the application received date above, for minor variation applications

Any submissions received outside of these periods cannot be considered. Frivolous, vexatious or irrelevant representations will also be disregarded.

It is an offence knowingly or recklessly to make a false statement in connection with an application, and the maximum penalty to which a person is liable on summary conviction for such an offence is an unlimited fine.

This notice was published by Dacorum Borough Council at [www.dacorum.gov.uk/licensing](http://www.dacorum.gov.uk/licensing), in accordance with regulation 26B or 38 of the Licensing Act 2003 (Premises licences and club premises certificates) Regulations 2005. The accuracy of copies from any other source cannot be assured.

### Application details

Name of applicant(s):	Alchemy & I Ltd
Postal address of premises to which application relates:	Alchemy & I Ltd 136 High Street Berkhamsted Hertfordshire HP4 3AT
Application type:	LA2003 s.17: Premises licence - New licence application
Applicant's description of application:	Application to license hair and beauty salon to sell alcohol to clients and their accompanying friends/partners.

**Operating schedule: Licensable activities proposed to be carried on**  
(N.B. where boxes are blank, authority for that activity has not been sought)

Plays:	
Films:	
Indoor sporting events:	
Boxing or wrestling:	
Live music:	
Recorded music:	
Performances of dance:	
Entertainment similar to music or dance:	
Late night refreshment:	

<b>Operating schedule: Licensable activities proposed to be carried on</b> <i>(N.B. where boxes are blank, authority for that activity has not been sought)</i>	
<b>Supply of alcohol:</b>  <i>Alcohol may be supplied for consumption ON the premises only</i>	<b>For consumption ON the premises</b>  Monday-Saturday 12:00 until 20:00 Sunday 12:00 until 16:00
<b>Hours the premises will open to the public:</b>	Monday-Saturday 09:00 until 20:00 Sunday 10:00 until 16:00

<b>Operating schedule: Measures to promote the licensing objectives</b> <i>(N.B. the measures below have been manually transcribed from the original application form. We recommend referring to the original form to confirm the accuracy of the text below.)</i>	
<b>General:</b>	<p>We will ensure that we are responsible at all times and seek advice or help when needed. We will regularly keep in check to ensure we are following all licensing objectives.</p> <p>Customers will not be able to take their drinks off the premises.</p> <p>The premises is not a place for long alcohol sessions it is simply an extra service for our clientele to enjoy out services with their friends socially. There is only space for a limited amount of people at our blowdry bar and waiting bar - usually a maximum of 10 on each for regular daily activity.</p> <p>As the named DPS I will ensure staff will be trained to deal with the sale of alcohol in my absence.</p>
<b>Prevention of crime and disorder:</b>	<p>We will ensure we report any anti-social or dangerous behaviour to the police.</p> <p>Installation of basic CCTV cameras to ensure that we record any issues.</p> <p>We will ban anyone that is not acting with good, mature and respectable behaviour.</p>

<b>Operating schedule: Measures to promote the licensing objectives</b> <i>(N.B. the measures below have been manually transcribed from the original application form. We recommend referring to the original form to confirm the accuracy of the text below.)</i>	
Public safety:	<p>We will keep our Health &amp; Safety up to date, ensure there are no hazards, report any fire issues, make sure the premises is not overcrowded and safe.</p> <p>Customers will not be able to take their drinks off the premises and we will ensure that we do not serve alcohol to anyone we feel has had too much to drink.</p>
Prevention of public nuisance:	<p>We will not have any noise that is a nuisance, keep the premises in a good/safe state. Our clientele tends to be a respectable crowd and mature. We will ban anyone that is not acting with good, mature and respectable behaviour.</p>
Protection of children from harm:	<p>We will not sell or provide alcohol to anyone under the age of 18 and will check their ID.</p>

TP 11/02/2019

TP 26/19(5)

## BIDWELLS

Your ref:  
Our ref: DB/87400  
DD: 07903 823812  
E: David.bainbridge@bidwells.co.uk  
Date: 08/01/2019

By Email Only

Councillor A Armytage  
Berkhamsted Town Council  
C/o Mrs J Mason, Town Clerk  
161 High Street  
Berkhamsted  
HP4 3HD

Dear Mr Armytage

### **TAYLOR WIMPEY LAND AT JUNCTION OF DURRANTS LANE AND SHOOTERSWAY, BERKHAMSTED**

I write on behalf of Bidwells' client Taylor Wimpey in respect of the above site and in your capacity as Chair of the Town Planning Committee of Berkhamsted Town Council.

You will recall my client and I attended and spoke at the Town Planning Committee held on the evening of 7 January 2019 in respect of the above site, which is the subject of planning application reference: 4/03026/18/MFA. You will note I have copied this letter to Robert Freeman who is the planning case officer at Dacorum Borough Council.

We would like the Town Council to consider the facts of this site as there was not the opportunity to discuss this in any detail at the meeting. I would be grateful if the Town Clerk can circulate this letter to Town Councillors.

#### **Development Plan Status**

The application site was initially identified as a housing site in the Dacorum Borough Local Plan 1991-2011 (Policy H37) and was phased for delivery between 2006 and 2011. It has subsequently been rolled forward in the Core Strategy and Site Allocations Development Plan Document (DPD).

The site is designated site MU/6 in the Site Allocations DPD and allocated strategic housing site (Policy SS1) in the Core Strategy. As you are aware my client has built the first phase of development under Policy SS1.

The site was previously designated Green Belt land; however, it was removed from the Green Belt through the allocation in the Dacorum Borough Local Plan. The site is now part of the urban area of Berkhamsted. Most of the site is within Northchurch Parish with the proposed access being within Berkhamsted West Ward.

#### **Open Land**

The site is allocated within the Core Strategy as Open Land. An Open Land designation is defined in Core Strategy Policy CS4 as areas where the primary planning purpose is to maintain the generally open character. The reason for this designation is to safeguard land for the relocation of the Egerton Rothesay

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School playing fields; however, as the proposals do not involve the development of the existing playing pitches, the designation of the site as open land is not required.

### **Access and Highways**

As mentioned at the meeting, the planning application was informed by pre-application discussions including with Hertfordshire County Council and we are awaiting the formal consultation response of Hertfordshire County Council as Highway Authority.

The Transport Statement which accompanies the planning application provides an explanation of the technical assessment work undertaken in respect of the existing access being the junction of Shootersway and Elizabeth II Avenue and 3 no. additional junctions on the local roads. The County Council Highways Authority specified this scope in the pre-application discussions.

The assessment within the Transport Statement demonstrates that the existing junction will operate within its design capacity. The additional traffic generated from the proposed 84 dwellings will not materially affect the operation of this junction and the impact will be imperceptible to other road users.

Personal injury accident records for the area surrounding the site have been obtained and considered during the period 2013 to 2017, being the most up to date period. Four accidents occurred within 500m of the site and no accidents were recorded at the site access. The accidents were slight in nature. This indicates that highway conditions and design are not a significant contributory factor to the accidents and there is capacity in the existing access to accommodate the additional 84 dwellings.

The use of the Shootersway access as the single access for the development was considered and tested at the time of the original allocations, through the Local Plan Examination and has been the intended access provision throughout.

### **Density**

The gross site area is 3.96 hectares. This includes the existing wooded area between this site and Bearroc Park. The net developable area for the purpose of calculating density is 2.19 hectares. At 84 dwellings the density can be calculated as 38 dwellings per hectare on the net site area. Across the gross site area the density is 21 dwellings per hectare.

We consider the density is an appropriate design response to the local context of the site and relevant policy and guidance on design and that critically the proposal will make the efficient use of land.

### **Building Design**

The planning application includes a Design and Access Statement which explains the evolution of the design and access taking into consideration the local context.

The homes on Bearroc Park are predominantly 2-storey but the building heights vary.

The height and massing of the proposed development varies across the site according to the nature of the public realm to be created. The majority of units are 2-storey in height, however there are occasional 2.5 storey dwellings in key locations to provide distinctiveness in the street scene. The apartment blocks are 3 storeys in height.

The south west edges of the site which front Shootersway and part of Durrants Lane have been described as the green fringe character area. Typically, the proposed built form is larger detached

homes set back from the site frontage where the homes are accessible from private drives within a landscaped setting, providing a softer edge to the development where it meets the Green Belt.

We consider this is an appropriate design response to the local context and that the occasional houses and apartments over 2-storeys will add to the character of the place.

**Conclusion**

I trust the above clarifies relevant matters and that this letter can be circulated by the Town Clerk to Town Councillors.

We would ask that Town Councillors consider this in more detail prior to submission of comments to Dacorum Borough Council. We are willing to meet with Town Councillors including holding a site visit to lead to a better understanding of the site context and the rationale for the proposed development.

I would be grateful to receive acknowledgement of receipt of this letter and to know whether you have any queries on the points raised.

Yours sincerely



**David Bainbridge MRTPI**  
Partner

Copy: R. Freeman, Dacorum Borough Council



TP 11/02/2019

32  
79  
85/19

Berkhamstead Town Council  
Town Planning Committee  
3 December 2018

Reference	Description	Decisions sheet		Decisions sheet		BTC Response	DBC Response	DBC Input Date
		Date	Location	Date	Location			
4/02579/18/FET	Replacement tile, canopy	19/11/2018	376 High Street			Objection	Granted	04/02/2019
4/02855/18/TCA	Work to Trees	03/12/2018	52 Cross Oak Road			No Objection	Granted	04/02/2019
4/02859/18/FUL	Change of Use of the Ground Floor from Restaurant (A3) to Bar (A4) Use and Associated Works	03/12/2018	196 High Street			No Objection	Granted	04/02/2019
4/02900/18/LBC	Change of Use of the Ground Floor of The Premises from Restaurant (A3) to Bar (A4) and Associated Works.	03/12/2018	196 High Street			No Objection	Granted	04/02/2019
4/02918/18/FHA	First Floor Rear Extension, Raised Decking, Front Porch and New Bathroom Window	03/12/2018	5 Beech Drive			No Objection	Granted	04/02/2019
4/02939/18/FHA	Two Storey Side Extension, Alterations to Roofscape Over Bedroom and Conversion of Garage	03/12/2018	Willow Bank, Gravel Path			No Objection	Granted	04/02/2019
4/02971/18/TCA	Work to Trees	27/11/2018	1 Londrina Terrace			Noted	Granted	04/02/2019
4/02988/18/FHA	Front Porch	30/11/2018	39 Hazel Road			No Objection	Granted	04/02/2019
4/03011/18/TPO	Fell Tree	04/12/2018	Kingsmere, Kingsdale Road			Noted	Granted	04/02/2019
4/03059/18/FHA	Part Single Part Two Storey Rear Extension, Two New Windows in the Existing Rear Bathroom and Rea	10/12/2018	147 George Street			No Objection	Withdrawn	04/02/2019