

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held via Remote Meeting Technology

Monday 01 June 2020 at 7.30 pm

MEMBERS PRESENT:

Councillors: A Armytage
P de Hoest
P Fisher
J Jones
G Stevens
P White

ALSO PRESENT:

Councillors: Cllr W Conian, Berkhamsted Castle Ward

Officers: Mrs J Harley, Deputy Town Clerk (minutes)
Mr T Noakes, Town Clerk

9 members of the public

TP 67/20 To Elect a Chair for the forthcoming year

i. Cllr P White proposed and Cllr A Armytage seconded that Cllr G Stevens be appointed as Chair for the forthcoming year. There being no other nominations, Cllr G Stevens was appointed unanimously.

ii. To receive **Apologies for Absence**

None were received

TP 68/20 To receive Declarations of Interest regarding items on the agenda.

Cllr G Stevens declared a personal interest in application 20/00631/FUL as the applicant and an objector were known to him.

Cllr G Stevens declared a personal interest in application 20/01087/FHA as the architect was known to him.

Cllr A Armytage and Cllr J Jones declared a personal interest in application 20/00631/FUL as an objector was known to them.

TP 69/20 To Elect a Vice Chair for the forthcoming year.

Cllr G Stevens proposed and Cllr P Fisher seconded that Cllr P White be appointed as Vice Chair for the forthcoming year. There being no other nominations, Cllr P White was appointed unanimously.

TP 70/20 Minutes of the Previous Meeting held on 11 May 2020.

The minutes of the meeting held on 11 May 2020 (previously circulated) were approved as a correct record and as such could be duly signed by the Chair.

TP 71/20 To Suspend Standing Orders in order to Receive a Short Presentation from Elysian Residences

The Chair suspended Standing Orders to enable a presentation to the Committee from Elysian Residences on their forthcoming proposals to provide homes for later living with extra care on the land off Shootersway, located between the British Film Institute National Archive and Shootersway Playing Fields. Elysian Residences were joined at the meeting by representatives from communications agent, Cratus, ColladoCollins Architects and Planning Consultants, DP9.

Elysian's director of planning and development, Mr Mark Curry, explained that Elysian's focus is the operation, development and ownership of homes for older people, on sites which enable community living via the provision of shared areas and facilities such as gyms and discreet care to encourage independent living. Elysian have 8 projects currently across the UK with a site in Stanmore having recently opened.

Hertfordshire's Strategic Housing Market Assessment (SHMA) identifies Dacorum's requirement for specialist housing for older persons, with an estimated 1,651 places needed by 2036 and the over 65 population in Dacorum expected to grow by 37% up to 2036. Mr Curry explained that there is a proven need for extra care housing in Dacorum and Elysian's aim is to provide this in an efficient way with the proposals for Berkhamsted expected to cater for 100 residents. The scheme would not provide for a percentage of affordable housing but should still provide accessible housing at a lower cost for a range of people.

Mr Roy Collado from ColladoCollins highlighted the key architectural features of the proposal which have been incorporated after feedback from Dacorum's planning officers. These include: setting the buildings back to avoid visual intrusion on Shootersway, working with the existing landscape, retaining trees and planting local, native species, the creation of green pavilions, using sustainable measures where possible, such as green roofs, the reusing of water, natural ventilation methods and electric heating and using quality materials for a high finish.

They are currently running virtual public exhibitions from the 28 May to the 4 June at the following website: www.elysianberkhamsted.com

The Chair then opened up to the floor for questions.

Cllr A Armytage queried the maximum height of the builds, with some appearing to be 5 storeys. It was clarified that 5 storeys includes the courtyard and so an external view would show a maximum of 3-4 storeys. The Committee queried the lease length which was confirmed as between 125-150 years.

The Committee asked about the parking provision and what services would be provided for residents who could not walk to town. An electric minibus service would be provided for residents, which would make a maximum of 4 trips per day. Car sharing would also be encouraged.

The Committee queried whether residents on the site would be provided with all medical care required on site or if they would need to register with a local GP practice. Mr Curry confirmed that, although as an operator, they are CQC registered, residents would need to register with a GP.

Mr Curry confirmed that pending feedback, the next step would be submission of a planning application to the Borough Council.

The presentation that was sent to the Town Council ahead of the meeting is available on the Town Council website along with these minutes.

The Chair thanked Elysian Residences and their representatives for the presentation and reinstated Standing Orders.

TP 72/20 Chair's Communications

1. Road Traffic Orders

i. THE HERTFORDSHIRE (TEMPORARY CLOSING OF GRAVEL PATH, BERKHAMSTED) ORDER 2020

NOTICE is given that Hertfordshire County Council intends to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using that length of Gravel Path, Berkhamsted from a point 217 metres north east of its junction with Hunters Park south westwards for a distance of approximately 650 metres ("the Road").

An alternative route will be via Gravel Path, The Common, Potten End Hill, Water End Road, B440 Leighton Buzzard Road, A4146 (Leighton Buzzard Road/Station Road), A4251 London Road, Ravens Lane and Gravel Path.

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

If the Order is made, it shall come into force on 15 June 2020 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.

ii. THE HERTFORDSHIRE (TEMPORARY CLOSING OF GEORGE STREET BERKHAMSTED) ORDER 2020

NOTICE is given that Hertfordshire County Council intends to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using that length of George Street, Berkhamsted from its junction with

Cambridge Terrace south eastwards for a distance of approximately 20 metres ("the Road"), except for access.

An alternative route will be via George Street, Gravel Path, Ellesmere Road, Paxton Road and George Street.

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

If the Order is made, it shall come into force on 1 July 2020 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

iii. THE HERTFORDSHIRE (TEMPORARY CLOSING OF NORTHBRIDGE ROAD, BERKHAMSTED) ORDER 2020

NOTICE is given that Hertfordshire County Council intends to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using that length of Northbridge Road, Berkhamsted from a point 289 metres north west of its junction with Billet Lane north westwards for a distance of approximately 135 metres ("the Road"), except for access.

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 utility service works are proposed to be executed on or near the Road.

If the Order is made, it shall come into force on 27 June 2020 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.

It was **noted** that in addition to this temporary closure of Northbridge Road due to utility works, there was also a pending, postponed closure of Northbridge Road for resurfacing works. Prior to this meeting, the Deputy Town Clerk contacted Hertfordshire County Council to request that these resurfacing works take place in line with the planned road closure for utility works to avoid multiple closures and it was confirmed that all works would take place under the one order.

iv. THE HERTFORDSHIRE (TEMPORARY CLOSING OF STATION ROAD, BERKHAMSTED) ORDER 2020

NOTICE is given that Hertfordshire County Council intends to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using that length of Station Road, Berkhamsted from its junction with Gravel Path north westwards to its junction with Castle Street (“the Road”), a distance of approximately 318 metres.

An alternative route will be via Gravel Path, Chapel Street, Castle Street and Station Road.

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

If the Order is made, it shall come into force on 3 July 2020 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.

v. THE HERTFORDSHIRE (TEMPORARY CLOSING AND TEMPORARY WAITING RESTRICTIONS IN VARIOUS ROADS IN BERKHAMSTED) ORDER 2020

NOTICE is given that Hertfordshire County Council intends to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using the following lengths of roads (“the Roads”), except for access and to prohibit all vehicles from waiting at any time on both sides of these lengths of Roads whilst works are in progress:-

1. that length of A4251 (High Street/Gossoms End), Berkhamsted from a point 143 metres south east of its junction with Queens Road north westwards for a distance of approximately 425 metres.

An alternative route will be via A4251 High Street, A416 Kings Road, Shootersway, Durrants Lane and A4251 High Street.

2. that length of Queens Road, Berkhamsted from its junction with A4251 High Street south westwards to its junction with Shrublands Road, a distance of approximately 194 metres.

An alternative route will be via A4251 High Street, Cross Oak Road and Shrublands Road.

3. that length of West Road, Berkhamsted from its junction with Queens Road south eastwards to its junction with Cross Oak Road, a distance of approximately 209 metres.

An alternative route will be via Queens Road, A4251 High Street and Cross Oak Road.

4. that length of Cross Oak Road, Berkhamsted from its junction with A4251 High Street south westwards to its junction with Shrublands Road, a distance of approximately 194 metres.

An alternative route will be via A4251 High Street, Queens Road and Shrublands Road.

5. that length of Park Street, Berkhamsted from its junction with A4251 High Street north eastwards for its entire length.

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.

6. that length of Stag Lane, Berkhamsted from its junction with A4251 High Street north eastwards for its entire length.

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.

7. that length of Sheldon Way, Berkhamsted from its junction with Stag Lane north westwards, south westwards, north westwards, north eastwards and south eastwards for its entire length.

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.

8. that length of Birtchnell Close, Berkhamsted from its junction with Sheldon Way north westwards and north eastwards for its entire length.

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 Roads.

If the Order is made, it shall come into force on 1 July 2020 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 Roads.

2. Tree Preservation Orders

None had been received.

3. Licensing

None had been received

TP 73/20 Multi Storey Car Park Update

Cllr G Stevens told the Committee that an update from the Project Officer at Dacorum had been received to advise that planned work on the car park was in hand. All being well, it could open in July/August.

TP 74/20 Public Participation

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

TP 75/20 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

19/03246/FHA	<p>AMENDED/ADDITIONAL INFORMATION Single and two-storey extensions rear extensions and loft conversion comprising an increase in roof height (ridge) and two roof lights Lowfield, 9 Park View Road (MS)</p> <p>No Objection</p>
20/00631/FUL	<p>AMENDED/ADDITIONAL INFORMATION Construction of new dwelling with access via existing driveway. Demolition of existing garage and construction of two new detached double garages Fullers Cross Oak Road (JR)</p> <p>Objection</p> <p>The Committee's view on this application had not changed from its previous objection in April. This is sensitive back-land development with many precedents and although the scheme conforms broadly with Appendix 3 with regard to distance and functional amenity space, its setting is not compliant with the space guidance for BCA12.</p> <p>BCA12</p>

20/00668/FHA	<p>AMENDED/ADDITIONAL INFORMATION Loft Conversion with one dormer window and velux windows to the front and rear roof slope Mayfly Cottage, 3 Canal Court (JR)</p> <p>No Objection</p>
20/00758/FHA	<p>AMENDED/ADDITIONAL INFORMATION Two storey side and single storey rear extensions 24 Finch Road (NV)</p> <p>The Committee noted the pictures which had been received from a neighbouring objector which cause doubt that the actual spacing dimensions between the fence and the dwelling match the dimensions in the application.</p> <p>Objection</p> <p>The scale, mass and bulk of the first-floor extension is overbearing and would adversely impact the amenity of the neighbour at number 22. The objector's photos show the disparity between the actual dimensions and those in the application.</p> <p>CS12</p>
20/00760/FUL	<p>AMENDED/ADDITIONAL INFORMATION No 5 Holliday Street - Demolition of existing ground floor rear extension and replacement with a new two storey rear extension. No 6 Holliday Street - New first floor extension over existing and part new extension at ground floor, to the rear. Address: 5 And 6 Holliday Street (JS)</p> <p>No Objection</p>
20/00819/FHA	<p>AMENDED/ADDITIONAL INFORMATION Loft Conversion with Construction of Rear Dormer Window and Installation of Roof Lights at Front, 115 George Street (CL)</p> <p>No Objection</p> <p>The amended dormer is noted, as is the illustration. The Committee understood that there may be a non-compliant, higher than 6-foot fence related to this property, and requested confirmation from the Planning Officer on this matter.</p>
20/00899/FHA	<p>AMENDED/ADDITIONAL INFORMATION Loft conversion with rear dormer window 5 Park View Road (JM)</p> <p>Concern</p>

	<p>The Committee agreed that a gabled dormer would be more sympathetic to the property and the Conservation Area.</p>
20/00937/FUL	<p>AMENDED/ADDITIONAL INFORMATION Little Kingshill, Kingshill Way Demolition of existing dwelling and outbuildings. Construction of six-bedroom family dwelling with two new outbuildings (MS)</p> <p>The Chair suspended Standing Orders to enable members of the public to speak.</p> <p>The applicants, Mr Hugh McCaffrey and Mrs Rebecca McCaffrey, thanked the Chair and explained that they wanted to address concerns that had been raised with the proposal and answer any questions from the Committee. They confirmed that their plan is to maintain the dwelling as a single-family home and it is not an exercise in developing to sell.</p> <p>Cllr G Stevens queried whether the applicants would be willing to have a planning condition which stipulated that the dwelling should remain as a single dwelling; the applicants confirmed that they have no issues with this condition.</p> <p>It was noted that the site is in the Green Belt.</p> <p>No Objection</p> <p>On the condition that this should remain a single dwelling within the entire curtilage.</p>
20/01014/FHA	<p>Replacement front door 65 Charles Street (NG)</p> <p>The Committee noted the objection to this application which had been received from the Berkhamsted Citizens Association Townscape Group.</p> <p>Objection</p> <p>The property is subject to an Article 4 direction. The replacement door should not be a plastic replica but instead be of a suitable template in wood, a traditional style and painted.</p>
20/01072/FHA	<p>Replacement canopy, single story rear extension, replacement terrace and steps, garage and loft conversions, changes to fenestration 12 Anglefield Road (JS)</p> <p>Concern</p> <p>The Committee noted neighbour concerns regarding potential overlooking. It is unclear whether existing hedges are sufficient to prevent neighbours'</p>

	amenity being adversely affected by views from the rear extension and re modelled terrace.
20/01077/FUL	Replacement of windows and doors at apartments 2-25 Greenes court. (excludes apartments 1,11 and 12) 2 - 25 Greenes Court (HE) No Objection
20/01087/FHA	Two storey rear extension and loft conversion Winsford, Cross Oak Road (JS) No Objection The Committee requested that should any mature trees be destroyed due to construction then replacement native species be planted on site.
20/01089/TCA	Works to tree 16 Park Street (NV) Noted
20/01144/FHA	Two storey side extension. Single storey rear and side extension 15 Greene Walk (JG) No Objection The Committee had concerns that the application is silent on parking arrangements within the curtilage.
20/01147/TCA	Remove Conifer 39A Kitsbury Road (NV) Noted The Committee requested replacement with a suitable native species.
20/01154/TCA	T1 - Lift crown height of Sycamore by a further 1-2m and reduce lower crown back from garden. Remove deadwood. To keep the tree manageable for the size of the garden 15 Chapel Street (HE) Noted
20/01158/TCA	Works to Cypress G1 10 Torrington Road (JM) Noted

20/01176/LDP	<p>Loft conversion with rear dormer and two front facing velux roof lights Ingledene, 29 Queens Road (BC)</p> <p>Noted</p> <p>The Committee request the Planning Officer note that the rear dormer full width does not comply with Appendix 7 (vi, b)</p>
20/01185/LDP	<p>5m single storey rear extension 43 Ridgeway (JM)</p> <p>Withdrawn</p> <p>The application had been withdrawn by the time of this meeting.</p>
20/01213/TCA	<p>Works to T1 sycamore tree The George, 261 High Street (NV)</p> <p>Noted</p>
20/01215/TPO	<p>Works to trees The Mansion, Britwell Drive (JG)</p> <p>No Objection</p>
20/01236/FUL	<p>Part demolition of existing side extensions and construction of new 4-bed detached dwelling 3 Gaveston Drive (EP)</p> <p>Objection</p> <p>The Committee agreed with the reasons for refusal given at Development Management in September 2018:</p> <p>By reason of the siting of the proposed new dwelling the degree of separation between it and the existing dwellings at No.40 Trevelyan Way and No. 1 Gaveston Drive would be out of character with the existing open and spacious character of development in the area and would therefore be contrary to CS 11 and CS12 of the Dacorum Core Strategy 2013.</p> <p>By reason of the size of the site and the dwelling, particularly the lack of sufficient outdoor amenity space, the proposal would result in overdevelopment of the site and would be contrary to CS11 and 12.</p> <p>The depth of the amenity space provided for the proposed 4-bedroom dwelling is less than the minimum required of 11.5 metres and would therefore be contrary to Saved Local Plan Appendix 3. The proposed development would, therefore, provide insufficient usable outdoor amenity space for the occupants of the proposed dwelling. The lack of separation could also lead to overlooking of the dwelling and private garden area</p>

	<p> dwellings at No.40 Trevelyan Way to the detriment of the amenity of residents of that property. The loss of vegetation which could take place as a result of the construction of the proposal could result in the adverse impact of the loss of amenity for both the adjacent neighbours to the site being further exacerbated and would therefore be contrary to CS 12.</p> <p>CS11, CS12, Appendix 3</p>
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TP 76/20 Planning Appeals

- i. Enforcement Appeal Notice received concerning: Construction of two 3-bed semi-detached dwellings at Land Adj to 26 Station Road

The appeal was **noted**.

- ii. Listed Building Enforcement Appeal received concerning: Demolition of the south east boundary wall and gate without the benefit of Listed Building Consent at Lock Cottage, Ravens Lane

The appeal was **noted**

TP 77/20 Planning Appeal Decisions

None had been received.

TP 78/20 Planning decisions

There was a short discussion regarding the recent decisions schedule that had been circulated with the agenda.

TP 79/20 Close of Meeting

The meeting closed at 9:05pm

Signed.....

Date.....