

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Council Chamber, Civic Centre, Berkhamsted on

Monday 02 December 2019 at 7.30 pm

MEMBERS PRESENT:

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

ALSO PRESENT:

Officer: Mrs J Harley, Deputy Town Clerk

TP 179/19 To receive Apologies for Absence

Apologies for absence were received from Cllr G Corry.

TP 180/19 To receive Declarations of Interest regarding items on the agenda.

Cllr P Fisher declared an interest in the following applications:
19/02912/FHA as the architect was known to him; and
19/02839/FHA as the applicant was known to him.

Cllr G Stevens declared an interest in the following applications:
19/02743/FHA as the agent was known to him;
19/02839/FHA as the application was known to him; and
19/02824/FHA as he recognised the applicants.

TP 181/19 Minutes of the Previous Meeting held on 18 November 2019.

The minutes of the meeting held on 18 November 2019 were approved as a correct record and were duly signed as such by the Chair.

TP 182/19 Chair's Communications

1. Road Traffic Orders

**THE HERTFORDSHIRE (TEMPORARY CLOSING AND
TEMPORARY WAITING RESTRICTIONS IN RECTORY LANE,
BERKHAMSTED) ORDER 2019**

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 Rectory Lane, Berkhamsted from its junction with A4251 High Street south westwards for a distance of approximately 35 metres (“the Road”).

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.

ADDITIONALLY, all vehicles are prohibited from waiting at any time on both sides of this length of the Road whilst works are in progress.

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

If the Order is made, it shall come into force on 30 December 2019 for a period of up to 18 months

2. Tree Preservation Orders

None had been received.

3. Licensing

None had been received.

TP 183/19 Multi Storey Car Park Update

Following a meeting of the Parking Forum on the 19th of November, Dacorum had an action to draft a Car Park Management Plan (CPMP). The plan was sent by the MSCP project manager to the Forum members, who thought that the plan did not detail all the required operational arrangements. The Parking Forum requested that Cllr G Stevens write to the project manager and planning officer at Dacorum to point out the changes that should be included in the CPMP. Cllr Stevens asked the Committee for formal endorsement to complete this action and it was **agreed** that he should proceed.

Construction of the MSCP is continuing with completion scheduled for mid-February 2020. It was noted that the Chamber of Commerce had reported that members were agreeable to the proposal for annual season tickets for businesses to use.

TP 184/19 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 185/19 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 Dacorum Borough Council be informed of the Council's comments and observations, if any, as follows. The Council trusted that due regard would be taken of any objection which might be received from neighbours in the vicinity.

19/02619/FHA	<p>AMENDED/ADDITIONAL INFORMATION Partial Demolition of Existing House. Rebuilt 6 Bedroom Property, Detached Garage (resubmission) 10 Gilpins Ride (EP)</p> <p>Concern</p> <p>The Committee had no objection to the proposed rebuild of the main property but were concerned that the scale and location of the proposed detached garage would be too prominent and adversely impact the street scene.</p> <p>CS12</p>
19/02693/LBC	<p>Replacement roof to outbuilding. Conversion of first floor of outbuilding to office. Alterations to top level window to provide opening sash for ventilation 128 High Street (NR)</p> <p>No Objection</p>
19/02726/TPO	<p>Works to Copper Beech Berkhamsted Collegiate Preparatory School Doctors Commons Road (SR)</p> <p>No Objection</p>
19/02742/FHA	<p>Single storey rear extension, loft conversion with rear dormer and small front dormer. Small porch side extension The Lanterns Gravel Path (CL)</p> <p>No Objection</p>
19/02743/FHA	<p>Single Storey Rear Extension 51 Kings Road (CL)</p> <p>No Objection</p>

19/02744/LBC	<p>En-suite bathroom and modified wardrobe, replace existing wash hand basin and wardrobes 127 High Street (NR)</p> <p>No Objection</p>
19/02762/TPO	<p>T1 - Norway Spruce - Fell to ground level. The Beech, Gravel Path (JM)</p> <p>No Objection</p> <p>The Committee noted the Tree Officers recommendations for approval. However, it was agreed that the felling of a tree to make room for a garage was a weak reason for doing so and requested replacement in a suitable location of a mature native specimen.</p>
19/02763/FHA	<p>First floor rear and side extensions 8 Castle Hill Avenue (HE)</p> <p>No Objection</p>
19/02764/TCA	<p>Fell Sycamore tree 44 Lower Kings Road (JR)</p> <p>No Objection</p> <p>The Committee requested replacement of native tree within the same curtilage.</p>
19/02766/LDP	<p>Create a new car parking area which is required to significantly improve accessibility for the building occupants 2 Stanier Rise (SR)</p> <p>Noted</p>
19/02768/FHA	<p>Loft conversion with front and rear dormers 33 Tortoiseshell Way (JM)</p> <p>No Objection</p> <p>The side fenestration should be obscure to avoid loss of the neighbour's amenity.</p>
19/02785/FHA	<p>Two storey rear extension 8 Cedar Road (JM)</p> <p>No Objection</p>

19/02793/ROC	<p>Variation of condition 2 (approved plans) attached to planning permission 4/01684/18/FUL (Construction of two detached houses) Condition Number(s): 2 Conditions(s) Removal: To regularise the revised house designs The development hereby permitted shall be carried out in accordance with the following approved plans/documents: 17/119/101B 17/119/201B 17/118/1G 17/119/1G Design and Access Statement Arboricultural Report Site Management Plan Tree Protection Plan CS29 Checklist Land to Rear Of 7 And 9 Anglefield Road (JS)</p> <p>No Objection</p>
19/02799/TCA	<p>T1+T2. Lift crowns of Crabb Apple and Box Elder by approx. 2m to allow more light into garden. T3+T4. Removal to ground level of 1x Apple and reduce Hazel to approx. 7ft. to allow more light into garden. 7 Chapel Street (JG)</p> <p>No Objection</p>
19/02801/FHA	<p>Single storey rear extension, first floor rear French door and Juliet balcony, garden outbuilding and alterations to front driveway walls 47 Charles Street (HE)</p> <p>Concern</p> <p>The Committee had no objection to the proposed dormers and shed, but were concerned that the Juliet balcony could result in overlooking to neighbouring properties.</p> <p>CS12</p>
19/02824/FHA	<p>Replacement windows 33 Nightingale Lodge, Cowper Road (CL)</p> <p>No Objection</p>
19/02829/TPO	<p>Works to trees 18 North Road (SR)</p>

	No Objection
19/02839/FHA	Addition of First Floor Balcony, Staircase and Two Windows Broadway House, London Road (JM) No Objection
19/02882/FHA	Loft conversion 5 Grayling Court (JR) No Objection
19/02896/FHA	Single storey rear extension 18 Ashlyns Road (JM) No Objection
19/02897/FUL	Replace Double Door Sets and Fixed Windows onto External Seating Area with Bifolding Doors. Paint Existing Render to All External Walls in Demise and Timber Window and Door Frames. Replace Existing Glazed Barriers with New Metal Frame, Timber Slatted Barriers. Unit 3, 300 High Street (JS) No Objection
19/02901/TCA	Works to trees 15 Torrington Road (RF) No Objection The Committee requested three replacement trees.
19/02908/FHA	Garden Office and Store Room 9 Queens Road (CL) Objection At almost five metres high, this proposed building's scale, height, mass and proximity would result in loss of amenity to the adjacent number 36 Gossoms Ryde. CS12
19/02912/FHA	Single Storey Rear and Side In-Fill Extension, New Roof Lights and Associated Alterations 33 Charles Street (JM) No objection

19/02913/LDP	Garage conversion, internal and external alterations 3 Long View (JR) Noted
19/02915/RET	Construction of 8ft x 6ft shed 71 Kings Road (CL) Defer Decision The drawings made unclear the location of the shed and its proximity to the house. The Committee deferred decision until suitable drawings are made available.
19/02949/TCA	Fell Rowan Tree 23 North Road (HE) No Objection The Committee requested replacement with a suitable native species.
19/02953/FUL	Replacement of existing condensers to external bin store and addition of new vents. Existing equipment to be retained Unit 3, 300 High Street (JS) No Objection

TP 186/19 Planning Appeals

None had been received.

TP 187/19 Planning Appeal Decisions

None had been received.

TP 188/19 Planning decisions

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

TP 189/19 Close of Meeting

The meeting closed at 8:21 pm

Signed.....

Date.....