

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Council Chamber, Civic Centre, Berkhamsted on

Monday 03 June 2019 at 7.30 pm

MEMBERS PRESENT:

Councillors: G Stevens - Chair
G Corry – Vice Chair
A Armytage
P de Hoest
P Fisher
P White

ALSO PRESENT:

Councillor: M Hardinge
7 member of the public

TP 78/19 To receive **Apologies for Absence**

Apologies for absence were received from Cllr J Jones.

TP 79/19 To receive **Declarations of Interest** regarding items on the agenda

Cllr A Armytage declared a personal interest in application 4/01663/18/FUL as he is an adjacent neighbour.

TP 80/19 **Minutes of the Previous Meeting** held on 14 May 2019.

The minutes of the meeting held on 14 May 2019 were approved as a correct record and were duly signed as such by the Chair.

TP 81/19 **Chair's Communications**

1. Road Traffic Orders

- i. Notice had been received of the temporary closure of Egerton Road from its junction with Dellfield Avenue on between the hours of 12:00midday and 7:00pm on Saturday 8 June 2019. The purpose of the closure is to ensure public safety and prevent accidents for the duration of the

'Residents Street Party.' There is no alternative route but access to properties will be maintained.

- ii. Notice had been received of the temporary closure of Highfield Road, from a point 55 metres north east of its junction with Victoria Road north eastwards for a distance of approximately 55 metres, except for access. An alternative route will be via Highfield Road, Victoria Road, A4251 High Street and Highfield Road. The Order is needed because electrical works are proposed to be executed on or near the Road. If the Order is made, it shall come into force on 17 June 2019 for a period of up to 18 months.

2. Tree preservation orders

None had been received.

3. Licensing

Notice of decision received on 22 May 2019 for 196 High Street, regarding the Application to vary a premises licence.

The decision was **noted**.

TP 82/19 **Multi Storey Car Park Update**

An official update received from Dacorum Borough Council on the status of the Multi-Storey Car Park had been received on 20 May 2019 and had been circulated with the agenda. **This was noted.** The update had also been posted on the Town Council website.

TP 83/19 **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 84/19 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.

4/01663/18/FUL	AMENDED/ADDITIONAL INFORMATION Lighting of Existing Drive and Parking Area: Times of Use 15.30 to 18.30 Monday to Friday Between 1 November and 1 April Kitcheners Field, Castle Hill (NG)
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	<p>The Chair suspended standing orders to enable members of the public to speak.</p> <p>Mrs S Johnson, of Shrublands Road, objected strongly to both the original application and the amended version. Her view was that the application seeks to introduce lighting to a site which will impact adversely on the surrounding natural and historic environment. It was inappropriate in the AONB and would introduce regular and increased car traffic into the site changing the use from parking adjacent to a sports facility to simply car parking. She stated that this represented urbanisation by stealth.</p> <p>Thanking Mrs Johnson for her contribution the Chair reinstated standing orders.</p> <p>No objection subject to the application of strict conditions limiting the use of the lights. They should only be used in term time, in school hours or for special occasions in order to minimise the impact on the AONB. Such special occasions should be limited to a maximum of 6 in a year.</p> <p>Policy 113</p>
4/01200/19/LDP	<p>FOR INFORMATION ONLY Rooms in Roof Space with Rear Dormer 1 Old Orchard Mews (RM)</p> <p>Concern</p> <p>Notwithstanding the fact that this is an LDP application, it is for a large, full width dormer adding 2 bedrooms in an area which is short of parking space.</p> <p>Appendix 7 (vi); Appendix 5</p>
4/01101/19/FHA	<p>Hip to Gable Loft Conversion, Raise Roof Apex and Rear Dormer 40 Woodlands Avenue (CL)</p> <p>Objection</p> <p>The drawing indicates that the proposed dormer is a match to that at no 38; the adjacent semi. However, this is misleading as no reference could be found on DBC's planning website to such an application. Additionally, the proposal is for a full width dormer which is over dominant and should be below the roof ridge not above as proposed.</p> <p>Appendix 7 (vi)</p>

4/01127/19/FUL	<p>Demolition of Existing Old Dairy Building. Redevelopment of Site to Provide a Site Facilities Building and Associated Development. Land to Rear of 25 & 26 Castle Street (BC)</p> <p>The chair suspended standing orders to allow members of the public to speak.</p> <p>Mrs S Johnson, representing Berkhamsted Citizens, voiced objection in that the proposal is contrary to the Berkhamsted Character Appraisal in an area covered by an Article 4 Direction, is locally listed and is in an area of archaeological importance. Further, the proposed development is unsympathetic to its Conservation Area setting.</p> <p>Ms L Keys and M Keys, neighbours, expressed concern about the enormous height and scale of the proposed replacement workshop building in a largely residential area; it would be higher than all the surrounding houses. Additionally, the boundary wall would be immediately adjacent to Ms Keys' own boundary and would be much higher than the existing wall and therefore over dominant.</p> <p>Ms K Bergin also objected in similar terms as the proposals appeared to be overly high and intrusive in what is a largely residential, conservation area. It will have a massive visual impact on the surrounding properties. The wall would be right up to the neighbouring boundaries and would result in a loss of light and visual intrusions. The height of the roof line would be over dominant and access to the flat roof/ terrace area would result in serious loss of privacy. The proposals would also lead to increased noise and disturbance for neighbouring properties. The proposals were totally inappropriate in this Conservation Area setting.</p> <p>Thanking members of the public for their comments the Chair reinstated standing orders.</p> <p>Object</p> <p>Whilst the Committee is sympathetic to the wish to redevelop the site it notes that nos. 25/26 are locally listed in the central part of the Conservation Area where the bulk and mass of the proposals would be particularly harmful.</p> <p>CS11, CS12 and CS27.</p>
4/01132/19/TEL	<p>Installation of Telecommunications Equipment Consisting Of 15m High Monopole, 2 X Cabinets, 2 X 0.3m Diameter Dishes and Ancillary Development.</p>

	<p>Telecommunications Site 78395, Billet Lane (WC)</p> <p>Objection</p> <p>There would be an unnecessary provision of street clutter pending clarification on the comment that improved coverage is requested in that the phone signal is unreliable in this vicinity. There is a tunnel.</p>
4/01133/19/TCA	<p>Works to Tree Berkhamsted Castle, Brownlow Road (JM)</p> <p>Noted</p>
4/01136/19/TCA	<p>Fell Tree Claremont, Doctors Commons Road (EP)</p> <p>Noted</p>
4/01138/19/TCA	<p>Works on Trees 1 Glassmill House, Robertson Road (HE)</p> <p>Noted</p>
4/01142/19/FUL	<p>Proposed Electronic Sliding Gate Haresfoot School, Chesham Road (CL)</p> <p>No objection subject to the gate being a field gate as shown in the drawing. However, the Committee would object to a sliding gate as indicated in the description.</p>
4/01176/19/TCA	<p>Fell Tree 95 Charles Street (RM)</p> <p>Noted, although the Committee expressed the view that it should be replaced by a native deciduous tree.</p>
4/01186/19/FHA	<p>Loft Conversion with False Chimneys 39 Shrublands Avenue (BC)</p> <p>No objection. The roof lights must be of conservation standard.</p>
4/01191/19/TPO	<p>Work to Trees Cedar House, Graemesdyke Road (EP)</p> <p>No objection</p>

4/01195/19/FHA	<p>First Floor Rear Extension & Alterations to Ground Floor Rear Extension Replacement of Four upvc Windows with Painted Timber Framed Windows 64 Gossoms End (NR)</p> <p>No objection provided the materials are in keeping with the existing grade II listed building.</p>
4/01196/19/LBC	<p>First Floor Rear Extension & Alterations to Ground Floor Rear Extension Replacement of Four Upvc Windows with Painted Timber Framed Windows 64 Gossoms End (NR)</p> <p>No objection provided the materials are in keeping with the existing grade II listed building.</p>
4/01208/19/FHA	<p>Loft Conversion. Rear Facing Dormer. Velux Roof Light. 92 Shrublands Avenue (EP)</p> <p>No objection</p>
4/01226/19/FHA	<p>Two Storey Side, Part Two Storey/ Part Single Storey Rear Extension. Demolition of Garage and Construction of Shed. Internal Alterations. Bay Window to Front 22 Coombe Gardens (CL)</p> <p>No objection provided a car parking space is created at the front of the property.</p>
4/01254/19/FHA	<p>Proposed Part Single Part Double Storey Rear Extension. Removal of Existing Chimney 6 Kitsbury Road (JG)</p> <p>Concern</p> <p>The new window to bedroom 3, as indicated on the drawings on the South elevation, should have high level opening only and obscured glazing to avoid loss of privacy to no 6A. The Committee also requests that the proposed roof lights be conservation style.</p> <p>P120; Appendix 3(i).</p>

TP 85/19

Planning Appeals

The following Planning Appeal notification had been received:
4/02993/18/FUL, APP/A1910/W/19/3227871 for Change of Use and Conversion of Existing Ground Floor from Veterinary Practice

into a Two-Bedroom Flat. Roof Extension at First Floor to Increase Size of Existing First Floor Flat to a Larger Two-Bedroom Flat. Construction of Two New-Build Two-Bedroom Apartments to the Rear Facing St. Johns Well Lane. Provision of Car Parking for Five Vehicles, Five-Bay Cycle Store and Waste Refuse Store. At 320a High Street.

The appeal was **noted**.

TP 86/19 Planning Appeal Decisions

None had been received.

TP 87/19 Planning decisions

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

TP 88/19 Close of Meeting

The meeting closed 8.36 pm

Signed.....

Date.....