

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Council Chamber, Civic Centre, Berkhamsted on

Monday 03 December 2018 at 7.30 pm

MEMBERS PRESENT:

Councillors: A Armytage – Chair
D Collins (substituting for Cllr S Bateman)
J Jones
B Newton – Vice Chair
I Reay
G Stevens
G Yearwood

ALSO PRESENT:

Ex Officio: Cllr S Beardshaw – Town Major
Officer: Mrs J Harley. Deputy Town Clerk

8 members of the public

- TP 191/18** To receive **Apologies for Absence**
- Apologies for absence were received from Cllr S Bateman
- TP 192/18** To receive **Declarations of Interest** regarding items on the agenda
- Cllr I Reay declared a personal interest in application 4/02899/18/FUL because he is a Trustee of the Town Hall;
- Cllr G Stevens declared a personal interest in applications 4/02899/18/FUL and 4/02900/18/FUL as in both cases the planning consultant was known to him.
- TP 193/18** **Minutes of the Previous Meeting** held on 19 November 2018
- The minutes of the meeting held on 19 November were approved as a correct record and were duly signed as such by the Chair.

TP 194/18 Chair's Communications

1. Road Traffic Orders

None had been received.

2. Tree preservation orders

None had been received.

3. Licensing

No applications have been received.

TP 195/18 Multi Storey Car Park Update

To receive any updates.

No further comments were made, although Cllr I Reay advised that work has commenced on temporary parking on the Moor, which was noted.

TP 196/18 SHLAA as BW33 - Land adjacent to Blegberry Gardens

The Chair suspended Standing Orders to allow for a presentation from David McFarlane from Crest Nicholson, along with his colleagues Daniel Lampard and Susie Hartas.

Mr McFarlane thanked the Chair and proceeded to talk the Committee through a presentation handout, which outlined the potential development sites in Berkhamsted, explaining that the Strategic Housing Land Assessment (SHLAA) had deemed the Blegberry Gardens site 'available for development.'

Daniel Lampard then described the two layout options, access options, potential new bus routes and proposed economic benefits of developing on the site, including 40% affordable homes.

The Chair then invited questions from the Committee. Cllr J Jones expressed concern regarding how local facilities such as doctors' surgeries would cope with additional residents which was noted to be a County Council concern.

Questions were raised regarding the amount of buildings proposed and potential density issues, which Mr McFarlane confirmed have not yet been discussed.

The proposed bus route down Cross Oak Road was not viable and Kings Road was suggested as an alternative.

With regard to the 40% affordable homes, Cllr S Beardshaw queried what the remaining 60% would be, emphasising the importance of affordable homes for young people. Susie Hartas answered that the remaining 60% would be a balanced mixture of 2 to 5-bedroom houses.

The Chair then thanked the visitors for their time and they left the meeting.

The Chair reinstated Standing Orders.

TP 197/18

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 198/18

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.

4/02032/18/FHA

AMENDED/ADDITIONAL INFORMATION

Two Storey Rear Extension
52 High Street (FB)

Granted on 22 November 2018.

4/02614/18/FHA

Creation of Off-Street Parking Bay
28 Boxwell Road (BC)

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

Susan Johnson, on behalf of Berkhamsted Citizens Association, expressed the association's objection to the work on this property already having been completed before permission had been sought. She stated that this application was an example of a wider issue of the lack of education of the public understanding of what works are permitted in streets where the Article 4 (2) Direction is in force. She asked that the Committee support their objections by presenting a robust attitude to future applications of a similar nature.

The Chair reinstated standing orders.

The Committee agreed that people could be reminded of the restrictions in streets where the Article 4 Direction is in place.

It was suggested that a leaflet drop could be a useful way of reminding people of their application responsibilities with regard to Article 4. Not all councillors agreed. It was **agreed**, however, that a potential leaflet drop be added to the agenda for the next Finance and Policy meeting on the 10 December 2018.

Although the Committee has **No Objection**, it is disappointed the work was completed prior to an application being submitted.

4/02708/18/LDP Proposed Double Dormer Loft Conversion and Associated Alterations.
9 Queens Road (AP)

No Objection

4/02814/18/FHA Single Storey Rear Extension
30 Finch Road (RF)

No Objection

4/02827/18/TCA **FOR INFORMATION ONLY**
Fell Trees
4 Castle Mews (WC)

Noted. The Deputy Town Clerk will write to the Tree Officer to query why oak trees are being replaced with ash trees, as ash trees are less likely to survive.

4/02834/18/FUL Demolition of Existing Dwelling and Construction of New Dwelling with Attached Garage.
Nonsuch, Graemesdyke Road (EP)

No Objection, although it was requested the horse chestnut be replaced.

4/02855/18/TCA **FOR INFORMATION ONLY**
Work to Trees
52 Cross Oak Road (AP)

Noted. The Deputy Town Clerk will write to the Tree Officer to query why oak trees are being replaced with ash trees, as ash trees are less likely to survive.

4/02890/18/FHA Hip to Gable Roof Extension, Rear Dormer and Front Rooflights to Facilitate Loft Conversion. Single Storey Rear Extension and Two Storey Side Extension
146 Bridgewater Road (BC)

Objection

The proposed Juliet balcony would cause both overlooking and loss of amenity. The Committee also question whether the rear extension breaches the acceptable 45°degree rule.

Appendix 7 v (ii); Appendix 3 v (i) and (ii)

4/02899/18/FUL Change of Use of the Ground Floor from Restaurant (A3) to Bar (A4) Use and Associated Works.
196 High Street (RM)

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

Thanking the Committee for the opportunity to speak, Lindsey Simmons, Paul Worth and Julia Riddle, representing Copper House summarised their application and business plan for 196 High Street. L Simmons explained that it would be a high-end bar, serving small plates and targeting the 30+ age group. She emphasised that as local residents they are investing financially in the area and have sought planning and heritage input to ensure the Grade 2 listed buildings features are not compromised.

The Chair then invited questions from the Committee.

Cllr I Reay asked about the seating outside, which was confirmed to be the same as under previous ownership, but that it would be adjusted when the market is taking place.

The Committee queried, in the light of restaurants closing in town, what makes their business plan different. L Simmons responded that their research had shown that the high-end bar industry is actually growing by 9% per annum.

Cllr I Reay noted that as a Trustee of the Town Hall, he had heard all proposals for 196 High Street and that Ms Simmons' and her partners was the most popular, viable and fits in with the look of the Town Hall.

The Chair reinstated Standing Orders.

No objection, although the Committee would prefer an 11pm closing time.

4/02900/18/LBC Change of Use of the Ground Floor of The Premises from Restaurant (A3) to Bar (A4) and Associated Works.
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No objection, although the Committee would prefer an 11pm closing time.

4/02901/18/FHA Single Storey Rear Extension Porch to Front Entrance
30 Oakwood (CL)

No objection

4/02918/18/FHA First Floor Rear Extension, Raised Decking, Front Porch and
New Bathroom Window
5 Beech Drive (RF)

No objection

4/02919/18/FHA Single Storey Side and Rear Extension
14 Coombe Gardens (AP)

No objection, but although a concern was raised regarding the potential lack of access to the rear of the property.

4/02929/18/FHA Replace Existing Dormer with Larger Dormer to Rear of Main Roof.
18 Charles Street (RF)

No objection

TP 199/18 Planning Appeals

None had been received.

TP 200/18 Planning Appeal Decisions

None had been received.

TP 201/18 Planning decisions

There were brief comments regarding relevant decisions.

TP 202/18 Close of Meeting

The meeting closed at 9.00 pm.

Signed.....

Date.....