

**The BERKHAMSTED TOWN COUNCIL**

Minutes of the Meeting of the

**TOWN PLANNING COMMITTEE**

held in the Council Chamber, Civic Centre, Berkhamsted on

**Tuesday 3 January 2017 at 7.30 pm**

**MEMBERS PRESENT:**

Councillors: B Newton (appointed as Chair in Cllr Ashbourn and Cllr Armytage's absence)  
S Beardshaw  
I Reay  
G Stevens  
G Yearwood

**ALSO PRESENT:**

Mrs J Mason - Town Clerk

1 member of the public

**TP 01/17      Apologies for Absence and Election of Chair for the Meeting**

Apologies for absence were received from Cllrs Ashbourn and Armytage. Because both the chair and the vice-chair were absent it was necessary to appoint a chair for the meeting from amongst those councillors present. It was unanimously agreed that Cllr B Newton be appointed for the duration of the meeting.

**TP 02/17      Declarations of Interest regarding items on the agenda**

Cllr G Stevens declared a personal interest in each of the following applications:  
4/02919/16/FHA because the architect was known to him;  
4/03276/16/FUL because a relative of the architect was known to him;  
4/03286/16/FUL because objectors had made themselves known to him;  
4/03289/16/FHA because the applicant was known to him.  
Cllr B Newton declared a personal interest in application  
4/03286/16/FUL because one of the objectors was known to her.

**TP 03/17      Minutes of the Previous Meeting held on 12 December 2016**

The minutes of the previous meeting held on 12 December 2016 were agreed as a correct record and were duly signed as such by the Chair.

**TP 04/17 Chair's Communications**

**Road Traffic Orders**

Notification has been received from Hertfordshire County Council of a Prohibition and Restriction of Waiting Order 2016 as follows:

Schedule 1

No waiting at any time – affecting those sections of road herein listed and as set out in the Order and accompanying plan – Parts of Haynes Mead, Sayers Gardens, Pages Croft and Bridle Way.

Schedule 2

No loading or unloading 8.00 am to 9.00 am and 2.30 pm to 4.00 pm Monday to Friday – affecting those sections of road herein listed and as set out in the Order and accompanying plan – Parts of Haynes Mead and Bridle Way.

**Paperless Planning**

The Town Clerk had previously circulated Sharon Collin's 23 December 2016 e-mail confirming that DBC will provide the Town Council with IT equipment up to a total value of £750 to facilitate the introduction of paperless planning. The Town Council's order has to be with DBC by 29 January and will be finalised at the Town Planning Committee meeting scheduled for 24 January 2017. In the meantime it was agreed that Jason Seed, Planning Officer, should be invited to a meeting with planning committee members at 6.30 pm on 23 January to discuss training, website and IT issues together with any other concerns. In the interim the Town Clerk, Cllr Yearwood, Cllr Stevens and Mrs McHugh would meet to finalise the issues to discuss and resolve with Mr Seed, focusing in particular on IT, the DBC website and the downloading of plans.

**Tree Preservation Order**

None received.

**Licensing**

None received.

**TP 05/17 DBC Site Allocations Development Plan Document (DPD) – modifications consultation**

- i. The committee noted receipt of an e-mail dated 16 December 2016 from Steve Wilson, Strategic Planning and Regeneration, advising that DBC is carrying out a modifications consultation which closes at midnight on 5 February 2017. Following the close of the consultation

the Planning Inspector will consider responses received before finalising and submitting her report to DBC.

- ii. The Committee **RESOLVED** that at this stage no further comment would be made following the submission on Matter 10 – Policy LA4 Hanburys, Shootersway, Berkhamsted, sent to the Programme Officer by the Town Clerk on 22 August 2016. For completeness, the Town Clerk will advise Mr Wilson of this decision.

**TP 06/17 Public Participation**

It was **RESOLVED** to suspend Standing Orders to invite **public participation** on items on the agenda during the course of the meeting.

**TP 07/17** 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 DBC be informed of the Council's comments and observations, if any, as follows. The Council trusted that due regard would be taken of any objections which might be received from neighbours in the vicinity:

4/00412/16/FHA Conversion of garage to habitable accommodation, single storey front infill extension and alterations at 7 Priory Gardens. (BC)

**No objection.**

4/02438/16/FUL Retention of 2.1m high wooden fence to rear garden. 1.8m high wooden fence to front garden. Land adjacent 3 Prince Edward Street. (JS)

**No objection.** It is noted by the Committee that a large, gazebo-like timber framed structure has been erected on the site, seemingly without planning permission

4/02467/16/FHA **AMENDED and/or ADDITIONAL PLANS / INFORMATION**  
Two-bed dwelling at 52 Ridgeway. (AH)

**Object.**

This cramped proposal representing an overdevelopment of the site would be out of keeping with the street scene.

CS11 and appendix 3.6 (iii)

- 4/02919/16/FHA     **AMENDED SCHEME**  
Two-storey side extension, two storey and single storey rear extension and front driveway at 129 Cross Oak Road. (BC)
- No objection.**
- 4/03078/16/FHA     **AMENDED and/or ADDITIONAL PLANS / INFORMATION**  
First floor side and rear extension, single storey rear extension and alterations at 5 Lombardy Drive. (JG)
- No objection.**
- 4/03143/16/LDP     **FOR INFORMATION ONLY**  
Wooden garden room with base at 7 Castle Hill Close. (RM)
- Noted.**
- 4/03162/16/FHA     Demolition of existing outhouse. Two-storey rear extension. 30 Swing Gate Lane. (IT)
- Concern.**
- The resultant loss of light and amenity would impact adversely on the neighbours.
- 4/03205/16/FHA     Partial demolition of existing single-storey rear extension and construction of new single storey rear extension, alterations to rear of landscaping and installation of garden shed at 16 Station Road. (AP)
- No objection.** The Committee would ask that conservation style velux windows be installed.
- 4/03216/16/FHA     Demolition of existing conservatory. Single storey rear extension with velux window at The Poplars, 71 High Street. (RM)
- No objection.**
- 4/03222/16/ADV     Replacement HSBC signage at 181 High Street. (AP)
- Object.**
- Policy 120.
- 4/03230/16/TCA     Work to wild Plum tree at 23 North Road. (OD)
- The wording of the application is ambiguous. If the intention is to prune the plum tree to make more space for the hawthorn the Committee would have no objection. However, it would object if the intention is in fact to remove the plum tree.

4/03247/16/FHA Replace existing kitchen window with oak casement window, replace domed rooflights with low profile rooflights, relocate existing boiler flue from rear elevation to flat roof of kitchen extension and replace existing flat roof covering with GRP\* finish at 12 Castle Street. (TR)

\*glass reinforced plastic

**No objection.** It was noted that the Committee did not receive the usual listed building consent for this application.

4/03258/16/ROC Variation of Condition 8 (Approved plans) of planning permission 4/00524/16/FUL (Construction of a new detached dwelling and new access to Fieldway) at 25 Hall Park Gate. (IK)

**No objection.**

4/03276/16/FUL New dwelling at land adjacent Strongs Printing Services Ltd, Bank Mill Lane. (BC)

**Object.**

This proposal represents an overdevelopment of the site. It detracts from the street scape in this Character Area, provides for insufficient amenity space and a lack of parking provision in an area where off- road parking is difficult and dangerous given the narrow and winding road.

CS11 and CS 12. Saves Local Plan Policy Appendix 3 and Appendix 5 and saved Local Plan Supplementary Planning Guidance BCA3.

4/03277/16/TPO Works to trees at 133 Cross Oak Road. (OD)

**No objection.**

4/03280/16/FHA Demolition of existing conservatory and construction of a single storey rear extension at 3 Emperor Close. (JG)

**No objection.**

4/03286/16/FUL Construction of a three-storey house at 21a Hall Park. (IK)

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

Mr R Phipps, a neighbouring resident, spoke expressing views shared by other neighbours. He stated that the plans were inadequate and inaccurate. It was not clear where the house would be positioned nor was the precise position or spread apparent of the tree covered by a Tree Protection Order. He was

concerned that the proposals if built would compromise the health of the tree. The plans did not show the position of his garage adjacent to the boundary and the actual space between the two buildings would have Party Wall Act implications. The three-storey design would result in overlooking of number 22 and other neighbours, severely affecting their privacy whilst blocking the enjoyment of the southerly aspect. The proposals were cramped, with inadequate parking and were completely out of keeping with the street scene. In conclusion, he urged the Committee to object.

Thanking Mr Phipps for his contribution the Chair reinstated standing orders and the meeting resumed.

**Object.**

The proposals are cramped, out of character with the street scene and provide inadequate parking provision. Neighbours would suffer loss of amenity and light. A protected tree would also be adversely affected. The applicants should reconsult with the planning officer.

BCA1; CS11; CS12; Appendix 3.6 (i).

4/03287/16/FHA Single storey rear extension at 8 Beechcroft. (RM)

**No objection.**

4/03288/16/ROC Variation of Condition 3 (Approved plans) attached to planning permission 4/01242/12/FHA – Single storey side and rear extension (Amended Scheme) at 11 Winston Gardens. (BC)

**No objection.**

4/03289/16/FHA Single storey side extension at 27 Montague Road. (AH)

**No objection.**

4/03290/16/ADV Three externally illuminated projection signs to replace existing. One externally illuminated projection sign to replace existing at 350 High Street. (NG)

**No objection.**

**TP 08/17      Planning Appeals**

It was noted that no Planning Appeals had been received.

**TP 09/17      Planning Appeal Decisions**

It was noted that no Planning Appeal Decisions had been received.

**TP 10/16      Planning Decisions**

The planning decisions circulated with the agenda were noted.

**TP 11/17      Close of Meeting**

The meeting closed at 8.17 pm.

**Signed.....**

**Date.....**