

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Council Chamber, Civic Centre, Berkhamsted on

Monday 4 March 2019 at 7.30 pm

MEMBERS PRESENT:

Councillors: A Armytage - Chair
B Newton – Vice Chair
D Collins (Substituting for I Reay)
G Gorry (Substituting for G Yearwood)
G Stevens

ALSO PRESENT:

Officer: Mrs J Harley. Deputy Town Clerk

4 members of the public

TP 34/19 To receive **Apologies for Absence**

Apologies for absence were received from Cllr I Reay Cllr G Yearwood and Cllr J Jones.

TP 35/19 To receive **Declarations of Interest** regarding items on the agenda.

Cllr G Stevens declared a personal interest in the following applications:

4/00275/19/FHA as the architect was known to him;

4/00276/19/FHA as the architect was known to him;

4/00286/19/FHA as the architect was known to him; and

4/00326/19/FHA as a relative of the applicant was known to him.

Cllr A Armytage declared a personal interest in the following application:

4/00366/19/FUL as he lives in the same proximity as the application property.

TP 36/19 **Minutes of the Previous Meeting** held on 11 February 2019.

The minutes of the meeting held on 11 February 2019 were approved as a correct record and were duly signed as such by the Chair.

1. Road Traffic Orders

i. **THE HERTFORDSHIRE (TEMPORARY CLOSING AND TEMPORARY WAITING RESTRICTIONS IN VARIOUS ROADS IN BOVINGDON, LONG MARSTON, GUBBLECOTE, TRING, TRING RURAL WEST AND BERKHAMSTED) ORDER 2019**

NOTICE is given that the Hertfordshire County Council intends to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all 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 Brownlow Road, Berkhamsted from its junction with Station Road north westwards and north eastwards to its junction with New Road, a distance of approximately 518 metres.

An alternative route will be via Station Road, Gravel Path, The Common and New Road.

2. that length of New Road, Berkhamsted from its junction with Station Road north eastwards and north westwards for a distance of approximately 495 metres.

An alternative route will be via Station Road and Brownlow Road.

3. that length of Whitehill, Berkhamsted from its junction with Brownlow Road south eastwards to its junction with New Road, a distance of approximately 219 metres.

An alternative route will be via Brownlow Road, Station R Road and New Road.

4. that length of Whitehill, Berkhamsted from its junction with Gravel Path south westwards and north westwards to its junction with New Road, a distance of approximately 430 metres.

An alternative route will be via Gravel Path, Station Road and New Road.

5. that length of Station Road, Berkhamsted from its junction with Brownlow Road south eastwards to its

junction with New Road, a distance of approximately 165 metres.

An alternative route will be via Brownlow Road, Whitehill and New Road.

6. that length of Lower Kings Road, Berkhamsted from its junction with Station Road westwards and south westwards to its junction with Broadwater, a distance of approximately 150 metres.

An alternative route will be via Station Road, Gravel Path, Ravens Lane, A4251 High Street and Lower Kings Road.

7. that length of Bridgewater Road, Berkhamsted from its junction with Brownlow Road north westwards to its easternmost junction with Castle Hill Avenue, a distance of approximately 130 metres.

An alternative route will be via Brownlow Road, Lower Kings Road, A4251 (High Street/ Gossoms End), Billet Lane and Bridgewater Road.

8. that length of Castle Hill, Berkhamsted from its junction with Brownlow Road north eastwards and north westwards to its junction with Murray Road, a distance of approximately 417 metres.

An alternative route will be via Brownlow Road, Bridgewater Road and Murray Road.

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 April 2019 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

ii. THE HERTFORDSHIRE (TEMPORARY CLOSING AND TEMPORARY WAITING RESTRICTIONS IN A41 (UNNAMED ROAD), BERKHAMSTED) ORDER 2019

NOTICE is given that the Hertfordshire County Council intends to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all traffic from using the northbound carriageway of A41 (unnamed road), Berkhamsted from a point 469 metres east of its junction with the slip road leading onto A416 Chesham Road north westwards to its junction with A4251 Tring Interchange ("the Road"), a distance of approximately 7262 metres.

An alternative route will be via A4251 (London Road/High Street/Tring Road and Tring Interchange).

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 18 March 2019 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.

2. Tree preservation orders

None had been received.

3. Licensing

None had been received.

4. An Additional Buckinghamshire Minerals and Waste Local Plan Modification Consultation

To **receive** an e-mail dated 11 February 2019 advising the Town Council of the above consultation, which runs for a 6-week period, finishing at 12.00pm on Monday the 25 February 2019.

The closing date was **noted**.

5. Bovington Neighbourhood Area Designation

To **receive** an email dated 8 February 2019 informing the Town Council that the Bovington Neighbourhood Area was designated on 24 December 2018.

The email was **noted** and it was remarked that the Designation was a good idea.

6. To consider an issue referred from the Transport and Environment Committee meeting on the 4th February 2019

A member of the public, Mr J Battye, had previously spoken at the Transport and Environment Committee meeting on the 4 February 2019 about the disconnect between Dacorum Borough Council's published tree

policy and the actual experience of the application of that policy in Berkhamsted.

He had emphasised that trees and tree planting provide a cost-effective way to mitigate the impact of disastrous climate change. As Councillors would remember, over a year ago he had submitted a freedom of information request to DBC requesting figures for trees removed and replacements. Of 48 trees that had been lost only 23 had been replaced and more significantly of these only 7 were extant. This failure to apply its own policies was contrary to the Core Strategy and wider government sustainable development policies. He referred to a recent planning application that would see the removal of 45 trees in a designated wildlife corridor. Other recent tree losses in Montague, Graemesdyke and North Roads were similarly cited. In total such losses were catastrophic. Trees absorb and store carbon whilst improving air quality. As had been seen at last year's International Climate Change Conference there was limited time to save the planet for which the responsibility lay with us all. He urged DBC to act before it was too late and to live up to its stated policies by replacing trees when felled. Measures should be taken to plant more than one replacement for each tree to compensate.

The Committee discussed the issues raised by Mr Batty and concluded that the loss of trees due to planning applications is a genuine concern, particularly if the felled trees are not being replaced.

It was **agreed** that Dacorum Borough Council should be written to, expressing the Committee's concern in this matter.

Action: Town Clerk

TP 38/19 Multi Storey Car Park Update

To receive any updates.

Cllr D Collins advised the Committee that the remaining utilities work is to be completed before work on the car park can continue. A date for the removal of the gas mains will be carried out by the relevant contractor is pending and the removal should take a week. Once this is finished, work on the car park can recommence and the construction period is anticipated to be 32 weeks from this date.

Cllr G Stevens sought to clarify a point raised at the Town Planning meeting on the 4 February 2019 where he had queried the planning consent in place for the proposed traffic lights at Lower Kings Road.

Cllr G Stevens went on to explain that the S106 agreement was in fact already in existence as it is referred to as a condition of the planning permission. However, it does not appear to be in place currently.

TP 39/19 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 40/19 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.

4/00245/19/FUL	<p>AMENDED/ADDITIONAL INFORMATION New Dwelling and Extension to Existing Dwelling (Amended Scheme) Highlands, Kings Road (BC)</p> <p>Objection</p> <p>Whilst it was agreed that this amended application had addressed some issues, the Committee was of the view that the previous concerns surrounding overlooking and subsequent loss of amenity to neighbouring properties stand.</p> <p>In addition, two dwellings proposed were also considered to be overdevelopment.</p> <p>BCA12, CS11, CS12, Appendix 3 (i)</p>
4/00277/19/FUL	<p>AMENDED/ADDITIONAL INFORMATION Construction of Two Storey Dwelling with Integral Garage (Amended Scheme) Land Opp. Newlyn, George Street (CL)</p> <p>Objection</p> <p>The proposed living space and vehicle access are inadequate and not functional.</p> <p>CS11, CS12, Appendix 3 (ii)</p>

4/00352/19/FHA	<p>AMENDED/ADDITIONAL INFORMATION Loft Conversion Including Rear Dormer & 3 Roof Lights 58 Shrublands Avenue (WC)</p> <p>No Objection</p>
4/00219/19/LDP	<p>FOR INFORMATION ONLY Single Storey Rear Extension 39 Kings Road (HE)</p> <p>Noted</p>
4/00252/19/LDP	<p>FOR INFORMATION ONLY Single Storey Side and Rear Extensions and Garage Conversion 27 Connaught Gardens (HE)</p> <p>Noted</p>
4/00190/19/FHA	<p>New Front Porch and Rear Balcony 17 Anglefield Road (MS)</p> <p>The Chair suspended standing orders to enable members of the public to speak.</p> <p>The applicant, Ms Catherine Lewis advised the Committee that following the submission of the previous application, this amended application had been put forward following advice given from both the conservation and planning officers. She was of the opinion that the front porch is in keeping with the original design and is suitable in terms of matching the existing exterior and materials. Further, there would be no overlooking from the balcony onto adjacent properties.</p> <p>The Chair thanked Ms Lewis and reinstated standing orders.</p> <p>Concern</p> <p>The Committee would like the planning officer to confirm why this application was not listed as an amended application.</p>
4/00231/19/LBC	<p>Repair of Wooden Fitch Beams Supporting a Rear Extension 7 Castle Street (NR)</p> <p>No Objection</p>
4/00255/19/TCA	<p>Fell Trees The Hoist, 2 Masons Yard, Chapel Street (RM)</p> <p>No Objection</p>

	<p>The Committee request that all removed trees are replaced within proximity.</p>
4/00267/19/TCA	<p>Work to Trees Berkhamsted Collegiate Preparatory School, Doctors Commons Road (WC)</p> <p>No Objection</p>
4/00273/19/TPO	<p>Fell Tree Oxfield House, Oxfield Close (WC)</p> <p>No Objection</p> <p>The Committee request that the tree is replaced by a native tree within a similar proximity.</p>
4/00275/19/FHA	<p>Single Storey Side Extension and Alterations to Fenestration 6 Cowper Road (NG)</p> <p>No Objection</p>
4/00276/19/FHA	<p>New Opening in Boundary Wall and Formation of Parking Bay in Rear Garden 6 Cowper Road (NG)</p> <p>The Chair suspended standing orders to enable members of the public to speak.</p> <p>Mr Simon Morris, an objector, thanked the Chair for the opportunity to speak. He raised two objections with regard to the proposed parking bay: firstly, the vision splays from the parking bay would not be sufficient and could have potential safety consequences for pedestrians; secondly, he objected to the loss of two on-street parking spaces in an already congested road.</p> <p>Thanking Mr Morris, the Chair reinstated standing orders.</p> <p>Objection</p> <p>The Committee considered other objections received, including the loss of a period Edwardian boundary wall, at the detriment to the Conservation Area.</p> <p>It was also felt that as the parked car would be on a newly raised space there would be issues with loss of amenity and the blocking of light.</p>

	<p>In addition, there is a public highways concern as the lack of vision splays from the proposed space could be dangerous to pedestrians.</p> <p>CS12, Appendix 3 (iv), P120</p>
4/00279/19/TCA	<p>Works to Trees The Old Rectory, Rectory Lane (RM)</p> <p>Noted</p>
4/00286/19/FHA	<p>Single Storey Rear Extension to Replace Existing Conservatory. New Pitched Roof over Front Bay Window/Porch 18 Queens Road (SR)</p> <p>No Objection</p>
4/00293/19/FUL	<p>Single Storey Extension to Existing Petrol Station Retail Unit Hall Park Service Station (JG)</p> <p>Concern</p> <p>The Committee expressed a concern regarding the proximity of the development in relation to the River Bulbourne, which is immediately adjacent.</p>
4/00298/19/TPO	<p>Work to Trees 3 Headlands Drive (HE)</p> <p>No Objection</p>
4/00307/19/ADV	<p>Retention of Externally Illuminated High Level Sign and Non-Illuminated Projecting Sign 222 High Street (RF)</p> <p>No Objection</p>
4/00320/19/TPO	<p>Work to Trees Mellstock, Graemesdyke Road (JM)</p> <p>No Objection</p>
4/00326/19/FHA	<p>Installation of Pre-Fabricated Timber Summerhouse The Chapel, Chapel Street (SR)</p> <p>No Objection</p>

4/00338/19/FHA	<p>Installation of Three Conservation Style Velux Windows to Rear Roof Slope Ashton House, Kitsbury Road (SR)</p> <p>No Objection</p>
4/00366/19/FUL	<p>Replacement Dwelling 1 Castle Hill (WC)</p> <p>The Chair suspended standing orders to enable members of the public to speak.</p> <p>Miss Winford, speaking against the application, explained to the Committee that her parents were the previous owners of the property and is saddened to hear of the proposed plans to demolish and rebuild it. She feels that the description used in the application which calls the current build design unremarkable and of a different design to its neighbouring properties are inaccurate. She told the Committee that the houses starting at the beginning of Brownlow Road and finishing after No 3 Castle Hill and before Kitchener's Field, were built on land owned by Lord Brownlow and that apart from the style and symmetry, the house is the same as the others. She urged the Committee to consider the heritage that would be lost if the application were to be approved.</p> <p>The Chair thanked Miss Winford and reinstated standing orders.</p> <p>Objection</p> <p>1 Castle Hill is part of a row of period properties (Nos 1-4 Brownlow Road and 1-3 Castle Hill) being immediately visible from Berkhamsted Castle, which is in the Conservation Area. The street scene would be materially affected.</p> <p>The proposed development would project forward from the building line, contrary to BCA13.</p> <p>BCA13, P120, CS11, CS12</p>
4/00376/19/FHA	<p>Single Storey Rear Extension 13 Clarence Road (JG)</p> <p>No Objection</p>
4/00392/19/TPO	<p>Work to Trees Darul Aman, Doctors Commons Road (HE)</p> <p>No Objection</p>

4/00409/19/FHA	Proposed Side and Rear Extensions New England, 9b Kingsdale Road (NG) No Objection
4/03135/18/FUL	Provision of New Car Park, Netball Courts and Improvements to Access Arrangements Berkhamsted Collegiate School, Kings Road (BC) Concern The development would be adjacent to the Conservation Area, to its detriment P120. It was remarked that the illuminated sign on site is on throughout the night and shines directly into a resident's house. It was agreed that the planning officer would be written to advise them of this. <p style="text-align: right;">Action: Deputy Town Clerk</p>

TP 41/19

Planning Appeals

To note that the following Planning Appeal notification has been received:

4/02507/18/FHA/18/FHA, APP/A1910/D/19/3221537 for Construction of Two Storey Front Extension at 28 Brook Lane.

The Appeal was noted.

TP 42/19

Planning Appeal Decisions

None had been received.

TP 43/19

Planning decisions

There were brief comments regarding recent decisions.

TP 44/19

Close of Meeting

The meeting closed at 8.45 pm.

Signed.....

Date.....