

**BERKHAMSTED TOWN COUNCIL**

Minutes of the Meeting of the

**TOWN PLANNING COMMITTEE**

held in the Council Chamber, Civic Centre, Berkhamsted on

**Monday 05 August 2019 at 7.30 pm**

**MEMBERS PRESENT:**

Councillors: G Stevens - Chair  
G Corry - Vice Chair  
A Armytage  
M Hardinge (substituting for P de Hoest)  
J Jones  
P White

**ALSO PRESENT:**

Officer: Mrs J Harley, Deputy Town Clerk

7 members of the public

**TP 112/19 To receive Apologies for Absence**

Apologies for absence were received from Cllr P De Hoest and Cllr P Fisher.

**TP 113/19 To receive Declarations of Interest regarding items on the agenda**

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

4/01752/19/FHA and 4/01755/19/FHA as the architects were known to him;

4/01643/19/FHA as he had visited objectors to the application; and  
4/01630/19/FUL as the business owner was known to him;

All of the Committee members declared a personal interest in application 4/01703/19/TCA as the applicant was known to them.

**TP 114/19 Minutes of the Previous Meeting held on 15 July 2019.**

The minutes of the meeting held on 15 July 2019 were approved as a correct record and were duly signed as such by the Chair.

**TP 115/19 Chair's Communications**

## **1. Road Traffic Orders**

### **THE HERTFORDSHIRE (TEMPORARY CLOSING AND TEMPORARY WAITING RESTRICTIONS IN VARIOUS ROADS IN TRINGFORD, TRING, MARSWORTH 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 vehicular 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 Bridgewater Road, Berkhamsted from its junction with Brownlow Road north westwards to its easternmost junction with Castle Hill Avenue, a distance of approximately 134 metres.

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

2. that length of Brownlow Road, Berkhamsted from its junction with Station Road north westwards and north eastwards to its junction with Castle Hill, a distance of approximately 236 metres.

An alternative route will be via A4251 High Street, Ravens Lane, Gravel Path, The Common, New Road and Brownlow Road.

3. that length of Lower Kings Road, Berkhamsted from its junction with Brownlow Road south westwards to its junction with A4251 High Street, a distance of approximately 449 metres.

An alternative route will be via Brownlow Road, New Road, The Common, Gravel Path, Ravens Lane and A4251 High Street.

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 12 August 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.

## **2. Tree Preservation Orders**

None had been received.

## **3. Licensing**

None had been received.

#### 4. Draft Parking Standards Supplementary Planning Document

The Committee **received** and considered Dacorum Borough Council's draft Parking Standards Supplementary Planning Document. This document and accompanying letter had been circulated to Councillors on the 12<sup>th</sup> of July 2019 and made available for public view at the Town Council office and on the Town Council website.

The Committee also viewed parking zone maps which had been requested from Dacorum Borough Council by Cllr G Stevens. These are also on the Town Council website.

The deadline for responses to Dacorum Borough Council is the 30<sup>th</sup> of August 2019.

It was **agreed** that a working group would be set up to draft a response for sign-off at the next Town Planning Committee meeting on the 27<sup>th</sup> of August 2019. The members of this group are: Cllr G Stevens; Cllr G Corry; Cllr J Jones and Cllr P White. This item would also be put on the agenda of the next Transport and Environment Committee meeting on the 19<sup>th</sup> of August in order for other members to join the working group if wanted to.

Link to documents:

<https://www.berkhamstedtowncouncil.gov.uk/news/2019/07/dacorums-draft-parking-standards-supplementary-planning-document-spd>

#### TP 116/19 Multi Storey Car Park Update

The temporary car park was still closed at the time of this meeting, although it looked as though the planned remedial work had been completed.

Work on the Multi-Storey Car Park was continuing.

#### TP 117/19 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 118/19

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.

4/01318/19/ADV	<p><b>AMENDED/ADDITIONAL INFORMATION</b>          Atm Surround Logo Lozenge Projecting Signs          197 High Street (WC)</p> <p><b>No Objection</b></p> <p>Based on confirmation that the signage and ATM will not be internally illuminated.</p>
4/01692/19/FUL	<p><b>AMENDED/ADDITIONAL INFORMATION</b>          New Two Bed Dwelling          Land Adj. 1 St Margaret's Close (IK)</p> <p><b>No Objection</b></p>
4/01752/19/FHA	<p><b>AMENDED/ADDITIONAL INFORMATION</b>          Reinstating and Widening of Opening in Existing Boundary Wall, Formation of Parking Bay in Rear Garden and New Access with the Associated Relocation of The Existing Lamp Post (Amended Scheme).          6 Cowper Road (NG)</p> <p>The Chair suspended Standing Orders to enable members of the public to speak.</p> <p>The scheme applicant, Mr David Reynolds, thanked the Chair for the opportunity to speak.</p> <p>He advised that the amended application had taken previous concerns into account. The original application had proposed a flat driveway which had prompted concerns regarding potential overlooking from neighbours. The driveway in the amended scheme is sloped and would cause no overlooking.</p> <p>The vision splays and other traffic and parking conditions were acceptable in accordance with Hertfordshire County Council requirements. The wall which would be removed and which was previously thought to have been period Edwardian has since been confirmed to be made of modern brickwork.</p> <p>The Chair reinstated Standing Orders.</p> <p><b>No Objection</b></p> <p>It was requested that the tree be replaced with a suitable native specimen.</p>

4/01601/19/FUL	<p>Conversion of a 2-Bed, Two Storey Flat Above Commercial Premises to Two Separate 1-Bed Flats. External Staircase to Be Re-Positioned to Serve both Flats. 307a High Street (JM)</p> <p><b>Concern</b></p> <p>The Committee expressed concern as to whether the living space proposed on the second floor is adequate. The Committee requested clarification as to whether the parking spaces would be designated for each flat and the location of the bin storage. The proximity of the extractor flue from the restaurant underneath to the flats was also noted.</p>
4/01621/19/FHA	<p>Single Storey Side Extension, Two - Storey Rear Extension, First Floor Front Extension. New Entrance to Front Elevation. Demolition of Existing Garage. New Patio/Decked Area. 41 South Park Gardens (JM)</p> <p><b>No Objection</b></p> <p>The Committee requested clarification that the fenestration on the right-side wall will be opaque glazing.</p>
4/01630/19/FUL	<p>Replace Wooden Shed with Steel Shed 59 Gossoms End (IK)</p> <p><b>No Objection</b></p>
4/01643/19/FHA	<p>Two Storey/Single Storey Rear/Side Extension 13 Lombardy Drive (HE)</p> <p>The Chair suspended Standing Orders to enable members of the public to speak.</p> <p>A neighbouring objector, Mr Nick Clayton, thanked the Chair for the opportunity to speak. He summarised his key objections to the proposed application, which included the overbearing size of the large, extensive development and the subsequent loss of light caused its mass. Mr Clayton's explained that all of the houses on the street are set below each other by 1.2 metres and his house is one of four on the street whose rear wall is not in alignment with the other properties and, as such, the applicant's proposed rear extension would stick out by 6.3 metres and tower over their property.</p> <p>Mr Dobby, who was representing another neighbouring objector, Mr Gandolfi, thanked the Chair for the opportunity to speak. He outlined his objection to the application due to loss of</p>

	<p>light. The proposed extension would result in the loss of light into three of the neighbour's windows.</p> <p>The Chair reinstated Standing Orders.</p> <p><b>Objection</b></p> <p>It was agreed that the plans were difficult to view and do not fully represent the impact on the neighbouring dwellings. Fresh drawings were requested in order for the Committee to consider the application. The objections of both neighbouring properties should be taken into account. The scale, bulk and mass of the proposed application and its potential impact on the neighbours' amenity is contrary to CS12. The Committee also seeks clarification from the Planning Officer as to whether the 45° line is maintained for the ground and first floor rear extension for both adjacent properties.</p> <p>CS12, Appendix 3 (iv), Appendix 7 (v)</p>
4/01657/19/FHA	<p>Demolition of Existing Single Storey Rear Conservator, Front Porch, Bay Window &amp; Side Lean to Extension. Construction of Single Storey Extension with Flat Roof to Rear, Two Storey Front Extension. Associated Landscaping Works to Rear. Existing Hipped Roof Converted to Pitched Roof. 60 Woodlands Avenue (HE)</p> <p><b>No Objection</b></p>
4/01659/19/FHA	<p>Proposed Garage Outbuilding. Proposed Removal of Tree and Relocation of Existing Entrance Gates and Crossover. Whitefields, Shootersway (JM)</p> <p><b>Objection</b></p> <p>Although the Committee had no issue to the relocation of gates and crossover, they objected to the loss of the TPO to allow the building of the garage.</p>
4/01666/19/FHA	<p>Demolition of the Existing Outbuilding and Construction of a New Outbuilding for Home Office, Games Room and Store. Old Steading, Berkhamsted Place (CL)</p> <p><b>No Objection</b></p>
4/01670/19/TCA	<p>Works to Trees Chestnut Corner, 27a Montague Road (EP)</p> <p><b>No Objection</b></p>

4/01672/19/ADV	<p>Two Led Backlit Company Name and Logo Signs. Bunting Magnetics Europe, Northbridge Road (SD)</p> <p><b>No Objection</b></p>
4/01677/19/ADV	<p>Installation of Replacement Illuminated and Non-Illuminated Signs to the Exterior of the Building and Repainting of the Exterior. The Lamb, 277 High Street (SR)</p> <p><b>No Objection</b></p> <p>On the condition that the signs are externally illuminated.</p>
4/01681/19/LBC	<p>Installation of Replacement Illuminated and Non-Illuminated Signs to the Exterior of the Building and Repainting of the Exterior. The Lamb, 277 High Street (SR)</p> <p><b>No Objection</b></p> <p>On the condition that the signs are externally illuminated.</p>
4/01685/19/FHA	<p>Two Storey Rear and First Floor Side Extensions and Garage Conversion 37 Lombardy Drive (CL)</p> <p><b>No Objection</b></p> <p>On the basis that the trees are replaced with suitable native species.</p>
4/01686/19/TCA	<p>Works to Cypress Trees 27 Montague Road (WC)</p> <p><b>No Objection</b></p>
4/01689/19/FUL	<p>Construction of Self-Contained Detached Dwelling with Associated Parking. 28 Hall Park (IK)</p> <p><b>Objection</b></p> <p>The proposed scheme is an overdevelopment and out of character with the street scene due to its scale, bulk and mass. The amenity space, even at 150m<sup>2</sup> does not comply with Appendix 3 (3.6, iii). It was noted that there is no separate garage proposed and an absence of storage space. The neighbour's comments regarding loss of amenity should also be taken into account.</p>

	CS11, CS12, BCA1, Appendix 3 (3.6, iii), Appendix 3 (vi)
4/01691/19/FUL	<p>Conversion of Existing House into Two Dwellings 63 Ridgeway (SO)</p> <p><b>No Objection</b></p>
4/01693/19/TPO	<p>Work to Trees 10 Gilpins Ride (EP)</p> <p><b>No Objection</b></p> <p>It was requested that T1 be replaced by a suitable native species.</p>
4/01695/19/FHA	<p>Two Storey/Single Storey Rear Extension &amp; First Floor Side Extension 9 New Manor Croft (WC)</p> <p><b>No Objection</b></p>
4/01698/19/FHA	<p>Single Storey Part Side Part Rear Extension 115 George Street (CL)</p> <p><b>Objection</b></p> <p>The proposed rear extension will fill the full width of the rear space resulting in the potential loss of light to the neighbouring property.</p> <p>It is unclear from the drawings whether the 45° line is breached and the Committee requested clarification on this from the Planning Officer.</p> <p>Appendix 3 (iv)</p>
4/01703/19/TCA	<p>Work to Trees Stonycroft, 9 Shrublands Road (RF)</p> <p><b>No Objection</b></p>
4/01713/19/FUL	<p>Demolition of Dwelling &amp; Construction of Replacement Dwelling Including Removal of Identified Small Scale Trees 11 Barncroft Road (AH)</p> <p><b>Objection</b></p> <p>The drawings are misleading and do not adequately show the potential impact on the neighbouring bungalow. The scale of the</p>



	<p>right-hand side upper storey would likely result in overshadowing and loss of light to the bungalow at number 13. The garages, plant and boot rooms should be realigned to achieve a greater separation from the neighbouring boundary. The proximity, scale, bulk and mass of the proposed scheme would result in loss of amenity to the adjacent property and is contrary to CS12. It was also noted that there was no orange notice in the vicinity.</p> <p>CS12, Appendix 3 (vi)</p>
4/01755/19/FHA	<p>Single Storey Side Extension Harriotts End Farm Cottage, Chesham Road (IK)</p> <p><b>No Objection</b></p>
4/01768/19/TPO	<p>Works to Trees and Hedges 13 Oakwood (CL)</p> <p><b>No Objection</b></p>
4/01771/19/FUL	<p>Installation of Additional 30,000 Litre Double Skinned Below Ground Fuel Storage Tank to Existing Petrol Filling Station Forecourt Cross Oaks Service Station, 345 High Street (NG)</p> <p><b>No Objection</b></p>

**TP 119/19      Planning Appeals**

None had been received.

**TP 120/19      Planning Appeal Decisions**

None had been received.

**TP 121/19      Planning decisions**

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

**TP 122/19      Close of Meeting**

The meeting closed at 8:52pm

**Signed**.....

**Date**.....