

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Council Chamber, Civic Centre, Berkhamsted on

6 March 2017 at 7.30 pm

MEMBERS PRESENT:

Councillors: A Armytage – Chair
S Beardshaw
B Newton
I Reay
G Stevens
G Yearwood

ALSO PRESENT:

Councillor – Cllr G Corry

Mrs J Mason - Town Clerk

3 members of the public

TP 34/17 Apologies for Absence

Apologies for absence were received from Cllr J Ashbourn.

TP 35/17 Declarations of Interest regarding items on the agenda

Cllr Armytage declared a personal interest in application 4/00119/17/FUL because one of the objectors, Mrs S Johnson, was known to him. He had spoken to her about the application although he had not proffered an opinion. It was noted that Mrs Johnson was known to all other Councillors present.

TP 36/17 Minutes of the Previous Meeting held on 13 February 2017

The minutes of the meeting held on 13 February 2017 were agreed as a correct record and were duly signed as such by the Chair.

TP 37/17

Chair's Communications

Notification has been received from HAPTC regarding a new LAIS1396 Housing White Paper. The consultation will run for 12 weeks and will close on 2 May 2017.

Road Traffic Orders

- i. Notification has been received from Hertfordshire County Council of a modification to the proposed Waiting Restrictions outside Bridgewater School.
- ii. Notification has been received from Hertfordshire County Council that Cross Oak Road from its junction with Anglefield Road to its junction with the A4251 High Street will be closed to all traffic from 1 April 2017 for a period of up to 6 months.

An alternative route will be via Cross Oak Road, Greenway, Shrub lands Avenue and Shrublands Road or A4251 High Street, Kitsbury Road and Charles Street.

The Order is needed because works are proposed to be executed on or near the roads and Footpaths.

Concerns were expressed by Councillors regarding the proposed diversionary routes which would take traffic through already heavily congested and extremely narrow routes. It was **agreed** that the Town Clerk should contact Herts County Council and express the Committee's concerns and make the suggestion that longer diversions through less congested roads would be more practical.

Tree Preservation Order

None received.

Licensing

None received.

TP 38/17

Paperless Planning Update

The Town Clerk confirmed that this would be the last meeting to be provided with paper plans. The agenda for the next meeting was already being prepared using electronic notifications. The additional IT equipment for installation in the Council Chamber had been ordered by DBC and would be arriving in the very near future. On 3 March four Councillors and two members of staff had attended a morning's training at Dacorum Borough Council

which had included navigation of the website and an update on recent and proposed planning policies, procedures and legislation. This had been very useful and she had contacted DBC expressing the hope, on behalf of the Council, that such events could be held on a regular basis in future. The written information provided by DBC about the website would be made available to library staff to assist them when dealing with members of the public who might like to view plans. It was noted that the Development Control Committee (to be renamed the Development Management Committee) would be meeting on a four weekly basis from May. This would not affect the Town Planning Committee's three weekly meeting cycle because the 21 day consultation period remained unchanged. In the meantime, the Town Clerk would arrange to brief any Councillors who had missed the 3 March session.

TP 39/17

Public Participation

It was **RESOLVED** to suspend Standing Orders to invite **public participation** on items on the agenda

The Chairman suspended standing orders to enable Mrs S Johnson to speak. As a Shrublands Road resident she was pleased to note the comments made under item TP37/17 (ii) and hoped that robust representations would be made to HCC about the proposed diversionary routes. She also asked if under the new paperless planning regime it would be possible to view plans at meetings. It was noted that the necessity to view plans at meetings was rare, given the preparatory work undertaken beforehand. The Town Council would shortly be taking delivery of a digital projector for general use.

The Chairman reinstated standing orders and the meeting resumed.

TP 40/17

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:

4/03286/16/FUL

AMENDED and/or ADDITIONAL PLANS / INFORMATION –
Construction of a three-storey house at 21a Hall Park. (IK)

The Chair suspended standing orders and Ms J Kreckel summarised her concerns about the proposals which she had submitted to Dacorum Borough Council. She explained that she

lived opposite the site and the revised plans had failed to address previous objections made by the Town Council and neighbours. It would continue to be an overlarge, three storey building which would be overbearing and dominant within the street, particularly in relation to neighbouring properties. The large first floor window was inappropriate in such a built up area. The road is characterised by family houses some which have a number of vehicles, yet the proposals allowed only one parking space. This would lead to an increase in on-road parking, in effect resulting in single file traffic. This would bring with it contingent difficulties for motorists, emergency vehicles and pedestrians. The plans themselves were ambiguous and lacking in detail. In particular, there was no reference to a tree covered by a TPO at no 23 which would be damaged at both canopy and root level by the proposals. The garage at no 23 was similarly close to the boundary yet was not show on the plans. Steps would have to be made to protect the garage's foundations from any damage arising from the proposed work. In conclusion, she urged the Town Council to continue its objections to the proposals.

The Chair thanked Ms Kreckel for her contribution and reinstated standing orders.

Objection.

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 as could the foundations of the neighbouring garage. The applicants should reconsult with the planning officer.

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

4/00049/17/FHA Demolition of existing single storey garage, two-storey side extension, single storey front and side extension to include new garage, first floor side extension, single storey rear extension, porch at 1 Castle Hill Avenue. (TR)

No objection.

4/00119/17/FUL Dropped kerb and creation of forecourt parking at Dunsland House, 5 Shrublands Road. (RM)

The Chair suspended standing orders to enable Mrs S Johnson to speak. First, speaking on behalf of Berkhamsted Citizens, she stated that the application was inappropriate in the Conservation Area. There was no Heritage Statement. The building was

locally listed with an Article 4(2) Direction in the Conservation Area, affecting the setting of a listed building opposite (All Saints' Church) and thus a heritage asset. The proposals would destroy the front garden and reduce much needed on-street parking.

Secondly, speaking as a neighbour, she was of the view that the plans were inadequate, for example, there were no excavation plans. The proposals would have an adverse effect on the immediate neighbours; no 7 had a common front side entrance whilst no 5A was immediately beside the proposed industrial lift. Nor did the plans show the existing car park to the rear for an ambulance and cars, with ramp access for patients and goods via Shrublands Avenue. She suggested that three front car parking spaces could be achieved more tastefully by mirroring the design currently at no 7. Drawing attention to the fact that she had not received a neighbour consultation letter she then urged the Committee to object in the strongest terms.

Thanking Mrs Johnson for her contribution the Chair reinstated standing orders.

Objection.

The proposals represent an excessive overdevelopment in the Conservation Area. The amenity of neighbours would be compromised and much needed on-street parking reduced in this already congested area of Berkhamsted. The building is locally listed and is itself sited opposite a listed building, yet there is no Heritage Statement provided with the application. The loss of the front garden would impact adversely on the character of the Conservation Area. An acceptable compromise might be to reflect the arrangement at no 7 which accommodates three parking spaces whilst retaining the appearance of a traditional front garden, so typical of the area. In addition, the Committee would ask DBC to investigate the reasons why some neighbourhood notification letters appear not to have been sent.

CS11 P120

4/00196/17/FHA

Part two-storey, part single storey side/rear extension, front and rear dormer windows to facilitate a loft conversion, new roof over existing garage and new front porch canopy at 15 Hillside Gardens. (AH)

No objection.

4/00212/17/FHA Single storey rear extension and external works at 6 Ballinger Court. (AW)

No objection.

4/00246/17/TPO Works to G1, G2 and G3 trees at Berkhamsted School, Castle Street. (OD)

No objection.

4/00249/17/TCA **FOR INFORMATION ONLY** – Works to trees at 33 Kitsbury Road. (OD)

Noted.

4/00259/17/FHA Single storey front and rear extensions and dormer extension at 4 Trevelyan Way. (SR)

Concern

The size and scale of the proposed dormers are over dominant.

4/00273/17/FHA Single storey rear extension, internal alterations to kitchen, utility and under stairs cupboard, alterations to roof at Boxwood House, 5 Castle Street. AP (**Also 4/00409/17/LBC**)

The Chair suspended standing orders enabling Mr Hart, the next door neighbour, to speak.

Mr Hart made a plea that the contractors be asked to act considerately. Whilst he had no significant objections to the proposals, he hoped that noise and inconvenience would be restricted to normal working hours and during week days only.

The Chair reinstated standing orders.

No objection.

It was also agreed that in submitting the above comments to DBC, planning officers should be made aware of Mr Hart's concerns. It was further noted that the Town Clerk had already drawn DBC's attention to the fact that the on-line plans had not been correctly loaded onto the website.

4/00275/17/TCA **FOR INFORMATION ONLY** – Works to Rowan tree at 8 Greenway. (SR)

Noted.

4/00283/17/FHA Single storey rear and first floor side extensions with loft conversion at 8 Admiral Way. (AH)

No objection.

4/00285/17/FHA Single storey rear and side extension at 27 Charles Street. (AH)

No objection.

4/00294/17/TPO Fell Leylandii tree and works to Eucalyptus tree at 23 Oakwood. (AW)

No objection.

4/00314/17/FUL Demolition of two-bedroom bungalow. Construction of five-bedroom house with integrated garage at 29 Boxwell Road. (NG)

The Chair suspended standing orders to enable Mrs S Johnson to speak.

Mrs Johnson was of the view that the main house was acceptable but questioned the appropriateness of the flat roofed side extension. She was of the view that a condition should require that the window frames be made of wood, in keeping with the Conservation Area.

Thanking Mrs Johnson for her comments, the Chair reinstated standing orders.

Objection.

Whilst the main house is acceptable the flat roofed side extension is totally out of keeping with the street scene in terms of design and materials used. The amenity of neighbours would be compromised because of overlooking and loss of privacy. Wooden window frames should be specified throughout the building, as appropriate in a Conservation Area setting. The Committee is also concerned about the absence of adequate parking for such a large house in an area where on-street parking is a limited.

P120, CS12, CS11

4/00334/17/FUL Construction of new agricultural storage building at Bottom Farm, Swing Gate Lane. (RM)

Objection.

The proposals represent an unsightly development in a very attractive area of Greenbelt, impacting adversely on the amenity enjoyed by residents and those using adjacent footpaths for leisure and recreation. It is the view of the Committee that the description is misleading. Although the property address is Bottom Farm, the proposed site is accessed via White Hill, adjacent to the hamlet of Whelpley Hill.

CS5

4/00343/17/TPO Works to trees at 33 Oakwood. (OD)

No objection.

4/00355/17/TPO Works to trees at 7 Beechcroft. (OD)

No objection.

4/00460/17/TCA **FOR INFORMATION ONLY** – Tree works in the Conservation Area at Chithurst, 332 High Street. (OD)

Noted.

TP 41/17 Planning Appeals

It was **noted** that no Planning Appeals have been received.

TP 42/17 Planning Appeal Decisions

It was **noted** that no Planning Appeal Decisions have been received.

TP 43/17 Planning Decisions

The planning decisions circulated with the agenda were noted.

TP 44/17 Close of Meeting

The meeting closed at 8.34 pm.

Signed.....

Date.....