

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Council Chamber, Civic Centre, Berkhamsted on

6 August 2018 at 7.30 pm

MEMBERS PRESENT:

Councillors: A Armytage – Chair
J Jones
B Newton
I Reay
G Stevens
G Yearwood

ALSO PRESENT:

Councillors: G Corry

Officer: Mrs J Mason

11 members of the public were present

TP 121/18 To receive **Apologies for Absence**

TP 122/18 To receive **Declarations of Interest** regarding items on the agenda

Cllr Stevens declared personal interests in the following applications:

4/01684/18/FUL because the architect was known to him;

4/01725/18/FHA because the applicant was known to him;

4/01744/18/ROC because an objector was known to him;

4/01800/18/FUL because he had spoken to an objector;

4/01752/18/FHA because the agent was known to him, and,

4/01753/18/FHA because the agent was known to him.

Cllr I Reay declared a personal interest in application

4/01725/18/FHA because the applicant was known to him.

Cllr G Corry declared a personal interest in application

4/01744/18/ROC because an objector was known to her and in

application 4/01800/18/FUL because an objector was known to her.

It was noted that one of the objectors to application

4/01684/18/FUL was Town Councillor Peter Matthews who was not present at the meeting.

TP 123/18

Minutes of the Previous Meeting held on 16 July 2018

The minutes of the previous meeting held on 16 July 2018 were approved as a correct record and were duly signed as such by the Chair.

TP 124/18

Chair's Communications

1. Road Traffic Orders

The following information was **received**:

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") and to prohibit all vehicles from waiting at any time on both sides of these lengths of Roads whilst works are in progress as follows (numbering relates to that used in the papers attached to the agenda):

1. that length of A41 (unnamed road), Berkhamsted from its junction with the A41 eastbound slip road leading from the A416 Kingshill Way/A416 Chesham Road roundabout south eastwards and north eastwards for a distance of approximately 4275 metres.

An alternative route will be via A416 (Kingshill Way/Kings Road) and A4251 (High Street/ London Road).

8. the A416 Kingshill Way/A416 Chesham Road roundabout, Berkhamsted from its junction with A416 Kingshill Way clockwise for its entire length.

An alternative route will be via A416 Chesham Road, A41 (unnamed road/Tring Interchange), A4251 (Tring Road/High Street/London Road) and A41 (unnamed road).

9. the A41 eastbound slip road leading onto the eastbound carriageway of A41 (unnamed road), Berkhamsted from its junction with the A416 Kingshill Way/A416 Chesham Road roundabout south eastwards and south westwards to its junctions with the eastbound carriageway of A41 (unnamed road), a distance of approximately 362 metres.

An alternative route will be via A416 Chesham Road, A41 (unnamed road/Tring Interchange), A4251 (Tring Road/High Street/London Road) and A41 (unnamed road).

10. that length of Chesham Road, Berkhamsted from its junction with A4251 High Street south westwards to its junction with the A416 Kingshill Way/A41 (unnamed road) roundabout, a distance of approximately 1149 metres.

An alternative route will be via A4251 (High Street/London Road) and A41 (unnamed road).

11. that length of A416 Chesham Road, Berkhamsted from its junction with Whitehill Road north eastwards to its junction with the A416 Kingshill Way/A41 (unnamed road) roundabout, a distance of approximately 300 metres.

An alternative route will be via A416 Chesham Road, A41 (unnamed road/Tring Interchange), A4251 (Tring Road/High Street) and A416 Kings Road.

12. that length of A416 Kingshill Way, Berkhamsted from its junction with the A416 Kingshill Way/A41 (unnamed road) roundabout north westwards to its junction with A416 Kings Road, a distance of approximately 495 metres.

An alternative route will be via A416 Chesham Road, A41 (unnamed road/Tring Interchange), A4251 (Tring Road/High Street) and A416 Kings 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 13 August 2018 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 received.

3. Licensing

- (i) Licensing application for Berkhamsted Sports Centre (Application MO46219 discussed on 16 July 2018 refers)

E-mail correspondence from the applicant and the licensing officer regarding concerns raised at the above meeting was **received and reviewed**.

The Committee was pleased to note that as a result of comments submitted following the 16 July meeting the

applicants had agreed to sale of alcohol hours to be reduced to 10 pm on a Sunday as requested by the Town Council. The detailed proposals for safeguarding boxing and wrestling contestants were also welcomed as were the robust measures for dealing with anti-social behaviour.

It was **agreed** that the Town Clerk should advise the Licensing Department at DBC that the Committee now has no objection to the application.

- (ii) Licensing application MO45940, premises licence, full variation application, Shell Budgens.

The notice of decision following the 16 July meeting of DBC's Licensing of Alcohol and Gambling Sub-Committee was **received**.

4. Hertfordshire Local Plan Call for Sites

A letter dated 20 July 2018 advising of the "Call for Sites" the County Council, as Waste Planning Authority, is undertaking from Monday 23 July – Sunday 16 September 2018 was **received**.

5. London Luton Airport Limited (LLAL) non- statutory consultation on expansion options

An e-mail dated 19 July 2018 advising the Town Council of the above consultation, which runs until 5pm on Friday 31 August 2018, was received.

It was **agreed** that the Town Clerk should submit a comment expressing the Committee's wish that the expansion plans should protect the tranquillity of the Chilterns Area of Outstanding Natural Beauty.

TP 125/18

Multi Storey Car Park Update

To **receive** any updates

It was confirmed that the anticipated planning application for the temporary parking arrangements at The Moor during the construction period had been delayed. This was because the arboriculture survey was in the process of being finalised and should be completed in the course of the next few days. The survey would form part of the documentation for the application. On this basis DBC were aiming to complete the 21 day consultation process in early September.

TP 126/18**Public Participation**

It was agreed that Standing Orders should be suspended during the course of the meeting to invite **public participation** on items on the agenda.

TP 127/18

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.

4/00337/18/FHA

ONE AND TWO STOREY SIDE AND REAR EXTENSIONS, LOFT CONVERSION, GARAGE CONVERSION WITH PITCHED ROOF OVER GARAGE, FRONT ROOF LIGHTS, REAR DORMER AND DECKING
1 ELLESMERE ROAD

This application had already been granted.

4/00520/18/FHA

LEVEL OFF FRONT GARDEN. CONSTRUCTION OF LOW WALL IN KEEPING WITH THE REST OF THE TERRACE. ADDITION OF IRON GATE.
56 CHARLES STREET

No objection subject to materials used being appropriate to the Conservation Area setting.

4/00988/18/FUL

CONSTRUCTION OF EXTENSION ON SOUTHERN SIDE OF EXISTING BUILDING.
THE HAYSTACK PRESS, 6A NORTHBRIDGE ROAD

No objection although the Committee did express reservations about the need for tandem parking which can be problematic, leading to overspill into surrounding roads.

4/01306/18/FHA

GROUND FLOOR REAR EXTENSION, FRENCH DOOR TO SIDE AND EXTERNAL ACCESS TO BASEMENT ROOM.
9 TORRINGTON ROAD

[To review in light of additional information from planning officer]

The Chair suspended standing orders. Mr M McGovern, the applicant, spoke in support of the application to which the Committee had previously objected. He summarised the steps that had been made to address these objections. These included a reduction in the size of the roof lights and the inclusion of matching brickwork into the side

elevation. Turning to loss of parking provision, he advised that the old garage was very small and could not accommodate a modern car so converting the garage did not lead to loss of parking and had the benefit of allowing direct access to the garden from the house. He acknowledged that the two spaces available would require parallel parking and were quite small. Councillors were of the view that these parking arrangements would be problematic and could cause obstruction.

Thanking Mr McGovern for his contribution the Chair reinstated standing orders.

Concern.

The majority of the objections previously expressed have been mitigated. However, the Committee hopes that the possibility of moving the garage conversion further from the kerb could be investigated to improve parking provision and remove the likelihood of cars overhanging the pavement.

CS12; Appendix 5.

4/01447/18/ADV

FREE STANDING SIGNS AT ENTRANCE.
LAND ADJACENT TO HARESFOOT LODGE, CHESHAM ROAD.
BERKHAMSTED PREP SCHOOL.
(To review application previously considered 25 June 2018).

The Committee reviewed the application and was pleased to note that the lighting would only operate until 6.30 pm. In view of this and the resultant improvements to safety given the darkness of this stretch of road and the speed with which traffic travels along it, a revised decision of **no objection** was made.

4/01448/18/ADV

TWO FREE STANDING ADVERTS.
CASTLE STREET CAMPUS, BERKHAMSTED SCHOOL.
(To review application previously considered 25 June 2018)

The Committee reviewed the application and recorded a revised decision of **no objection** following reassurances that the lighting will switch off at 6.30 pm.

4/01635/18/FHA

CAR PORT WITH GARDEN STUDIO ABOVE
THE HOIST, 2 MASONS YARD, CHAPEL STREET

The Chair suspended standing orders to allow Mr T Oldman to speak.

Mr Oldman, a Chapel Street resident, expressed serious concern about the application. The proposed development would impact on his amenity in terms of privacy. The mass of the building was out of keeping with the area and the ridge would be higher than the eaves of his property. It would overlook his garden and have sight lines at ground floor and first floor levels. Residents in Bridge Street would be seriously impacted in this respect. The elevated terrace was similarly inappropriate with the possibility of being used as an occupiable space. The design was also out of keeping with the surrounding Victorian

artisan dwellings and workshops. It would disrupt the building line of other garden buildings in the Conservation Area setting which included locally listed buildings. In conclusion, he was of the view that a single storey structure would be more appropriate.

Thanking Mr Oldman for his comments the Chair reinstated standing orders.

Objection.

The proposed development, in view of its size and bulk, would cause significant loss of amenity in terms of privacy to surrounding neighbours. The structure's design is out of keeping with the Conservation Area.

CS11; CS12; CS27; P120; Appendix 3 (i).

4/01648/18/FHA REPLACEMENT OF OLD WOODEN DECKING WITH NEW SUSTAINABLE COMPOSITE DECKING. INSTALLATION OF SAFETY RAILINGS AND SCREENING.
9 UPPER HALL PARK

No objection.

4/01650/18/RET SINGLE STOREY REAR EXTENSION
30 MEADOW ROAD

No objection

4/01680/18/FHA REPLACEMENT OF STORMPROOF WINDOW AT REAR OF PROPERTY
17 CHAPEL STREET

No objection

4/01684/18/FUL CONSTRUCTION OF TWO DETACHED HOUSES
LAND SOUTH OF 7 AND 9, ANGLEFIELD ROAD

No objection

4/01694/18/FHA SINGLE STOREY REAR EXTENSION, TWO STOREY SIDE EXTENSION AND REAR DORMER EXTENSION
4 DELLFIELD AVENUE

Concern

The Committee would prefer a dormer of a smaller size and scale.

Appendix 7 (vi)

4/01709/18/TPO WORKS TO TREES
BERKHAMSTED COLLEGIATE SCHOOL, CASTLE STREET

No objection

- 4/01710/18/FHA CONSTRUCTION OF GARDEN ROOM.
5 BELTON ROAD
- Objection**
- The bulk, mass and height of the proposals are inappropriate and intrusive in relation to adjacent properties.
- CS11; CS12
- 4/01711/18/TPO WORK TO T1 AND T2 OAK TREES
20 MEADWAY
- No objection**
- However, the Committee would question whether an ash is an appropriate replacement for an oak given the prevalence of ash die back disease.
- 4/01722/18/TCA WORK TO TREES.
1 ELM COURT, ELM GROVE
- Noted**
- 4/01723/18/FHA FIRST FLOOR REAR EXTENSION WITH VELUX WINDOW, AND
ALTERATION TO FENESTRATION ON EXISTING REAR ELEVATION
(AMENDED SCHEME)
15 ORCHARD AVENUE
- No objection**
- 4/01725/18/FHA GARDEN OUTBUILDING
6 BRIDGEWATER ROAD
- No objection**
- 4/01726/18/FHA CONVERSION OF EXISTING INTEGRAL GARAGE TO HABITABLE
ACCOMMODATION AND CONSTRUCTION OF A SINGLE STOREY
FRONT EXTENSION
CEDAR HOUSE, GRAEMESDYKE ROAD
- No objection**
- 4/01730/18/TPO WORKS TO ACER AND OAK TREES
1 MILLFIELD
- Noted**
- 4/01733/18/TCA WORKS TO TREES
50 CROSS OAK ROAD, BERKHAMSTED
- No objection**

4/01736/18/FHA LOFT CONVERSION, REAR FACING DORMER WINDOW AND REAR FACING VELUX ROOF LIGHT
20 SHRUBLANDS AVENUE

No objection

4/01743/18/FHA DEMOLITION OF EXISTING GARAGE AND REPLACEMENT OF HARDSTANDING WITH NEW GARAGE AND HARDSTANDING
54 SHRUBLANDS AVENUE

No objection

4/01744/18/ROC VARIATION OF CONDITION 2 (APPROVED PLANS) ATTACHED TO PLANNING PERMISSION 4/02079/17/FHA (NEW DETACHED DOUBLE GARAGE, GARAGE CONVERSION AND ALTERATIONS TO DWELLING)
57 KINGS ROAD

The Chair suspended standing orders and invited Mr Stephens to speak. He stated that the addition of roof lights and a window at ground floor level would lead to overlooking of his property. The installation of a staircase at the rear, to reach the upper floor, combined with the installation of various services, led him to the conclusion that in due course the garage might be occupied. He also expressed concern about the foundations, which he had thought would be pile driven to protect trees. It appeared that a concrete raft had been installed which could cause damage to an adjacent acacia tree which provides useful screening.

Thanking Mr Stephens for his contribution the Chair reinstated standing orders.

Objection

The proposed windows would result in loss of privacy to neighbours. The Committee understands that this work is almost complete and hopes that a pile driving option was adopted when installing foundations so that adjacent trees would be protected.

CS11; CS12; Appendix 3 (i)

4/01752/18/FHA ONE AND TWO STOREY FRONT EXTENSION, SINGLE STOREY REAR EXTENSION, AND ENLARGEMENT OF DRIVEWAY.
131 CROSS OAK ROAD

No objection

4/01753/18/FHA TWO STOREY SIDE/REAR EXTENSION
ADMONT, GRAVEL PATH

No objection

4/01798/18/FHA

CONSTRUCTION OF TWO DORMER WINDOWS TO THE REAR ELEVATION OF THE EXISTING ROOF
16 ORCHARD AVENUE

No objection

4/01800/18/FUL

CONSTRUCTION OF TWO DETACHED DWELLINGS WITH ASSOCIATED ACCESS AND PARKING.
LAND R/O, ARNSIDE, CROSS OAK ROAD

The Chair suspended standing orders and invited members of the public to speak. Ms S Doggett circulated documents illustrating the scale and location of the proposals and Mr C Simonds spoke in objection to the proposals which would result in a cramped, over populated site, overlooking and loss of light to neighbouring properties because of the mass and bulk of the three storey structures. There would be a resultant increase in traffic volume and the loss of over 40 trees resulting in harm to wildlife habitats.

Mr J Battye supported the views expressed above. He referred to previous applications that had been turned down on the grounds of increased traffic volume. In the interim, traffic flow had increased and the road was now even busier. He commented on failings of clarity with the Dacorum Borough website and urged the Committee to reject the application. Mr M Burgess and Mrs W Banfield also opposed the application. Road safety would be jeopardised and Mrs Banfield drew the Committee's attention to the access point which was adjacent to the traffic calming chicane which is at an extremely narrow point of the road.

Thanking members of the public for their comments the Chair reinstated standing orders.

Objection

This proposed development would be of a much higher density than the surrounding area which falls within BCA12. It is therefore out of keeping with the street scene and of poor design with small gardens. Over 40 trees would be removed which would lead to loss of habitat and adversely impact on the green, leafy character of the surrounding area. Additionally, the trees' removal will impact on the privacy of a neighbouring property by removing much valued screening. Consideration should be given to applying TPOs to these trees if they are not already covered by such an order. Furthermore, the Committee would urge DBC to seek the views of HCC Highways on the safety of the access to the site. This occurs at an extremely narrow point in Cross Oak Road adjacent to the single track traffic calming chicane and would be a danger to motorists and pedestrians alike.

CS11; CS12; Appendix 3 (i) & (ii); BCA12.

4/01808/18/TPO

WORK TO T1 YEW TREE 8 PRIORY GARDENS

No objection.

4/01824/18/FHA SINGLE STOREY REAR AND FIRST FLOOR SIDE EXTENSIONS
(AMENDED SCHEME)
RHENIGIDALE, IVY HOUSE LANE

No objection

4/01826/18/FHA LOFT CONVERSION, VELUX ROOF WINDOW TO FRONT
ELEVATION, TWO DORMER WINDOWS TO REAR ELEVATION.
36 CHARLES STREET

No objection

4/01845/18/FHA GARAGE CONVERSION AND CONSTRUCTION OF FIRST FLOOR
SIDE EXTENSION.
102 KINGS ROAD

No objection

4/01849/18/FUL CONSTRUCTION OF TWO STOREY REAR EXTENSION AND NEW
ROOF TO CREATE TWO SEMI-DETACHED DWELLINGS.
14 ASHLYNS ROAD

Objection

The proposed dwellings are in effect three storeys high and out of keeping with the street scene. There is inadequate parking provision which will result in additional on street parking in a narrow road which is already regularly blocked by vehicles trying to pass parked vehicles.

CS11; CS12; Appendix 5.

4/01862/18/TCA WORK TO TREES, BERKHAMSTED CASTLE, BROWNLOW ROAD

Noted

4/01876/18/FHA REAR DORMER ROOF, 7 GEORGE STREET

No objection

TP 128/18 Planning Appeals

It was **noted** that a planning appeal has been submitted regarding application 4/02316/17/FUL, for the construction of two semi-detached houses at land adjacent to 26 Station Road.

TP 129/18 Planning Appeal Decisions

It was noted that no planning appeal decisions have been received

TP 130/18

Planning decisions

A schedule of recent planning decisions was circulated and reviewed

TP131/18

Close of meeting

The meeting closed at 9.25 pm.

Signed.....

Date.....