

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Council Chamber, Civic Centre, Berkhamsted on

Monday 07 October 2019 at 7.30 pm

MEMBERS PRESENT:

Councillors: G Stevens - Chair
G Corry - Vice Chair
A Armytage
P Fisher
R Freedman (substituting for P White) – arrived at 8:10pm
J Jones

ALSO PRESENT:

Councillors: S Cloughton – left at 8:27pm

Officer: Mrs J Harley, Deputy Town Clerk

34 members of the public

TP 146/19 To receive Apologies for Absence

Apologies for absence had been received from Cllr P de Hoest and Cllr P White

TP 147/19 To receive Declarations of Interest regarding items on the agenda

Cllr G Stevens declared a personal interest in the following applications: 4/02119/19/FUL as he had made a site visit and met with residents; and 4/02120/19/ROC as he knew objectors to the application.

TP 148/19 Minutes of the Previous Meeting held on 16 September 2019.

The minutes of the meeting held on 16 September 2019 were approved as a correct record and were duly signed as such by the Chair.

TP 149/19 Chair's Communications

1. Road Traffic Orders

THE HERTFORDSHIRE (TEMPORARY CLOSING OF A4251 HIGH STREET, BERKHAMSTED DURING THE 'BERKHAMSTED CHRISTMAS LIGHTS SWITCH ON') ORDER 2019

NOTICE is given that Hertfordshire County Council intends to make an Order under Section 16(A) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using that length of A4251 High Street, Berkhamsted from its junction with Castle Street north westwards to its junction with A416 Kings Road, a distance of approximately 297 metres.

An alternative route will be via Castle Street, Station Road, Lower Kings Road and A4251 High Street.

The section of road will be closed between the hours of 1.00pm and 7.30pm on Sunday 24 November 2019, when signs are in place.

The purpose of the Order is to ensure public safety and prevent accidents for the duration of the 'Berkhamsted Christmas Light Switch On'.

A copy of the proposed Order may be inspected free of charge at County Hall, Hertford between the hours of 9.00am and 5.00pm (excluding weekends, bank and public holidays)

2. Tree Preservation Orders

None had been received.

3. Licensing

None had been received.

4. Enforcement Notices

The following Enforcement Notices had been received:

- i) Land Adjacent West Side of 6 Haynes Mead; and
- ii) Lock Cottage, Ravens Lane

The notices were **noted**.

5. Development adj to Egerton Rothesay School, Durrants Lane

To **discuss** and **approve** street names for three new roads in Durrants Lane.

The Chair suspended Standing Orders to enable members of the public to speak.

A resident, Mrs S Johnson, requested that the Committee consider consulting upon the Berkhamsted Local History and Museum Society for their name suggestion and also referring the final decision to Northchurch Parish Council, as the development is technically within their jurisdiction.

The Chair reinstated Standing Orders.

The Committee decided that the suggestion of Rothesay Drive should be disregarded as it may cause confusion. It was decided that the final naming decisions should be made by Northchurch Parish Council.

It was **agreed** that the Deputy Town Clerk would contact Northchurch Parish Council, Berkhamsted Local History and Museum Society and the Officer at Dacorum to advise of the Council's decision.

Action: Deputy Town Clerk

6. Community Review Panel – Dacorum Borough Council

To **note** the email received from Dacorum Borough Council (DBC) regarding plans to create a Community Review Panel to consist of interested members of the public for the purpose of commenting on future planning applications and strategic planning.

Application forms can be downloaded from DBC's website link:<http://www.dacorum.gov.uk/home/planning-development/community-review-panel>

Completed forms should be returned to DBC by 5:00pm on Monday 21 October 2019.

The Town Council has published details on their website and noticeboards

The **email** was noted.

TP 150/19 Multi Storey Car Park Update

Works are progressing and the first upper concrete floors have been put in. The Deputy Town Clerk will write to the Project Manager, copying in the and Leader of Dacorum Borough Council to request attendance at a meeting with the Parking Forum to discuss the charging structure, the disposition of the parking places and the results of the recent survey of local businesses parking concerns which was completed by the Berkhamsted Chamber of Commerce.

Action: Deputy Town Clerk

TP 151/19 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 152/19 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.

4/01771/19/FUL	<p>AMENDED/ADDITIONAL INFORMATION 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>Noted</p>
4/01990/19/LDP	<p>AMENDED/ADDITIONAL INFORMATION Single Storey Rear Extension Within Permitted Development 7 Mortain Drive (JM)</p> <p>Noted</p>
4/02080/19/FUL	<p>AMENDED/ADDITIONAL INFORMATION Demolition of Existing House. Rebuild 6 Bedroom Property Detached Garage & Outbuilding (EP) 10 Gilpins Ride</p> <p>The application has been withdrawn.</p>
4/02107/19/FHA	<p>AMENDED/ADDITIONAL INFORMATION Single Storey Rear Extension & Alterations Including Garage Conversion 6 Gaveston Drive (EP)</p> <p>No Objection</p>
4/01735/19/FHA	<p>First Floor Rear Extension and Conversion of Outbuilding 9 Highfield Road (NG)</p> <p>Concern</p> <p>The Committee expressed concern about a potential loss of light to the neighbouring property.</p>

4/02073/19/FHA	<p>Proposed Rear Ground & First Floor Extension, Amendments to Front Dormers Incorporating Gables & Addition of Porch Canopy. 42 Orchard Avenue (JM)</p> <p>No Objection</p> <p>The Committee requested that the Planning Officer take note of the adjacent neighbour's objection.</p>
4/02113/19/TCA	<p>T1 - Remove Yew 9 New Manor Croft (WC)</p> <p>Objection</p> <p>The Committee objected to the removal of a Yew tree which pre dates the building.</p>
4/02119/19/FUL	<p>Demolition of Existing Old Dairy Building. Redevelopment of Site to Provide a Site Facilities Building and Associated Development. Land to Rear of 25-26 Castle Street (BC)</p> <p>The Chair suspended Standing Orders to enable members of the public to speak.</p> <p>Ms Evans, representing Berkhamsted School, explained that the purpose of the development was to move the School's Estate team to another location and explained that pupils would not be visiting the site except to pick up equipment. She said that the School wanted to engage with the community regarding the application. Mr Graham, the architect for the scheme talked through schematics of the revised drawings which had been amended in response to concerns raised by the original application. He stated that changes included the height of the ridgeline and elevation differences to reduce the scale and mass of the development. He stated that the amended scheme is now 1.0 rather than 1.9 metres higher than the original application. He explained that the introduction of the flat roof adjacent to the eastern edge would avoid overlooking into resident gardens.</p> <p>Ms Keys, a resident at No 27 Castle St next door to the proposed development, objected to the application. She believed that the plans had been lowered by 0.8, not 1 metre as stated, and that it was still an unacceptable tall and large building, compared to the current single storey building. The proposed scheme would result in the sheer boundary walls of the adjacent development doubling in height and the ridge of the proposed new roof would triple in height. The scale and</p>

	<p>mass of the proposed building would dominate the dwelling and result in loss of light, noise disturbance, overshadowing and visual intrusion.</p> <p>Mrs S Johnson, speaking on behalf of the BCA Townscape Group, objected to the application. The Group had acknowledged some improvements had been made to the revised application but supported the concerns of the local residents. The proposed building is too large and bulky. Light, noise and dust pollution resulting from the development and subsequent daily use would be likely. They also requested that if granted, curbs should be placed throughout the development to mitigate on-street parking issues.</p> <p>Ms Bergin, a resident of Chapel Street, objected to the scale, mass and bulk of the proposed development, deeming it inappropriate. She said that the height of the building would dominate her garden and ruin her outlook. She was concerned that her wall would be demolished. Potential security issues resulting from the flat roof were also a worry.</p> <p>Mr Elwood, speaking on behalf of residents of Bridge Street, objected to the application's change of use to B1/B8, which would permit light industry at levels not appropriate to a residential area. He felt that the proposed use of power tools would exceed these appropriate levels. The year-round operation proposed could result in no quiet for the residents. The flat roof could encourage congregation within close proximity to residents' properties, resulting in loss of privacy. He said that the skylight is unnecessary and if left on, would shine directly into properties windows. The scheme would also result in a large amount of ivy needing to be removed from walls and the existing roof, resulting in a loss of habitat and wildlife.</p> <p>Several residents also expressed disappointment at the lack of communication from the school to local residents regarding the proposed build.</p> <p>The Chair reinstated Standing Orders.</p> <p>Objection</p> <p>Although the Committee had no objection to the principle of replacing the Old Dairy, the scale, height, proximity and subsequent overlooking and intrusion onto neighbouring dwellings is inappropriate. The Committee would like the Planning Officer to take the issues raised by the residents into account and request the following revisions to the proposed scheme:</p>
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	<ul style="list-style-type: none"> • the removal of ivy and the resulting impact on wildlife and habitat needs to be considered with the restoration of green walls to replace any demolished or destroyed; • the restoration or replacement of any destroyed adjacent historic walls; • the installation of a secure gate to secure the site at night with a master light switch to prevent light pollution; • limited or no access and repair only access to the roof; • the roof materials should be sympathetic to the local properties; • the workshop plant must not be proximate to the wall backing on to Bridge Street properties to avoid the transmission of vibration and noise; • the rear fenestration of the upper structure should be above 1.8m and opaque; • a sunlight assessment should be completed to assess the possible loss of amenity in adjacent patio gardens in summer months as well as winter; • given the narrow access off Castle St onto the site, a demolition plan and method statement should be submitted. <p>The Committee also requested clarification regarding the change of use and its potential implications.</p> <p>CS12, Appendix 3 (i, iv, vi)</p>
4/02120/19/ROC	<p>Variation of Condition 2 (Approved Plans) Attached to Planning Permission 4/01142/17/Fha (Single Storey Side and Rear Extensions, Replacement of Garage, Internal Alterations and Loft Conversion) 2 North Road (SR)</p> <p>The Chair suspended Standing Orders to enable members of the public to speak.</p> <p>Mrs S Johnson, speaking on behalf of the BCA Townscape Group, continued to object to this variation. They felt that the aim of the scheme should be to create dormers in proportion with the surrounding Edwardian windows as per the original permission.</p> <p>The Chair reinstated Standing Orders.</p> <p>Objection</p> <p>The proposed structure is not in keeping with other dormers in the area. The proposal improves the adverse effect but fails to</p>

	<p>address its shortcomings. The materials and execution should conform with Conservation Area practice.</p> <p>CS12, P120</p>
4/02129/19/TPO	<p>Works to Trees and Fell Trees Greenhill, Graemesdyke Road (HE)</p> <p>No Objection</p> <p>The Committee requested replacement with a suitable native species.</p>
4/02130/19/ADV	<p>1 Set of Halo Illuminated Text to Replace Existing 1 Internally Illuminated Projection Sign to Replace Existing 249 High Street (NR)</p> <p>The Chair suspended Standing Orders to enable members of the public to speak.</p> <p>Mrs S Johnson, speaking on behalf of the BCA Townscape Group, explained that the Group had objected to internal illumination but felt that the amended plans were probably acceptable.</p> <p>The Chair reinstated Standing Orders.</p> <p>No Objection</p> <p>To the external illumination. It was noted that the two menu boxes have lighting within the frames.</p>
4/02135/19/FUL	<p>New 2 Storey Dwelling, with Accommodation at Roof Level and Basement with Associated Landscaping Land Adj 36 Kitsbury Road (EP)</p> <p>The Chair suspended Standing Orders to enable members of the public to speak.</p> <p>A resident, Mr Wright, objected to the application on a number of grounds. The slope of the land would lead to overlooking onto their property and subsequent lack of privacy via the proposed scheme's northern elevation windows and the sides of the bay windows to the eastern elevation. He stated that the development would overshadow his property and result in loss of light. The proposed removal of the sycamore tree would have a negative effect on the streetscene and lead to loss of wildlife. The strong building line which currently exists would be breached by the development. Alton is a locally listed building</p>

	<p>and its character would be adversely impacted by the proposed dwelling. The proposed development does not enhance the characteristics of the street scene in the Conservation Area, contrary to planning policy. He also expressed concern about the potential impact on street parking caused by the proposed scheme.</p> <p>A resident, Mr Parry, objected to the proposed development, stating that it would impact on his outside courtyard space, and the light into this area, negatively affecting his daily life. There would also be loss of privacy in his house due to the proposed development's windows.</p> <p>Mrs S Johnson, speaking on behalf of the BCA Townscape Group, objected to the application on the grounds of it being detrimental to the Conservation Area and the setting of the locally listed property. The Group also felt that the application did not adequately convey the impact it would have on neighbouring properties amenity space and that the development itself was too bulky and unimaginative.</p> <p>The Chair reinstated Standing Orders.</p> <p>It was noted that there is an extensive history of refused applications relating to this property. The Committee agreed that the objectors raised very valid points.</p> <p>Objection</p> <p>The application is an overdevelopment and its scale out of keeping with the street scene. The proposed scheme would destroy the current building line and have a detrimental effect on a locally listed building in the Conservation Area. The drawings submitted with the application are misleading and do not adequately show the negative impact that the development would have on the neighbouring properties amenity, privacy and sunlight.</p> <p>CS12, Appendix 3 (i, ii, iv), P120</p>
4/02159/19/FHA	<p>Single Storey Rear Extension 52 Ridgeway (EP)</p> <p>Concern</p> <p>The Committee requested clarification from the Planning Officer as to whether the extension breaches the 45° line or causes loss of amenity to the neighbour.</p>
4/02171/19/TCA	Fell Conifer Tree

	<p>Deans Lawn, Chesham Road (SR)</p> <p>No Objection</p> <p>The Committee requested replacement with a suitable native species.</p>
4/02176/19/TPO	<p>Works to Oak Tree Ashcombe House, Kingshill Way (EP)</p> <p>No Objection</p>
4/02177/19/FHA	<p>Demolition of the Rear Lean-to Utility Space, Construction of a New Porch Canopy, Replacement Windows to the Existing Building, New Rear Extension, New East Facing Bay Window Extension, New Dormer Window with Roof-Light over, New External Repairs/Chimney and Re-Roofing Works Installation of 2nr New Roof-Lights to the Existing Main Roof, and Installation of New Extract Grilles to the Facade and Roof. 1 Anglefield Road (JM)</p> <p>No Objection</p>
4/02179/19/TPO	<p>Works to Trees 5 Kingsdale Road (HE)</p> <p>No Objection</p>
4/02199/19/TPO	<p>Work to T1 Sycamore Tree 26 Millfield (RF)</p> <p>No Objection</p>
4/02217/19/FUL	<p>Demolish Existing House. Construct New Dwelling with Garage. 32 Bridgewater Road (HE)</p> <p>No Objection</p> <p>Subject to the parking layout allowing only for egress in forward gear onto Bridgewater Road.</p>
4/02246/19/TPO	<p>Works to Trees. Millen House, Graemesdyke Road (JM)</p> <p>No Objection</p>
4/02251/19/FHA	<p>Demolition of Existing Sunroom, Construction of Two Storey Side and Single Storey Rear Extensions, Dormer Changes, Recladding to Facade, New Rear Windows and Related Landscaping Works.</p>

	<p>98a Kings Road (RF)</p> <p>No Objection</p>
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TP 153/19 Planning Appeals

None had been received.

TP 154/19 Planning Appeal Decisions

None had been received.

TP 155/19 Planning decisions

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

TP 156/19 Close of Meeting

The meeting closed at 9:10 pm

Signed.....

Date.....