

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Council Chamber, Civic Centre, Berkhamsted on

8 May 2017 at 7.30 pm

MEMBERS PRESENT:

Councillors: A Armytage – Chairing the meeting
S Beardshaw
B Newton
I Reay
G Stevens
G Yearwood

ALSO PRESENT:

Cllr G Corry.

Cllr J Jones also attended. The Chairman congratulated her on her success in the 4 May election and welcomed her to the meeting.

Mrs J Mason - Town Clerk

4 members of the public were present

TP 68/17 Apologies for Absence

There were no apologies for absence.

TP 69/17 Declarations of Interest regarding items on the agenda

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

4/0717/17/ROC because the architect was known to him;
4/00776/17/FUL because the architect was known to him;
4/00774/17/FUL because an objector was known to him.

TP 70/17 Minutes of the Previous Meeting held on 18 April 2017

The minutes of the previous meeting held on 18 April 2017 were agreed as a correct record and were duly signed as such by the Chairman.

TP 71/17

Chair's Communications

Road Traffic Orders

None received

Tree Preservation Order

None received

Licensing

None received

TP 72/17

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 73/17

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:

4/00314/17/FUL

Amended/Additional Plans

Demolition of 2 bedroom bungalow. Construction of 5 bedroom house with integrated garage at 29 Boxwell Road.

The Chairman suspended standing orders to enable the applicants to speak. They pointed out that the plans had now been amended to include a pitched roof, wooden window frames and a timber roller to the garage. Two parking spaces would be available allowing the inclusion of soft landscaping to the front which would be in keeping with the conservation area setting. It was confirmed that the Planning Officer supported these proposals.

Thanking the members of the public for their contribution the Chairman reinstated standing orders.

No objection.

{At this point, for the convenience of members of the public, application 4/00774/17/FUL was discussed. It is minuted in the original agenda order.}

- 4/00413/17/FHA **Amended / Additional Plans**
Roof extension creating loft conversion, with rear dormers, and two roof lights to front elevation at 156 George Street (RM)
- No objection.**
- 4/00550/17/FHA Single storey front and side extension. Bay window to front at 20 Lochnell Road. (CL)
- Concern.** Committee members were unable to ascertain the impact of the 45° rule and would like the planning officer to ensure that the application would not have an adverse effect on the neighbouring property.
- Appendix 7 (iii)
- 4/00710/17/LDP **FOR INFORMATION ONLY** – Replacement garage at 154 George Street. (RM)
- Noted.**
- 4/0717/17/ROC Variation of Condition 6 (approved plans) attached to planning permission 4/00115/16/FHA (Single storey rear and side and two-storey side extensions, first floor infill extension, reconstruction and enlargement of porch, alterations to driveway) at Little Kingshill Lodge, Kingshill Way. (AH)
- No objection.**
- 4/00720/17/FHA Two-storey side and rear extensions, single storey front extension. Raise ridge height, garage conversion and construction of detached car port at 9 Millfield. (CB)
- No objection.**
- 4/00738/17/FHA Two-storey side extension, part two-storey and part single storey rear extension and demolition of garage at 14 Coombe Gardens. (AH)
- Objection.**
- The mass and bulk of these proposals would impact adversely on the amenity of neighbours by blocking their light.
- CS12.

4/00771/17/ROC Variation of Condition 6 attached to planning permission 4/00089/16/FUL (Demolition of existing property and construction of three new dwelling houses and one new crossover at 29 Shrublands Road. (BC)

No objection.

4/00774/17/FUL Demolition of existing garage and construction of 5-bed dwelling at land adjacent 25 Hall Park. (MH)

The Chairman suspended standing orders to enable members of the public to speak.

Mrs J Kreckel, a neighbour, was disappointed that this development had followed a similar scheme proposed for 21a Hall Park. Many of the same concerns arose. The proposals for a four storey dwelling with a glazed top floor at no 25 represent an inappropriate development totally out of keeping with the mainly two storey houses in the area. It is overbearing in terms of mass and bulk and this is accentuated by the slope of the hill at Hall Park. The proposals are too big for the plot with the result that the house, when built, will protrude in front of the rear windows of no 25. There will be overlooking into no 36a across the road. The proposals are at odds with guidance set out in BCA1. The issue of possible land slippage affecting the neighbouring garage uphill of the site is not addressed. If this application and that for 21a were to be approved it would set a dangerous precedent. Mrs Kreckel therefore urged the Town Council to object to the application.

Mr R Phipps, a near neighbour, representing the views of himself and other residents, stated that the proposals were overbearing and of poor design. The proposals would also lead to the felling of further trees which would detract from the character of the area and the street scene. He endorsed the comments made by the previous speaker and asked the Town Council to object.

Thanking residents for their contributions the Chairman reinstated standing orders.

Objection

The proposals are an excessive overdevelopment of the site and are of poor design which would detract from the street scene in contrary to BCA1. Neighbouring properties would suffer loss of amenity through overlooking and proximity. It is proposed that the remaining trees currently at the site should be made the subject of a TPO.

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

- 4/00776/17/FUL Re-surfacing and enlargement of existing tennis and netball courts, including replacement fencing and installation of floodlights to netball / tennis courts and BMX cycle track at Ashlyns School, Chesham Road. (TR)
- Although the Committee has **no objection** to this application which will enhance the facilities at Ashlyns School, it would request that neighbours' concerns about the possible impact of the floodlighting be addressed. Flare and light pollution must be analysed and a design of light chosen that will minimise any impact or nuisance to adjacent residential properties.
- 4/00782/17/FHA Renovation of existing basement to habitable accommodations at 3 Castle Hill Court, Castle Hill (EP).
- No objection.**
- 4/00796/17/FHA Two-storey side extension to include relocated garage at 5A Castle Hill Close. (TR)
- No objection.**
- 4/00813/17/TCA **FOR INFORMATION ONLY** – Fell three Sycamore trees at 212-220 High Street. (EP)
- Noted.**
- 4/00819/17/FHA Garage conversion at 11 Orchard Avenue. (CL)
- No objection.**
- 4/00830/17/FHA Proposed rear split level extension at 61 Ellesmere Road. (AH)
- No objection.**
- 4/00834/17/FHA Two-storey side extension to replace existing garage and single storey extension at 14 Hall Park Gate. (AP)
- No objection.**
- 4/00845/17/FHA Garage conversion at 37 Tortoiseshell Way. (MH)
- No objection.**
- 4/00861/17/FHA Replacement garage at 1 Dellfield Close. (CL)
- No objection.**

4/00874/17/FHA Demolition of conservatory, proposed two storey side extension and alterations at 9 Hillside Gardens (CL)

No objection.

4/00885/17/TCA **FOR INFORMATION ONLY** – Works to T1 and T2 trees at 70 Cross Oak Road. (OD)

Noted.

4/00924/17/TPO Works to trees at 6 Beechcroft. (OD)

No objection.

TP 74/17 4/00417/17/ROC - Cleyhill, Chesham Road, Berkhamsted

To consider an e-mail and attachments circulated on 28 April 2017 from James Gardner, Planning Officer and to resolve how to respond to him.

Mr Gardner's comments were noted. It is clear that he does not perceive any lack of privacy to neighbours which the Town Council reluctantly accepts. It is **concerned**, however, that there is a growing trend for developers to amend the conditions attached to planning permissions that the planning officer involved must have included for valid planning reasons.

TP 75/17 DBC's Consultation on Strategic Environmental Assessment/ Sustainability - Draft Scoping Report for the New Local Plan

- i. To receive a verbal report from the group that met recently to consider the report and Laura Wood's 23 March e-mail inviting feedback:
It was noted that the group had been unable to meet due to extenuating circumstances.
- ii. To agree the Town Council's response (the deadline for the Town Council's reply is Friday 12 May 2017):
A response was discussed and approved subject to Committee members advising the Town Clerk of any further amendments by 10 am on Friday 12 May, enabling her to e-mail finalised version to DBC that day.

TP 76/17 Planning Appeals

It was noted that no Planning Appeals had been received.

TP 77/17

Planning Appeal Decisions

It was noted that no Planning Appeal Decisions had been received.

TP 78/16

Planning Decisions

The planning decisions circulated with the agenda were noted.

TP 79/17

Close of Meeting

The meeting closed at 8.35pm.

Signed..... Date.....