

The BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Council Chamber, Civic Centre, Berkhamsted on

Monday 10 October 2016 at 7.30 pm

MEMBERS PRESENT:

Councillors: A Armytage – Chair (in Cllr Ashbourn's absence)
S Beardshaw
B Newton
I Reay
G Stevens
G Yearwood

COUNCILLORS PRESENT:

G Corry
F Earl

ALSO PRESENT:

Mrs J Mason - Town Clerk

7 members of the public

TP 146/16 i. Apologies for Absence

Apologies for absence had been received from Cllr Ashbourn

ii. Approval of absence

It was unanimously **RESOLVED** to approve absence from all Council meetings and business for Councillor J Ashbourn due to ill health.

TP 147/16 Declarations of Interest

Cllr Stevens declared a personal interest in application 4/01824/16/FHA as one of the objectors was known to him.
Cllr Newton declared a personal interest in application 4/01824/16/FHA as one of the objectors was known to her.

Cllr Armytage declared a personal interest in application 4/02175/16/FHA because he had recently been approached by a member of the public who had made representations to him about the application.

Cllr Corry declared a personal interest in application 4/01503/16/FHA because one of the neighbours was known to her.

TP 148/16 Minutes of the Previous Meeting

The minutes of the previous meeting held on 19 September 2016 were approved as a correct record and were duly signed as such by the Chairman.

TP 149/16 Chair's Communications

Notification has been received from the Chair of Governors of Ashlyns School regarding a consultation on the proposal to increase the student numbers at Ashlyns School and reconfigure some parts of the premises to accommodate these extra students. The closing date for consultation is 28 October 2016. It was **RESOLVED** that the Town Clerk should write to the school stating that the Town Council would look forward to receiving the eventual planning application.

Road Traffic Orders

None received.

Tree Preservation Order

None received.

Licensing

None received.

TP 150/16 Public Participation

It was **RESOLVED** to suspend Standing Orders to invite public participation during the course of the meeting on items on the agenda.

{NB at this point, for the convenience of members of the public, applications were considered and are minuted in original numeric order under item TP 151/16 for ease of cross referencing to the agenda.}

TP 151/16

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.

4/00122/16/MFA

ADDITIONAL DOCUMENTATION – Construction of 8 half-storey Car Park with associated work to provide 312 spaces + 15 disabled spaces at the Car Park, Lower Kings road. (FB)

- i. Documentation received in advance of DBC's decisions to approve the application on 29 September 2016 was **noted;**
- ii. There were no further comments.

4/01503/16/FHA

AMENDED and/or ADDITIONAL PLANS / INFORMATION – Single storey extension to provide dining and garden room at 2 Elm Grove. (TA)

The Chairman suspended standing orders enabling the applicant, Mrs R Derbyshire, to speak. She said that the proposals would provide a modern, liveable family space for her growing family. The inclusion of more glass mitigated against potential loss of light and the garden wall would be retained between No 2 and the neighbouring property. She had consulted her neighbour and had also changed the pitch of the side return to match the pitch and height of what is currently in place. The house is in a terrace of four Victorian properties that had been subject to a range of development. She hoped that her current proposals would be approved as they were not dissimilar to many other schemes that had already been approved in the area.

Standing orders were reinstated and the meeting resumed.

No objection.

4/01771/16/FHA

AMENDED and/or ADDITIONAL PLANS / INFORMATION – Extension at first floor level with dormers to front and rear, 2 new first floor windows to the rear elevation and 2 new ground floor windows at 15 Gaveston Drive. (EP)

No objection.

4/01824/16/FHA **AMENDED and/or ADDITIONAL PLANS / INFORMATION –**
Single storey side extension, first floor side extension, single storey side and front extension, front dormer and proposed car port at 15 Anglefield Road. (TR)

Cllr Stevens drew the Committee's attention to a lack of clarity on the drawings relating to the roof on the side extension. (Proposed front elevation inc. car port drawing S01/D/07A Sept. 2016). It would appear that this includes a flat roof which would be less visible and therefore supported by the Committee. If this is indeed the case the Committee would have **No Objection** to the proposals.

4/02106/16/FUL Demolition of existing dwelling and outbuildings and construction of a new dwelling at 2 Barncroft Road. (MH)

No objection.

4/02175/16/FHA **AMENDED and/or ADDITIONAL PLANS / INFORMATION –**
Two-storey side extension, single storey front extension and loft conversion at 160 Bridgewater Road. (MS)

The Chairman suspended standing orders enabling the applicant Mr C Kennedy to talk. He explained that he had been working with guidance from DBC to ensure that the revised plans heeded previous objections. Therefore, the proposed development had been moved back so that the building line was not broken and the extension would now be smaller. His view on the issue of bulk and mass was that other premises in the road had been subject to similar development. The proposals had now been stepped away from the boundary to mitigate any loss of amenity and the hedge along the majority of the front extension had been retained. The pitch of the roof had also been reduced. He pointed out that many curved bays in properties of a similar age had been removed.

Mr N Saunders, the owner of 158 Bridgewater Road, did not concur with the view that the pitch had been reduced. Additionally, although the distance from his own property had been increased there would nonetheless be loss of amenity through obscuring of light and diminished outlook. The front elevations would seem to be centimetres from his living space and the removal of the front bay window would set a worrying precedent in Brownlow Road. In conclusion, his concerns related to a small percentage of the proposals and he hoped that they would be addressed by the applicant.

The Chairman reinstated standing orders and the meeting resumed. Following a discussion it was agreed that bulk, mass and building line objections would appear no longer to be a

concern. However, the drawings were not clear enough for the precise nature of other changes to be fully understood. Therefore previous objections still stand. DBC is asked to ensure that the applicant comes back with a clearer set of drawings.

Object.

The proposals are out of keeping with the configuration of the semi-detached house and the street scene generally.

CS 11 refers. Loss of amenity to neighbouring property.

4/02339/16/ROC Variation to Condition 3 (Approved plans) of planning permission 400594/16/FHA (Cladding of existing structure. New windows and doors added to all facades. Conservatory to rear elevation) at Gillams, Cross Oak Road. (AP)

No objection.

4/02356/16/FHA First floor side extension at The Oaks, Byways. (AH)

No objection.

4/02383/16/TCA **FOR INFORMATION ONLY** – Works to trees at Chestnut Corner, 27A Montague Road. (OD)

Noted.

4/02389/16/FUL Retention of two three-bed dwellings (RETROSPECTIVE) at 11 Bank Mill. (AP)

Object.

The Town Council had objected to previous planning applications, most recently 4/03000/15/RET. The bulk and mass of the roof and the design of the bay windows continue to have a detrimental effect on the street scene.

Contrary to Policy CS 11.

4/02401/16/FHA Single storey rear extension. Demolition of existing rear conservatory. Extension and alteration of existing side extension. Internal alterations at Linden Court, Byways. (AP)

No objection.

The Town Council would like a replacement tree to be planted.

- 4/02404/16/TPO Fell Cedar tree at 31 Lombardy Drive. (OD)
- No objection.**
- 4/02414/16/TCA **FOR INFORMATION ONLY** – Fell Conifer trees. Works to Yew, Lime, Scots Pine, Conifer and Holly trees at Ladybrand, Cross Oak Road. (OD)
- Noted.**
- 4/02418/16/TPO Works to trees at 1 Priory Court. (RM)
- No objection.**
- 4/02453/16/TPO Works to Lime trees at Alpine Cottage, 47 Ashlyns Road. (OD)
- No objection.**
- 4/02462/16/FHA Demolition of single storey rear extension. Construction of new single storey rear extension. Internal alterations at 22 West Road. (JG)
- No objection.**
- 4/02467/16/FUL Two-bed dwelling at 52 Ridgeway. AH)
- Object.**
- This cramped proposal representing an overdevelopment of the site would be out of keeping with the street scene.
- CS 11 and appendix 3.6 (iii)
- 4/02487/16/TCA **FOR INFORMATION ONLY** – Works to trees at 18 Clarence Road. (OD)
- Noted.**
- 4/02514/16/FUL Change of use from A1 to A1/A4 at 104 High Street (Red Squirrel Brewery). (JS)
- Standing orders were suspended to allow Mr T Frost, the applicant's agent, to speak. Referring to previous objections, he advised the Committee that Building Control at DBC were of the opinion that due to its design and location in the Conservation Area, the premises did not have to have disabled access. The issue of noise affecting neighbours had been resolved by the installation of acoustic lining. Additionally, ground floor toilets had been installed. The proposals were in keeping with the National Planning Policy Framework, providing business

diversity and employment opportunities in the area. Similar proposals had been approved in Hitchin and Buckinghamshire (High Wycombe and Amersham). The blend of A1 frontage and A4 use behind the shop and upstairs provided an interesting mix of business which enhanced the vitality of the High Street. Tim Hickford, the Manager at 104, explained that the brewery employed three full time and various part time staff at the site although there were 70 staff in the organisation. He took his licensee responsibilities extremely seriously and a new management plan had recently been introduced. The premises' licensing hours varied throughout the week; on Monday – Thursday they ran until 8pm and until 9pm on Friday and Saturday. The upstairs lounge was licensed and therefore used for drinking/A4 use as were outside spaces.

The Chairman reinstated standing orders and the meeting resumed. Cllr Earl was concerned about noise disturbance to neighbours including Manor Close and Manor Croft residents. She knew that some residents were disturbed by the noise from customers in the outside areas in particular. Cllr Stevens was of the view that the proper planning use designation for the property was A4.

Cllr Reay proposed that a way forward could be to propose that a condition should be applied that licensable hours in the external/outdoor spaces should be restricted and stop at 6 pm. It was agreed to take a vote on this proposal and then take a further vote on the application in this light. Cllr Stevens asked that individual votes be recorded.

It was unanimously **RESOLVED** that licensing hours in the premises' external and outdoor spaces should finish at 6 pm each day.

A vote was then taken on the change of use from A1 to A1/A4 to incorporate the above condition. This resulted in a majority of 4 councillors to 2 having **No Objection**. This would be on the condition that licensing hours in the premises' external and outdoor spaces finish at 6 pm each day. Cllrs Reay, Yearwood, Newton and Armytage voted in favour and Cllrs Beardshaw and Stevens voted against the proposal.

4/02523/16/TCA

FOR INFORMATION ONLY – Works to Ash trees at 274-276 High Street. (OD)

Noted.

4/02542/16/FHA Single storey side extension at 4 Oakwood. (MH)

No objection.

4/02548/16/TPO Works to trees at 1 Beechcroft. (OD)

No objection.

4/02627/16/FUL Relocation of soil from one area of the site to another area at land at Thames Water Sewage Works, Bullbeggars Lane. (MH)

No objection.

TP 152/16 Planning Appeals

It was noted that no Planning Appeals had been received.

TP153 /16 Planning Appeal Decisions

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

TP 154/16 Planning Decisions

The planning decisions circulated with the agenda were noted.

TP 155/16 Close of Meeting

The meeting closed at 9pm.

Signed.....

Date.....