

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Council Chamber, Civic Centre, Berkhamsted on

Monday 11 February 2019 at 7.30 pm

MEMBERS PRESENT:

Councillors: A Armytage – Chair
D Collins (Substituting for Cllr B Newton)
I Reay
G Stevens
G Yearwood
J Jones

ALSO PRESENT:

Councillors: G Corry
Officer: Mrs J Harley. Deputy Town Clerk
1 member of the public

TP 23/19 To receive **Apologies for Absence**

Apologies for absence were received from Cllr B Newton.

TP 24/19 To receive **Declarations of Interest** regarding items on the agenda.

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

4/00047/19/FHA as the agent and property owner were known to him; and

4/02500/18/FUL as the architect and golf club members were known to him.

Cllr I Reay declared a personal interest in the following applications:

4/00095/19/ADV as he is a Trustee of the Town Hall; and

4/00181/19/TPO as the applicants were known to him.

Cllr D Collins declared a personal interest in the following applications:

4/00181/19/TPO as the applicants were known to him; and

4/00124/19/FHA as the applicants were known to him.

TP 25/19

Minutes of the Previous Meeting held on 21 January 2019.

The minutes of the meeting held on 21 January 2019 were approved as a correct record and were duly signed as such by the Chair.

TP 26/19

Chair's Communications

1. Road Traffic Orders

THE HERTFORDSHIRE (TEMPORARY CLOSING OF VARIOUS ROADS IN BERKHAMSTED DURING THE 'BERKHAMSTED HALF MARATHON AND FUN RUN') ORDER 2019

NOTICE is given that the Hertfordshire County Council intends to make an Order under Section 16(A) of the Road Traffic Regulation Act 1984, to prohibit all traffic from using the following lengths of roads, except for access: -

1. that length of Brownlow Road, Berkhamsted from its junction with Bridgewater Road north eastwards to its junction with New Road, a distance of approximately 430 metres.

An alternative route will be via Brownlow Road, Whitehill and New Road.

2. that length of Castle Hill, Berkhamsted from its junction with Murray Road south eastwards and southwards to its junction with Brownlow Road, a distance of approximately 420 metres.

An alternative route will be via Murray Road and Bridgewater Road.

3. that length of New Road, Berkhamsted from its junction with Whitehill eastwards and north eastwards to its junction with The Common, a distance of approximately 1620 metres.

An alternative route will be via New Road, Station Road, Gravel Path and The Common.

The sections of roads will be closed between the hours of 10.00am and 4.00pm on Sunday 3 March 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 Half Marathon and Fun Run' .

2. Tree preservation orders

None received.

3. Licensing

M047737 Licensing Act 2003 s.17.

Premises licence - New licence application – Alchemy & I Ltd – in respect of the following premises:
136 High Street
Berkhamsted
Hertfordshire
HP4 3AT

There was **no objection** to the application, although it was requested that if the premises changes ownership in the future, the licence to sell alcohol be resubmitted.

4. Deposit Documents: The Hertfordshire Restriction of Waiting Order 2019

It was **noted** that a letter dated 21 January 2019, had been received from Terry Curtis, Principle Road Traffic Order Officer at HCC.

The documents detail proposed parking restrictions at various locations in Berkhamsted. The Scheme is now in the statutory objection period, which runs from 23 January 2019 to the 13 February 2019.

Public Notices have been published in the Gazette and erected on site.

The Deposit Documents are on the Council's website and are available for inspection in the Council office.

5. Letter from Bidwells to the Town Planning Committee regarding the land at the junction of Durrants Lane and Shootersway

The Committee **received** a letter which had been sent to the Town Clerk by David Bainbridge of Bidwells on behalf on their client, Taylor Wimpey. This had been circulated to the Planning Committee by the Town Clerk on the 23 January 2019.

In the letter, Mr Bainbridge referred to the Town Planning Meeting on the 7 January 2019, where he had spoken on behalf of his client's application, 4/03026/18/MFA. He requested that the Committee consider the detailed facts of the site with reference to the proposed application.

Cllr I Reay **proposed** and it was **agreed** by the Committee that the Town Clerk should write to DBC to acknowledge receipt of the letter and to advise that the letter does not change the view of the Committee, whose objection to the proposed development remains.

Action Town Clerk

TP 27/19 Multi Storey Car Park Update

To receive any updates.

Cllr G Stevens queried the planning consent in place with regard to the proposed traffic lights in Lower Kings Road and whether a rearrangement has been decided between HCC and DBC. Furthermore, it was requested that clarification be sought as to why a Section 106 agreement is not in place. Cllr D Collins undertook to consult DBC as to the reasons for this.

TP 28/19 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 29/19 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.

4/00047/19/FHA	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Single Storey Rear Extension Dormer Extensions to Rear Roof Slope Addition of Front Entrance Canopy Replacement Roof to Kitchen (Amended Scheme) 5 Torrington Road (MS)</p> <p>No Objection</p> <p>Subject to the Planning Officer being assured that there will be no loss of amenity to the adjacent dwelling.</p>
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4/02182/18/FUL	<p>AMENDED/ADDITIONAL INFORMATION Removal of Existing Lean-to Structure in Rear Yard. Alterations to Gents Toilets to Form Trade Area. New Partition Wall to Beer Cellar. Extension to Rear Yard for New Store and Gents Toilets. Landscape Works to Rear. Full Internal Refurbishment and Redecoration The Lamb, 277 High Street (SR)</p> <p>No Objection</p>
4/02183/18/LBC	<p>AMENDED/ADDITIONAL INFORMATION Removal of Existing Lean-To Structure in Rear Yard. Alterations to Gents Toilets to Form Trade Area. New Partition Wall to Beer Cellar. Extension to Rear Yard for New Store and Gents Toilets. Landscape Works to Rear. Full Internal Refurbishment and Redecoration The Lamb, 277 High Street (SR)</p> <p>No Objection</p>
4/02296/18/FUL	<p>AMENDED/ADDITIONAL INFORMATION Construction of Above Ground Pumphouse to Serve Approved Borehole and Underground Berkhamsted Golf Club, The Common (NG)</p> <p>The Chair suspended standing orders to enable members of the public to speak.</p> <p>Mr Derek Bird, speaking on behalf of the application, thanked the Committee. He explained that planning permission for the borehole had been approved and the installation completed. Since completion, an irrigation consultant has advised that plans to construct an underground pump house would not be fit for purpose and recommended construction of an over ground pumphouse instead.</p> <p>Mr Bird explained that if the pump house were underground it would be more difficult to maintain and the applicant's preference was for it to be over ground, which has been submitted as a separate application (reference 4/02500/18/FUL).</p> <p>The Chair thanked Mr Bird and reinstated standing orders.</p> <p>The Committee noted that the application reference details the construction of an above ground pumphouse, when the plans are for an underground pumphouse. It is believed that this is an error and the separate applications for an underground or over ground pumphouse may have been confused.</p>

	<p>No Objection</p> <p>Subject to clarification from the Planning Officer that the tank is underground with respect to this application.</p>
4/02568/18/FHA	<p>AMENDED/ADDITIONAL INFORMATION Demolition of Study, Utility and Store and Construction of 2 Storey Side and Single Storey Rear Extension Bourne Cottage, Bank Mill Lane (JG)</p> <p>No Objection</p>
4/02834/18/FUL	<p>AMENDED/ADDITIONAL INFORMATION Demolition of Existing Dwelling and Construction of New Dwelling with Attached Garage (EP) Nonsuch, Graemesdyke Road</p> <p>No Objection, The Committee expressed concern regarding the potential loss of amenity and issues with overlooking onto neighbouring properties.</p> <p>The Committee also requests that the horse chesnut be replaced.</p> <p>Appendix 7 (v), Appendix 3 v (i) and (ii)</p>
4/03237/18/FHA	<p>AMENDED/ADDITIONAL INFORMATION Demolition of Garage. Single Storey Side Extension and Basement for Utility Room/Garage 27 Kings Road (SR)</p> <p>No Objection</p>
4/00043/19/FHA	<p>Single Storey Side and Rear Extension, Two Storey Front Extension. Front Facing Dormer Window 5 Egerton Road (WC)</p> <p>Concern</p> <p>The Planning Officer should confirm whether the rear extension infringes the 45° rule.</p> <p>Appendix 7 (v)</p>
4/00063/19/FHA	<p>Single Storey Rear Extension 10 Manor Street (SR)</p> <p>No Objection</p>

4/00072/19/FHA	Loft Conversion with Front and Rear Dormer Windows 22 Egerton Road (CL) Concern The Committee are concerned with the size of the dormer and believe it is not in keeping with the street scene. Appendix 7 (vi), CS11
4/00080/19/FHA	First Floor Side Extension with Alteration to Roof 21 Lombardy Drive (JS) No Objection
4/00095/19/ADV	New Signage 196 High Street (RM) No Objection
4/00097/19/FUL	Construction of New Dwelling 23 Gilbert Way (JG) No Objection
4/00101/19/FHA	Addition of Pitch Roof to Dining Area. New Windows and Doors to Front and Rear Elevation The Oaks, Byways (JS) No Objection
4/00103/19/TCA	Work to Trees Orchard House, George Street (HE) Noted
4/00105/19/TCA	Work to Trees 8 Boxwell Road (BC) Noted
4/00118/19/TCA	Work to Trees 18 Millfield (JM) No Objection
4/00118/19/TPO	Work to Trees 18 Millfield (JM) No Objection

4/00120/19/FHA	<p>Installation of Trellis Fence Alongside Patio Area 1 Whybrow Gardens, Castle Village (RM)</p> <p>No Objection</p>
4/00123/19/TCA	<p>Work to Trees 6 St Johns Well Court (JM)</p> <p>No Objection</p>
4/00124/19/FHA	<p>Demolition of Existing Single Storey Garage and Construction of New Two Storey Outbuilding Containing a Garage at Ground Floor and Room in Roof Space Braeside, Chesham Road (MS)</p> <p>No Objection</p> <p>On the condition that the landmark trees are not affected by the scheme.</p>
4/00125/19/FHA	<p>Parking Space to Front of Property with Dropped Kerb from Highway 26 Verney Close (BC)</p> <p>No Objection</p>
4/00130/19/TCA	<p>Work to Trees 15 Victoria Road (WC)</p> <p>Noted</p>
4/00132/19/TCA	<p>Fell Tree Langdale, Doctors Commons Road (JM)</p> <p>No Objection</p> <p>The Committee request that the tree is replaced with a local species.</p>
4/00135/19/TPO	<p>Work to Trees Four Oaks, Wayfarers Park (CL)</p> <p>No Objection</p>
4/00148/19/TCA	<p>Fell Tree 2 Greenway (HE)</p> <p>No Objection</p>

4/00154/19/FHA	<p>Two Storey Side Extension, Single Storey Rear Extension and Loft Conversion 46 London Road (SR)</p> <p>Concern</p> <p>The Committee expressed a concern with regard to the potential for overlooking to neighbouring properties in Hall Park Gate and subsequent loss of amenity.</p> <p>Appendix 3 v (i) and (ii)</p>
4/00178/19/LBC	<p>Internal Alterations. Demolition of Existing Partition and Construction of New Partition. Lock 56, Bank Mill Lane (NR)</p> <p>No Objection</p>
4/00179/19/FHA	<p>Single Storey Rear Extension 36 Swing Gate Lane (NR)</p> <p>No Objection</p>
4/00181/19/TPO	<p>Work to Trees Kingsmere, Kingsdale Road (HE)</p> <p>No Objection</p>
4/02500/18/FUL	<p>Construction of an Overground Storage Tank and Pump House Berkhamsted Golf Club, The Common (NG)</p> <p>The Chair suspended standing orders to enable members of the public to speak.</p> <p>Mr Derek Bird, speaking on behalf of the application, thanked the Committee.</p> <p>He explained that an irrigation consultant has recommended construction of an over ground, as opposed to an underground pumphouse. This is for engineering reasons and for ease of maintenance.</p> <p>He assured the Committee that the pumphouse and storage tank will not be visible to neighbouring properties or from across the valley as it will be surrounded by trees and shrubbery. The tank will be painted green.</p> <p>The Chair thanked Mr Bird and reinstated standing orders.</p>

	<p>No Objection</p> <p>Subject to the pumphouse and tank (which should be painted green) not being visible to neighbouring properties or from across the valley. It was noted that the development site is in the Chilterns AONB.</p>
4/03110/18/FUL	<p>Construction of External Staircase to First Floor Accommodation. Associated Alterations Including the Addition of a New Consulting Room on Ground Floor. 193 High Street (BC)</p> <p>No Objection</p>

TP 30/19

Planning Appeals

None had been received.

TP 31/19

Planning Appeal Decisions

None had been received.

TP 32/19

Planning decisions

There were brief comments regarding recent decisions.

TP 33/19

Close of Meeting

The meeting closed at 8.30 pm.

Signed.....

Date.....