

**The BERKHAMSTED TOWN COUNCIL**

Minutes of the Meeting of the

**TOWN PLANNING COMMITTEE**

held in the Council Chamber, Civic Centre, Berkhamsted on

**Monday 12 December 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

**ALSO PRESENT:**

Mrs J Mason - Town Clerk

1 member of the public

**TP 180/16                    Apologies for Absence**

Apologies for absence were received from Cllr J Ashbourn.

**TP 181/16                    Declarations of Interest** regarding items on the agenda

Cllr G Stevens declared a personal interest in application 4/03052/16/TPO because the applicant was known to him and in application 4/03075/15/TCA also because the applicant was known to him.

**TP 182/16                    Minutes of the Previous Meeting** held on 21 November 2016

The minutes of the previous meeting held on 21 November 2016 were agreed as a correct record and were duly signed as such by the Chairman.

**TP 183/16                    Paperless Planning**

The Town Clerk advised that the implementation date had been put back to 12 March 2017 and DBC had indicated that they would fund or provide any necessary IT equipment. She had also been in discussions with the Berkhamsted Library supervisor who would be very willing to provide access to the DBC planning website to members of the public and assist with

the familiarisation process whenever possible. In addition, planning officer Jason Seed would be coming to a meeting in the Town Council office on 14 December at 1.30 pm to discuss associated IT issues, training for staff and councillors and any other matters the Town Council wished to raise. Any members of the Town Planning Committee available to attend would be very welcome.

**TP 184/16**

**Chair's Communications**

**Road Traffic Orders**

- i. Notification has been received of the temporary closing of Little Heath Lane, Little Heath, from 19 December for a period of up to 18 months. The restrictions shall only take effect at the times indicated by signs on or near the Road.

The Order is needed because utility service works are proposed to be executed on or near the Road.

- ii. Notification has been received of Restriction of Waiting from Dacorum Borough Council. The proposals will introduce no waiting at any time (double yellow lines) in parts of Holliday Street and Waterside. It was noted that any objections could be made by a revised closing date of 16 January 2017.
- iii. Notification had been received from Herts County Council of the temporary closure of Bridge Street to carry out water main repairs. The work started on 9 December and was anticipated to take one day although the notice can remain in force for up to 21 days.

**Tree Preservation Order**

**TPO 560 – Hanburys, Shootersway**

- iv. Notification has been received of the above Tree Preservation Order from Dacorum Borough Council.

**Development Control Committee 15 December 2016**

- v. It was noted that the planning officer was recommending that permission be granted to application 4/02620/16/ROC (original application 4/01710/16/FHA). The Town Council had objected to the proposed changes and an objector had asked if anyone from the Town Planning Committee would be attending the meeting to make further representations.

## Licensing

None received.

**TP 185/16**

### Public Participation

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

**TP 186/16**

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 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:

4/02554/16/FHA

**AMENDED and/or ADDITIONAL PLANS / INFORMATION –**  
Single storey rear extension and loft conversion at 7 Torrington Road. (MH)

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

Mr B Sharp, the applicant, advised that a further amendment had been made to the disputed bathroom window which was now fixed and fitted with obscure glass up to a height of 1.7 m. The neighbour who had previously objected was happy with this amendment.

The Chairman reinstated standing orders and the meeting resumed.

**No objection.**

4/02755/16/FUL

Change of use from Class A3 (Restaurant and Café) use to Class A4 (Drinking establishment) use. (Retrospective Application) – 262 High Street (The Highwayman) (IK)

**No objection** on the condition that there will be no extension of existing licensing hours.

4/02802/16/FHA

**AMENDED and/or ADDITIONAL PLANS / INFORMATION –**  
Single storey front rear and side extensions, front porch and alterations at 3 Manor Close. (AP)

**No objection.**

- 4/02915/16/FHA Single storey rear extension, alterations to windows and doors. Replacement windows at 7 Cedar Way. (AH)
- No objection.**
- 4/03000/16/FHA Conversion of attached garage to habitable room. New attached garage. Single storey rear extension at 9 Gilbert Way. (EP)
- Concern**
- The increase in accommodation space could have an adverse effect on available parking at the property.
- 4/03003/16/FHA Single storey front, side and rear extension at 19 Priory Gardens. (JG)
- No objection.**
- 4/03026/16/FHA Single storey rear extension at 8 Egerton Road. (JG)
- No objection.**
- 4/03030/16/TPO Fell T1 Rowan, T2 Ash, T3 and T4 Beech trees, T5 Sycamore. Works to T7 Beech and S1 Sorbus stump at 10 Beechcroft. (EP)
- Objection.**
- No reason is given for felling the trees.
- 4/03034/16/ROC Removal of Condition 1 (Agricultural occupancy) attached to planning permission W/204/66 (Bungalow) at Castle Hill Farmhouse, Castle Hill. (AH)
- No objection.**
- 4/03052/16/TPO Works to trees at Kantara, 1 Fieldway. (MH)
- Objection.**
- No reason is given for felling the trees.
- 4/03058/16/FHA Single storey side and rear extensions and new roof at 5 Gilbert Way. (AH)
- No objection.**

- 4/03059/16/TPO Works to trees at 5 Red Lodge Gardens. (OD)  
**No objection.**
- 4/03060/16/TCA **FOR INFORMATION ONLY** – Works to Walnut tree at 17 Doctors Commons Road. (AH)  
**Noted.**
- 4/03069/16/FHA Single storey front extensions, loft conversion involving raising ridge and dormers to front and rear at 8 Gilbert Way. (EP)  
**No objection.**  
  
(It is noted that this would seem to be a duplicate of application 4/03092/16/FHA.)
- 4/03075/15/TCA **FOR INFORMATION ONLY** – Fell fir tree at 27 Kings Road. (JG)  
**Noted.**
- 4/03078/16/FHA First storey side and rear extension single storey rear extension and alterations at 5 Lombardy Drive. (JG)  
**No objection.**
- 4/03091/16/FHA Two storey rear extension, first floor side extension over part of existing garage, conversion of roof space, energy efficiency improvements including external wall insulation and replacement windows at 22 Hall Park Hill. (AA)  
**No objection.**
- 4/03092/16/FHA Single storey front extension and loft extension involving raising ridge and dormers to front and rear at 8 Gilbert Way. (BC)  
**No objection.**  
  
(It is noted that this would seem to be a duplicate of application 4/03069/16/FHA.)
- 4/03098/16/FHA Rooflights to front and rear elevation of main roof, infill door opening. New windows to lower ground floor level 146 George Street. (AH)  
**No objection**, subject to the installation of Conservation Area standard rooflights.

4/03111/16/TCA **FOR INFORMATION ONLY** – Work to trees at 199 High Street. (MH)

**Noted.**

4/03121/16/FHA Single storey side and rear extensions. Conversion of garage to study and storage areas. Living room window changed to bow window at 9 Dellfield Avenue. (EP)

**No objection.**

4/03123/16/FHA Single storey rear extension and first floor rear extension at 74 Gossoms End. (RM)

**No objection.**

4/03126/16/FHA First floor side extension, loft conversion, replacement garage and alterations to front of property at 19 Hall Park Hill. (TR)

**No objection.**

4/03130/16/FHA Single storey side/front and rear extensions at 5 Beech Hill Court. (AH)

**Concern.**

The Town Council would hope that the applicant and developer would give reassurances to a neighbour who is concerned about loss of amenity during construction and possible incursion onto his land as a convenient method of ingress and egress to and from the site.

4/03149/16/FUL Dropped kerb at Dunslan House, 5 Shrublands Road. (RM)

**Objection.**

This would lead to a deduction in on-road parking in an already heavily congested road.

CS11 P120

4/03150/16/FHA New garden fence and landscaping along highway at Thornehill, Chesham Road. (RM)

**No objection.**

4/03152/16/TCA **FOR INFORMATION ONLY** – Works to trees at 25 High Street. (MH)

**Noted.**

4/03153/16/TCA **FOR INFORMATION ONLY** – Works to trees at 1 Manor Close.  
(JG)

**Noted.**

4/03173/16/FHA Conversion of garage to a study. Additional area added to the kitchen/diner at 11 Coppins Close. (JG)

**No objection.**

4/03174/16/FHA Single storey rear and side extension at 64 Kitsbury Road. (TR)

**Concern.**

The width of the proposals will lead to loss of external access between the front and the rear of the property.

CS12

4/03175/16/TCA **FOR INFORMATION ONLY** – Works to trees at 61 Shrublands Avenue. (BC)

**Noted.**

4/03176/16/FHA Loft conversion with rooflights to front and dormer to rear at 8 Charles Street. (RM)

**No objection.**

4/03180/16/TCA **FOR INFORMATION ONLY** – Works to tree at 34 Kings Road.  
(JG)

**Noted.**

#### **TP 187/16 Planning Appeals**

To note that the following Planning Appeal has been received:

4/01759/16/FHA Alterations to and raising the height of existing outbuilding at 123 George Street.

It was **RESOLVED** that the Town Clerk would write to the Planning Inspector reiterating the Town Council's comments objecting to the application.

**TP 188/16 Planning Appeal Decisions**

To note that no Planning Appeal Decisions have been received.

**TP 189/16 Planning Decisions**

The schedule of planning decisions received which had been circulated with the agenda was reviewed.

**TP 190/16 Close of Meeting**

The meeting closed at 8.50 pm.

**Signed**.....

**Date**.....