

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Council Chamber, Civic Centre, Berkhamsted on

Tuesday 14 May 2019 at 7.30 pm

MEMBERS PRESENT:

Councillors: G Stevens - Chair
G Corry – Vice Chair
A Armytage
P Fisher
J Jones
P White

ALSO PRESENT:

Officer: Mrs J Harley. Deputy Town Clerk

4 Members of the public

TP 67/19

To **Elect a Chair and Vice Chair** for the forthcoming year and to receive **Apologies for Absence**.

i) Cllr P White proposed and G Corry seconded that Cllr G Stevens be appointed as Chair for the forthcoming year. There being no other nominations, Cllr G Stevens was appointed unanimously.

Cllr P White proposed and Cllr P Fisher seconded that Cllr G Corry be appointed as Vice Chair for the forthcoming year. There being no other nominations, Cllr G Corry was appointed unanimously.

ii) Apologies for absence were received from Cllr P deHoest.

TP 68/19

To receive **Declarations of Interest** regarding items on the agenda.

Cllr A Armytage declared a personal interest in application 4/00366/19/FUL as he lives in the same proximity as the application property.

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

4/00366/19/ as a relative of the applicant was known to him;
4/00819/19/FHA as the architect was known to him; and
4/01024/19/FHA as the applicants were known to him.

Cllr P Fisher declared a personal interest in application
4/00366/19/FUL as the applicants were known to him.

TP 69/19

Minutes of the Previous Meeting held on 15 April 2019.

The minutes of the meeting held on 15 April 2019 were approved
as a correct record and were duly signed as such by the Chair.

TP 70/19

Chair's Communications

1. Road Traffic Orders

None had been received.

2. Tree preservation orders

None had been received.

3. Licensing

It was **noted** that there is a Notice of Hearing with respect to
a Premises Licence Application for 196 High Street on
Monday the 20th of May in the Town Council Chamber. Cllr A
Armytage will be attending to represent the Town Council.

**4. Decision on Modification Order Application – Upper
Ashlyns Road to Chesham Road**

In the Town Planning Meeting on the 19th of November 2018
it was heard that an application had been made by local
residents to Herts County Council's Rights of Way Service.
This application was to amend the record of public rights of
way to add a footpath from Upper Ashlyns Road to Chesham
Road on the northern edge of the playing fields. The Town
Council publicised the application on their website to call for
any additional evidence from residents to be sent to HCC
before the closing date.

HCC's decision to not make an order to record a public right
of way was received on the 10th of April 2019 as it was
considered that neither the documentary or user evidence
demonstrated that the Application Route was a public right of
way.

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

Mrs S Johnson, speaking on behalf of the Berkhamsted Citizens Association, expressed their disappointment at the decision given the amount of evidence that had been submitted and it was felt that their evidence was undermined as there were disclaimers on the footpath map.

Thanking Mrs S Johnson, the Chair resumed Standing Orders.

The Committee **noted** the decision of the Application and conveyed their disappointment at the outcome.

TP 71/19 Multi Storey Car Park Update

Cllr G Stevens advised that the new portfolio holder at Dacorum Borough Council is due to be announced and that he would make contact with them and the project manager in order to invite them to an early Parking Forum meeting.

It was also noted that the Town Clerk is awaiting an update from the project manager at Dacorum, which would be disseminated once received.

TP 72/19 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 73/19 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.

4/00850/19/LDP	<p>FOR INFORMATION ONLY Single Storey Rear Extension 35 Elizabeth li Avenue (RF)</p> <p>Noted</p>
4/03173/18/FUL	<p>AMENDED/ADDITIONAL INFORMATION Demolition of Existing Detached Dwelling and Construction of New Detached Dwelling Holly House, Doctors Commons Road (JG)</p> <p>No Objection</p>

4/00366/19/FUL	<p>AMENDED/ADDITIONAL INFORMATION Replacement Dwelling, 1 Castle Hill (WC)</p> <p>The Chair suspended Standing Orders to enable members of the public to speak.</p> <p>The applicants, Kate Locke and Sean O’Shea, spoke about their resubmitted design which had taken into account previous objections to the building line, impact on the street scene and potential for overlooking. They told the Committee that they had spoken with the planners and architect who advised that the mass of the building does not encroach on the building line and that there is no issue with overlooking. They had used a local architect with the intention of building a modern house, which was also in keeping with the streetscape.</p> <p>The Chair reinstated Standing Orders.</p> <p>Concern</p> <p>The high-level hedge should be maintained to prevent overlooking.</p>
4/00445/19/FHA	<p>AMENDED/ADDITIONAL INFORMATION Loft Conversion, with Hip to Gable Roof Extension, One Front Dormer and One Rear Dormer. Construction of A New Link Block Behind Garage to Existing Rear Outbuilding, with Alterations including New Pitched Roof to Garage and Outbuilding 24 Egerton Road (JM)</p> <p>Concern</p> <p>The proposed front and rear dormers are overbearing.</p> <p>Appendix 7 (vi)</p>
4/03104/18/FHA	<p>Replacement Door 27 Lincoln Court (SO)</p> <p>No Objection</p>
4/00776/19/FHA	<p>First Floor Extensions to the East West Sides 27a Ashlyns Road (SR)</p> <p>No Objection</p>
4/00819/19/FHA	<p>Single Story Side and Replacement Rear Extensions. Cellar Conversion 3 Cowper Road (SO)</p>

	No Objection
4/00831/19/FHA	<p>Two Storey and Single Storey Rear Extension 64 Swing Gate Lane (SD)</p> <p>Concern</p> <p>The windows on the side of No 62 should be made of obscured glazing with only high-level opening to protect privacy of the neighbouring property.</p>
4/00845/19/TPO	<p>Works to Tree 10 Barncroft Road (HE)</p> <p>No Objection</p>
4/00847/19/DEM	<p>Demolition of Property Appledore, Kingshill Way (AH)</p> <p>Noted</p> <p>The document on the website is informative only relating to the previous application 4/00478/18.</p>
4/00852/19/FHA	<p>Loft Conversion including 6 Skylights 11 Mcdougall Road (HE)</p> <p>Objection</p> <p>The description of the application is misleading and incomplete, as is the lack of drawings to fully show the existing elevations and adjacent properties.</p> <p>The two-storey rear extension is large and by its mass and bulk is intrusive. There is nothing in the application and accompanying documents which shows the potential impact on the adjacent dwellings.</p> <p>It was anticipated that the proposed retro roof lights would set a precedent for the future.</p> <p>CS12, Appendix 7 (v)</p>
4/00861/19/FHA	<p>Single Storey Rear Extension and Front Porch Extension at Ground Floor and Dormer Extension and Side Roof Extension at First Floor. 51 Bridgewater Road (WC)</p> <p>No Objection</p>

4/00882/19/FUL	<p>Demolition of Existing Garage. Construction of Detached Dwelling with Integral Garage 1a Bridgewater Road (AH) 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, objected to the application for the following reasons: overdevelopment of the site; loss of parking space for the existing dwellings and loss of trees.</p> <p>The Chair reinstated Standing Orders.</p> <p>Objection</p> <p>The proposals are out of keeping with the street scene due to their bulk and mass. There would be a severe lack of functional amenity spaces as a result.</p> <p>CS11, CS12, Appendix 3 (ii)</p>
4/00908/19/TPO	<p>Works to Beech Trees 34 Hillside Gardens (JM)</p> <p>No Objection</p>
4/00909/19/FHA	<p>New Side Windows to North and South Elevations. Replacement of Solid Timber Panels to Front Door with Glass Panels Horizon, 36a Kitsbury Road (JM)</p> <p>No Objection</p>
4/00916/19/LBC	<p>Internal Alterations to Bar Area The Bull, 10 High Street (NR)</p> <p>No Objection</p>
4/00924/19/LDE	<p>Construction of Stable Haresfoot Grange, Chesham Road (JS)</p> <p>Concern</p> <p>This application was for the retention of the stable first erected in 2013. The Committee expressed concern that the dwelling had been erected in the green belt without approval.</p>
4/00927/19/FHA	<p>Replacement of Two Sets of UPVC French Doors with Aluminium Bifolds Enlargement of Gf Full Height UPVC Window to Create Opening for New Aluminium Bifolds Removal of Gf</p>

	<p>UPVC Conservatory Roof Lantern & Replace with Glazed Roof Removal of Gf UPVC Conservatory French Doors and Create Window for Aluminium Window 5 Station Road (JM)</p> <p>No Objection</p>
4/00951/19/TPO	<p>Works to Tree The Firs, Lane End (CL)</p> <p>Noted</p> <p>It was requested that the tree be replaced with a suitable native species.</p>
4/00954/19/RET	<p>Restore and Double Glaze Original Sash Windows 18 Kitsbury Road (NR)</p> <p>The Chair suspended Standing Orders to enable members of the public to speak.</p> <p>A resident, Mrs S Johnson, expressed her disapproval at seeing another retention application where the applicant was seemingly unaware of Article 4 Direction in the Conservation Area. The dark grey paintwork of the house in a row of houses with white paintwork was also mentioned.</p> <p>The Chair reinstated Standing Orders.</p> <p>Objection</p> <p>This retention application is a breach of Article 4 Direction. The Committee would also urge the Planning Officer to consider the paintwork in order to restore integrity to the street scene.</p>
4/00972/19/TCA	<p>Fell Trees 3a Kitsbury Road (JM)</p> <p>Noted</p> <p>It was requested that a tree other than Ash be planted, as this species can be problematic once mature.</p>
4/00999/19/TCA	<p>Fell T5 Willow Tree 6 St Johns Well Court (HE)</p> <p>Noted</p>

4/01003/19/TPO	<p>Fell Trees 13 Beech Hill Court (RF)</p> <p>No Objection</p> <p>It was requested that the tree be replaced by a manageable native species.</p>
4/01010/19/FHA	<p>Single Storey Rear Extension, New Rooflights and Associated Alterations 97 Cross Oak Road (AH)</p> <p>No Objection</p>
4/01013/19/FHA	<p>Single Storey Side and Rear Extension 4 Durrants Lane (EP)</p> <p>No Objection</p>
4/01015/19/FHA	<p>Construction of New Driveway, Dropped Kerb to Highway, New Fence and Brick Retaining Wall and Foundation with Steps and Gate Moorings, 13 Anglefield Road (HE)</p> <p>No Objection</p>
4/01024/19/FHA	<p>Single Storey Rear Extension to Replace Existing Conservatory 78 Upper Hall Park (EP)</p> <p>No Objection</p>
4/01055/19/FUL	<p>Refurbishment of Existing Building Including Replacing of All Sash Windows, Lower Entrance Screen, New Canopy, Postboxes and Re Cladding / Covering Roof Jelmac House, 269 High Street (WC)</p> <p>No Objection</p>
4/01064/19/LDP	<p>Loft Conversion 11 Hillside Gardens (JS)</p> <p>Noted</p>
4/01074/19/FHA	<p>Proposed Two Storey & Single Storey Rear Extensions. Alterations Including Raising of Ridgeline to Part of the Existing Roof New England, 9b Kingsdale Road (JS)</p> <p>Noted</p>

	Appropriate root protection is required as indicated by the tree survey.
4/01077/19/FHA	Single Storey Rear Extension & Two-Storey Side Extension 20 Chiltern Park Avenue (JS) No Objection

TP 74/19 Planning Appeals

To note that the following Planning Appeal notification had been received:

4/02813/17/FUL; APP/A1910/W/18/3203796 for First Floor and Roof Extensions with Front, Rear and Side Windows. New Windows to Existing North Elevation, Alteration to Chimney and Front Elevation including Pitched Roof over Front Door at St Anne’s, 16a Queens Road,

The appeal was **noted**.

TP 75/19 Planning Appeal Decisions

None had been received.

TP 76/19 Planning decisions

There were brief comments regarding recent decisions.

TP 77/19 Close of Meeting

The meeting closed at 8:55 PM

Signed.....

Date.....