

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Council Chamber, Civic Centre, Berkhamsted on

Monday 15 July 2019 at 7.15 pm

MEMBERS PRESENT:

Councillors: G Stevens - Chair
G Corry - Vice Chair
A Armytage
M Hardinge (substituting for P de Hoest)
P Fisher
J Jones
N Woolner (substituting for P White)

ALSO PRESENT:

Officer: Mrs J Harley, Deputy Town Clerk

8 members of the public

TP 100/19 To receive Apologies for Absence

Apologies for absence were received from Cllr P De Hoest and Cllr P White.

TP 101/19 To receive Declarations of Interest regarding items on the agenda

Cllr G Stevens declared a personal interest in the following applications as the architects were known to him:

4/01301/19/FHA, 4/01452/19/FHA and 4/01592/19/FHA.

Cllr N Woolner declared a personal in the following applications: 4/01384/19/FHA and 4/01438/19/FHA as the architects were known to her; and 4/01454/19/TCA as she works for Berkhamsted school.

Cllr P Fisher declared a personal in the following applications: 4/01384/19/FHA and 4/01438/19/FHA as the architects were known to him;

4/01523/19/TCA as the applicant was known to him; and 4/01525/19/FHA as the agent was known to him.

All the Committee members declared a personal interest in application 4/01452/19/FHA as an objector was known to them.

TP 102/19 Minutes of the Previous Meeting held on 24 June 2019.

At the previous meeting on the 24 June 2019, the Committee had objected to application 4/01286/19/FUL, citing it an inappropriate installation in the Green Belt. The Planning Officer from Dacorum Borough Council had since clarified that, in accordance with paragraph 145 of the National Planning Policy Framework, the application is considered to be acceptable in the Green Belt.

After which, the minutes of the meeting held on 24 June 2019 were approved as a correct record and were duly signed as such by the Chair.

TP 103/19 To Suspend Standing Orders in Order to Receive a Short Presentation from the Audley Group.

The Chair suspended Standing Orders to enable a presentation from Mr Mr Benedict Krauze and Mr Alex Hales of the Audley Group.

The company is seeking to develop the site as an Audley retirement village, providing specialist accommodation for older people, a high percentage of which they anticipate would come from the community. The Group have entered into an option to purchase 9.75 acres of land to the north of London Road and bound by Bank Mill Lane to the north and east, which has the River Bulbourne intersecting it.

The company has informally discussed the proposal with Dacorum Borough Council who advised that, in accordance with Stage 1 of the Strategic Housing Land Availability Assessment (SHLAA), the site may be suitable for development pending the Green Belt Review and work on the new Local Plan. The Audley Group have completed a Flood Risk Assessment due to the flood risk of the proposed site and have a flood evacuation strategy.

The presentation was to engage the local community on the first stages of their proposed plans, which is expected to be developed in accordance with the new Local Plan.

They thanked the Chair for the opportunity to speak and opened the floor to questions.

A resident of Bank Mill lane was concerned with the potential impact on the environment, especially to the River Bulbourne as well as the potential impact on traffic. The response was that the Scheme would be completed with a high level of consideration to any environmental impact. Access to the site would be onto London Road and traffic would be minimal and at off-peak times.

The Committee queried the size of the proposed 127 units of accommodation, which Audley confirmed as 2 storey per unit, maximum 3 storey for the communal area.

The Committee also expressed some concern at the potential pressure on GP surgeries as a result of residents of the care home who are not from the local area.

Thanking the Audley Group for the presentation Chair reinstated Standing Orders.

TP 104/19 Chair's Communications

1. Road Traffic Orders

i. Proposed Waiting Restrictions in Lower Kings Road – letter from Hertfordshire County Council (HCC) received 28 June 2019

HCC proposes to implement the following waiting restrictions on specified lengths of Lower Kings Road, Berkhamsted:

- Single Yellow Line (No Waiting Mon – Sat 7.30am to 6.30pm plus No Loading Mon – Fri 7.30am to 9.30am & 3.30pm to 6.30pm and Sat 10am to 3pm); and
- Double Yellow Line (No Waiting, No Loading, No Unloading at Any Time).

These measures are being proposed to facilitate the passage of all vehicles for a specified length of the road ensuring it is free from vehicular obstructions at peak times allowing traffic to flow freely.

Comments or observations are to be submitted by the 16 of July 2019.

It was **agreed** that the Deputy Town Clerk would write to HCC to state that the Town Council welcome the implementation of the proposed waiting restrictions as soon as possible.

Action: Deputy Town Clerk

ii. THE HERTFORDSHIRE (TEMPORARY CLOSING AND TEMPORARY WAITING RESTRICTIONS IN VARIOUS ROADS IN HEMEL HEMPSTEAD, BERKHAMSTED, TRING, REDBOURN, WIGGINTON AND POTTEN END) ORDER 2019

NOTICE is given that the Hertfordshire County Council intends to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using the following lengths of roads (“the Roads”), except for access and to prohibit all vehicles from waiting at any time on both sides of these lengths of Roads whilst works are in progress:

1. that length of Haynes Mead, Berkhamsted from its junction with Springfield Road north eastwards to its junction with Bridle Way, a distance of approximately 262 metres.

An alternative route will be via Springfield Road, Bridgewater Road and Bridle Way.

2. that length of St Katherines Way, Berkhamsted from its junction with Springfield Road south eastwards to its junction with Haynes Mead, a distance of approximately 434 metres.

An alternative route will be via Springfield Road.

3. that length of Cross Oak Road, Berkhamsted from its junction with Shootersway north eastwards to its junction with A4251 High Street, a distance of approximately 1155 metres.

An alternative route will be via Shootersway, Durrants Lane and A4251 (High Street/ Gossoms End/High Street).

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

If the Order is made, it shall come into force on 26 July 2019 for period of up to 18 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Roads.

iii. THE HERTFORDSHIRE (TEMPORARY CLOSING OF WHITEHILL ROAD, BERKHAMSTED) ORDER 2019

NOTICE is given that the Hertfordshire County Council intends to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using that length of Whitehill Road, Berkhamsted from its junction with A416 Chesham Road south eastwards, north eastwards, eastwards and south eastwards for a distance of approximately 300 metres (“the Road”), except for access.

An alternative route will be via A416 (Chesham Road/Ashley Green Road/Nashleigh Hill/ Berkhamsted Road/Broad Street), B4505 (Eskdale Avenue/Lye Green Road/Rushmere Lane/Chesham Road), Whepley Hill and Whitehill Road.

The Order is needed because the replacement of existing telegraph poles is proposed to be executed on or near the Road.

If the Order is made, it shall come into force on 12 August 2019 for a period of up to 18 months. However, the restrictions

specified shall only take effect at the times indicated by signs on or near the Road.

2. Tree Preservation Orders

None had been received.

3. Licensing

For Information Only:

LA2003 s.41A: Premises Licence - Minor Variation
Application (M048729) received for:
The Rising Sun
George Street
Berkhamsted
HP4 2EG

The application was **noted**.

4. Footpath Application – Chesham Playing Fields, Berkhamsted (HCC ref: DAC/155/MOD) Right of Way Appeal – Submission of Evidence

- i. To **note** that evidence is to be submitted to the Planning Inspectorate by the 2 August 2019 (extended from the original submission date of 19 July 2019 (papers attached and details also on the Town Council website).

The evidence was **noted**.

- ii. To **receive, consider** and **agree** a letter from the Town Council to the Planning Inspectorate regarding submission of evidence.

The letter was **received, considered** and **agreed** and will be sent to the Planning Inspectorate.

Action: Deputy Town Clerk

5. Letter from a Member of the Public to Rt Hon David Gauke MP Regarding a TPO Application

To **receive** a letter dated 1 July 2019, which has been copied to the Town Council, from a member of the public to the Rt Hon David Gauke MP.

The letter explains that a TPO application made on the 23 October 2018 for a group of 9 Oak trees adjacent to Bridle Way has not been decided due to lack of clarity as to whether responsibility lies with Hertfordshire County Council or Dacorum Borough Council.

The letter was **noted**.

TP 105/19 Multi Storey Car Park Update

It was noted that the temporary car park was reopened last week but is due to be closed again at the end of July for remedial works.

The Town Council office had been contacted by Home and Colonial who are concerned about loss of footfall to local businesses due to lack of parking. It was advised that this item will be on the agenda of the next Transport and Environment Committee meeting on the 19 August 2019.

TP 106/19 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 107/19 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.

4/01301/19/FHA	AMENDED/ADDITIONAL INFORMATION Single Storey Rear Extension and Covered Barbecue Area and Extension of the Raised Patio 12 Shrublands Avenue (EP) No Objection Clarification is required as to whether the 45° line may be breached.
4/01369/19/FUL	AMENDED/ADDITIONAL INFORMATION Construction of Driveway Across Grass Verge with Dropped Kerb Access. 74 Westfield Road (EP) No Objection
4/01406/19/LDP	FOR INFORMATION ONLY Use of Land for Pitch and Putt Castle Village, Britwell Drive (RF) Noted

4/01437/19/STU	<p>FOR INFORMATION ONLY Relocation of Existing Electricity Pole Land Adj Bourne Cottage, Bank Mill Lane (JG)</p> <p>Noted</p>
4/01517/19/LDP	<p>FOR INFORMATION ONLY Loft Conversion with Rear Dormer 38 Greenway (CF)</p> <p>Noted</p>
4/01334/19/FHA	<p>Retention of Level Changes to Garden and Retaining Walls to Rear & Retention of Wall to the Front of the Property. 19 Upper Hall Park (JM)</p> <p>No Objection</p>
4/01384/19/FHA	<p>Proposed Front Garden Paving, Walls and Railings 54 Charles Street (JM)</p> <p>No Objection</p>
4/01403/19/FHA	<p>Single Storey Rear Extension 3a North Road (BC)</p> <p>Concern</p> <p>The Committee expressed a concern regarding the fenestration and query whether this should be opaque to avoid loss of amenity to the adjacent neighbour.</p>
4/01438/19/FHA	<p>Proposed Two Storey Rear Extension, New Loft Conversion & Alterations 28 Ashlyns Road (BC)</p> <p>Concern</p> <p>The concerns raised by neighbouring properties with regard to potential loss of amenity should be taken into account.</p>
4/01446/19/FHA	<p>Raise the Roof Height and Create a New Bedroom with En suite Bathroom Arewa, Shootersway Lane (JM)</p> <p>Objection</p> <p>This would be a significant rear and side elevation with four new windows proposed. This property is part of a row of four identical houses and the proposed scheme that includes raising</p>

	<p>the roof will result in a property not in keeping with the street scene.</p> <p>CS12</p>
<p>4/01450/19/TPO</p>	<p>Work to Trees Field Cottage, Chesham Road (HE)</p> <p>No Objection</p> <p>Clarification is sought with regard to the tree referencing and whether it should be 389/963/383.</p>
<p>4/01452/19/FHA</p>	<p>Construction of New Entrance Gates and Fencing 17 Anglefield Road (MS)</p> <p>The Chair suspended Standing Orders to enable members of the public to speak.</p> <p>Dr Laurence Handy, a resident of the neighbouring property In North Road, objected to the proposed application for the following reasons:</p> <ul style="list-style-type: none"> • the height of the gates would be out of character with and detrimental to the street scene/public realm in the area • it would adversely affect the character and setting of No 21 and the BCA in which it is situated; • it would create considerable disturbance and loss of amenity to the neighbouring property no 21 North Road; • it would create a less safe and satisfactory means of access; and • it would have an adverse impact on the security of both numbers 17 and 21. <p>The Chair reinstated Standing Orders.</p> <p>Objection</p> <p>Historically, the property had a conventional 5 bar gate set some 8m from the footpath which was never closed. This feature maintained a transition from an open street scene as no other properties on Anglefield Road had installed walls or architectural gates to their frontages. As such, the proposed new gates are a feature that is out of character with the streetscene.</p> <p>The proposed location and style of the gates are obtrusive, particularly to the adjacent dwelling, and are out of character with the streetscene. Their operation, style, height and scale will</p>

	<p>adversely impact the amenity of adjacent neighbour No 21 North Road which is in the Conservation Area.</p> <p>In addition, the openness of the access served as a public footpath and to number 15, an adjacent property to the west, set well back up the lane that is parallel to the public footpath. The sightline of the current access provides safe passage for pedestrians and vehicles. This would be at risk with the proposed relocated gateway.</p> <p>The proposal would also remove a long-established hedge which contributes to the general amenity and diversity of this part of Anglefield Road.</p> <p>P120, CS11, CS12, CS27</p>
4/01454/19/TCA	<p>Work to Trees Beeches, Berkhamsted Collegiate School, Kings Road (EP)</p> <p>No Objection</p>
4/01463/19/FHA	<p>Loft Conversion and Addition of Rear Dormer and 2 Front Velux Rooflights. 3 Grayling Court (CL)</p> <p>No Objection</p>
4/01475/19/TCA	<p>Work to Sycamore Tree 44 Kitsbury Road (HE)</p> <p>No Objection</p> <p>It was requested that the tree be replaced with a suitable native species.</p>
4/01488/19/FHA	<p>Works to Property in Front Garden Area. Replacement of Worn/Broken Tiles and Loose Stones with New Tiling and Sandstone Paving. 17 Chapel Street (JG)</p> <p>No Objection</p> <p>It was noted that the property is subject to an Article 4 Direction.</p>
4/01489/19/FHA	<p>Single Storey Rear Extension 15 Elizabeth II Avenue (BC)</p> <p>No Objection</p>

4/01494/19/FUL	<p>Reconstruction of Heavily Leaning Brick Wall to Rear of Property. The Lamb, 277 High Street (SR)</p> <p>No Objection</p>
4/01495/19/LBC	<p>Reconstruction of Heavily Leaning Brick Wall to Rear of Property. The Lamb, 277 High Street (SR)</p> <p>No Objection</p>
4/01504/19/TCA	<p>Fell Lime Tree 3 New Manor Croft (JG)</p> <p>No Objection</p>
4/01510/19/FHA	<p>Loft Conversion and Velux to the Rear Roof Slope and Side Facing Window with Obscured Glass 34 Sheldon Way (NG)</p> <p>Concern</p> <p>The Committee expressed concern about the potential increase to on-street parking in an area which already has limited road space.</p>
4/01523/19/TCA	<p>Fell Tree 28 North Road (JG)</p> <p>No Objection</p> <p>It was requested that the tree be replaced with a suitable native species.</p>
4/01525/19/FHA	<p>Loft Conversion and Dormer Window 10 Middle Road (WC)</p> <p>No Objection</p>
4/01526/19/FHA	<p>Single Storey Rear Extension and Infilling to Frontage. Internal Alterations. Patio to Rear. 1 Long View (CL)</p> <p>No Objection</p>
4/01538/19/TCA	<p>Work to Trees 3 Greenway (CL)</p> <p>No Objection</p>

4/01557/19/FUL	<p>Demolition of Existing Dwelling. Construction of a Pair of Semi-Detached Dwellings. Hillcrest, Kingshill Way (SDL)</p> <p>Objection</p> <p>The scheme seeks to build a pair of semi-detached properties in a plot suited to the existing single dwelling. There are also no other semi-detached dwellings along Kingshill Way. In addition, the proposal to locate the garden amenity space predominantly to the front of the properties will result in the prospective occupants being subject to an unsatisfactory level of traffic noise from the main thoroughfare should they wish to use their gardens.</p> <p>The design is out of character with the area and street scene, and by its mass and bulk for the plot.</p> <p>CS11, CS12, BCA12</p>
4/01570/19/TPO	<p>Works to Trees 6 Gaveston Drive (EP)</p> <p>No Objection</p>
4/01571/19/ROC	<p>Variation of Condition 3 (Approved Plans) Attached to Planning Permission 4/03116/17/FHA (Part Single Storey Part Two-Storey Rear Extension. Garage Conversion and Relocation of Front Door, with Addition of Pitched Roof Over. One Front and One Rear Velux Window to Existing Roof, Alterations to Doors and Windows to Side Elevation and Minor Alterations) 28 Queens Road</p> <p>No Objection</p>
4/01575/19/FHA	<p>Single Storey Porch Extension with New Window to Flank Elevation & Elevated Terrace to Side and Rear 2D Station Road (JM)</p> <p>No Objection</p>
4/01585/19/TCA	<p>Work to Trees. Ashleigh, Station Road (EP)</p> <p>No Objection</p>
4/01592/19/FHA	<p>Demolition of Existing Garage and Construction of Part One and Part Two Storey Side Extension, Rendered Finish to</p>

	Replace Existing Tile-Hanging, Replacement Roof Coverings, and Alterations to Front Drive. 17 Castle Hill (BC) No Objection
4/01606/19/TCA	Work to Ash Tree Incents House, Chesham Road (JM) No Objection
4/01627/19/TCA	Fell and Shorten Trees Brook Cottage, Bank Mill Lane (WC) No Objection

TP 108/19 Planning Appeals

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

4/02614/18/FHA; APP/A1910/D/19/3229434 for the creation of an off- street parking bay at 28 Boxwell Road.

The appeal was **noted**.

TP 109/19 Planning Appeal Decisions

None had been received.

TP 110/19 Planning decisions

There was a short discussion regarding the recent decisions schedule that had been circulated with the agenda.

TP 111/19 Close of Meeting

The meeting closed at 9:00pm

Signed.....

Date.....