

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Council Chamber, Civic Centre, Berkhamsted on

Monday 16 September 2019 at 7.30 pm

MEMBERS PRESENT:

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

ALSO PRESENT:

Officer: Mrs J Harley, Deputy Town Clerk
5 members of the public

TP 135/19 To receive **Apologies for Absence**

None had been received.

TP 136/19 To receive **Declarations of Interest regarding items on the agenda**

Cllr P Fisher declared an interest in 4/02097/19/FUL as the applicant was known to him.

Cllr P White declared an interest in 4/01713/19/FUL as he had visited neighbours of the applicant.

Cllr G Stevens declared an interest in the following applications:
4/01643/19/FHA as he had visited an objector; and
4/02007/19/ROC as an objector was known to him.

TP 137/19 **Minutes of the Previous Meeting held on 27 August 2019.**

The minutes of the meeting held on 27 August 2019 were approved as a correct record and were duly signed as such by the Chair.

TP 138/19 **Chair's Communications**

1. Road Traffic Orders

THE HERTFORDSHIRE (TEMPORARY CLOSING AND TEMPORARY WAITING RESTRICTIONS IN VARIOUS ROADS IN KINGS LANGLEY, POTTEN END, BOVINGDON, HEMEL HEMPSTEAD AND GREAT GADDESSEN) ORDER 2019

NOTICE is given that 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 Upper Hall Park, Berkhamsted from its junction with Swing Gate Lane south eastwards to its junction with Fieldway, a distance of approximately 631 metres.

There is no alternative route available for vehicles when the works are being carried out. However vehicular access to properties in this road will be maintained whenever possible throughout the duration of the works.

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 1 October 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 Roads.

A copy of the proposed Order may be inspected free of charge at County Hall, Hertford between the hours of 9.00am and 5.00pm (excluding weekends, bank and public holidays).

2. Footpaths

ORDERS UNDER SECTIONS 26 AND 118 HIGHWAYS ACT 1980 TO CREATE A NEW FOOTPATH AND EXTINGUISH FOOTPATH 27 – LOWER KINGS ROAD TO ST JOHNS WELL LANE, BERKHAMSTED

The above orders were sealed on 11th August 2017 and were advertised for the statutory period of 28 days. The Orders were confirmed on 15th August 2019 by a Planning Inspector acting for the Secretary of State for Environment.

If you would like to read the Inspector’s Order Decision, please go to the following address: www.hertfordshire.gov.uk/rowapps and look under ‘B’ for Berkhamsted.

The effect of the Orders as confirmed is to remove Footpath 27 where it has been recorded since the First Definitive Map and to create an alternative footpath between Lower Kings Road and Berkhamsted Footpath 30 (which joins St Johns Well Lane), as shown on the Order Plans.

It is possible for anyone to question the validity of an order by making an application to the High Court within 42 days from the date of the publication of this confirmation. The grounds on which an appeal can be made are specified in paragraph 2 of schedule 2 as applied by paragraph 5 of schedule 6 of The Highways Act 1980 as amended.

3. Tree Preservation Orders

A Tree Preservation Order (no. 572) had been received for Land at Travis Perkins, Station Road, Berkhamsted.

The order was **noted**.

4. Licensing

None had been received.

5. Footpath Application – Chesham Playing Fields, Berkhamsted (HCC ref: DAC/155/MOD) Right of Way Appeal – Response to statement from applicant

To **note** the response to Hertfordshire County Council which had been sent by the applicant in response to the appeal for the footpath on Chesham playing fields (email previously circulated to the Council on the 5th of September 2019).

The response was **noted**.

6. Proposed Kings Langley Neighbourhood Area Designation

To **note** the consultation received from Dacorum Borough Council regarding an application received from Kings Langley Parish Council to designate its parish Area as a Neighbourhood Area for Kings Langley.

Responses must be received by Friday the 18th of October.

The consultation was **noted**. Cllr G Stevens gave a brief overview of the neighbourhood plan process.

TP 139/19 Multi Storey Car Park Update

It was noted that the contractors, Huber, had provided an update on progress of works on the car park. This had been distributed to the

Council and put on the Council website on the 16th of September. Building works are continuing on site with electrical works to follow once construction is complete.

TP 140/19 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 141/19 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.

4/01643/19/FHA	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Two Storey Side Extension, Part Two Storey and Part Single Storey Rear Extension 13 Lombardy Drive (HE)</p> <p>The Chair suspended Standing Orders to enable members of the public to speak.</p> <p>Mr Gandolfi of 11 Lombardy Drive thanked the Committee for the opportunity to speak. He expressed concerned about the potential loss of light to his property resulting from the length of the extension, which he felt would be visually overbearing. He requested that a compromise be met by reducing the depth of the proposed wall to 2 metres.</p> <p>The Chair reinstated Standing Orders.</p> <p>Objection</p> <p>The Committee agreed that the impact on 11 Lombardy Drive should be taken into account. The Committee objected to the scale, bulk and mass of the proposed application. The proposed scale of the extension at the rear would negatively impact on the amenity of the neighbour at 15 Lombardy Drive which by virtue of the slope is set at a lower level.</p> <p>CS12, Appendix 3 (iv), Appendix 7</p>
4/01659/19/FHA	AMENDED/ADDITIONAL INFORMATION

	<p>Proposed Garage Outbuilding. Proposed Removal of Tree and Relocation of Existing Entrance Gates and Crossover Whitefields, Shootersway (JM)</p> <p>No Objection</p> <p>The Committee requested a replacement native species.</p>
4/01713/19/FUL	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Demolition of Dwelling & Construction of Replacement Dwelling Including Removal of Identified Small Scale Trees 11 Barncroft Road (WC)</p> <p>The Chair suspended Standing Orders to enable members of the public to speak.</p> <p>The applicant, Ms Perry, thanked the Committee for the opportunity to speak and gave a brief overview of their personal reasons for choosing the site to develop. She noted that there had been no objections from neighbours either side and one objection from the rear property. She commented that their pre-planning application had been supported by the Planning Officer.</p> <p>Ms Emma Adams, the applicant's Planning Adviser, noted the Committee's previous objections to the potential impact on the neighbouring bungalow, the distance between the property and neighbouring boundaries and the potential loss of amenity to the adjacent property which would be caused by the scale, bulk and mass of the proposed development. She highlighted details of the additional drawings submitted which show that the proposals follow the footprint of the existing build and that the back-to-back separation distance and other neighbouring boundary distances meet planning requirements. She explained that the side elevation would be obscured by trees and there would be no greater shadowing than already exists. She stated that the proposed garage is as per the existing side boundaries and would not have a negative impact on the street scene due to existing vegetation. She also told the Committee that there was existing planning consent in place from 1975 which permitted two-storey build at this site.</p> <p>The Chair reinstated Standing Orders.</p> <p>Objection</p> <p>The Committee noted the objection from the rear neighbour; however, it was agreed that the distance between the proposed build and the neighbouring boundary exceeds the minimum planning requirement of 23m and so could not be considered as</p>

	<p>reason for objection. The Committee objected to the proposed scale, bulk and mass of the two-storey right-hand northern flank which would dominate the garden of the neighbouring bungalow, negatively impacting on their amenity, contrary to CS12. The revised drawings do not show the impact onto the neighbouring property.</p> <p>CS12</p>
4/02097/19/FUL	<p>AMENDED/ADDITIONAL INFORMATION Replacement Dwelling. (Amended Scheme). 1 Castle Hill (WC)</p> <p>No Objection</p> <p>The Committee noted the small size of the garage which would be unsuitable for long-term use.</p>
4/01844/19/OTD	<p>Change of Use from Class A1 (Retail) to Class A3 (Cafe) - Cake and Tea Shop. 153 High Street (WC)</p> <p>No Objection</p>
4/01866/19/LDP	<p>Extension to Existing Rear Dormer Window 15 Queens Road (EP)</p> <p>Noted</p>
4/01936/19/FUL	<p>Installation of a New Air Door & Respraying of The Existing Entrance / Exit Lobby Frames Waitrose Ltd, St Johns Well Lane (MS)</p> <p>No Objection</p>
4/01958/19/FUL	<p>To Demolish Existing Mid-Century Residence & Construct Two-Storey Five Bedroom Dwelling with Three Additional Outbuildings; Single Covered Carport, Workshop & Pool House. Little Kingshill, Kingshill Way (WC)</p> <p>No Objection</p>
4/01972/19/RET	<p>Retention of Fence to Rear of 51 and 52 Ellesmere Road 51 & 52 Ellesmere Road (SR)</p> <p>No Objection</p>
4/01990/19/LDP	<p>Single Storey Rear Extension within Permitted Development 7 Mortain Drive (JM)</p>

	Noted
4/01995/19/FUL	<p>Addition of All-Weather Path Around the Perimeter of Our Playing Field. Westfield Jmi School, Durrants Lane (CL)</p> <p>No Objection</p>
4/01999/19/FUL	<p>The Cottage Has Current B1 Use as Offices. I Propose A Change of Use to The Building Being Used as A Physiotherapy Clinic. Change of Use to D1. There Is No External or Internal Change to The Building Required Ashlyns Hall, Chesham Road (NG)</p> <p>No Objection</p>
4/02007/19/ROC	<p>Variation of Condition 10 (Amended Plans 14250305 Rev X, 14250306 Rev W, 14250309 Rev V, 14250309 Rev U) Attached to Planning Permission 4/02221/12/Ful (Replacement Dwelling) Barnwood, 20 Meadway (NG)</p> <p>Concern</p> <p>A neighbour had drawn attention to the wall on the west flank intended to avoid overlooking. As the drawings are unclear, the Committee requested confirmation from the Planning Officer that the wall has been built in accordance with the approved plan.</p>
4/02025/19/FHA	<p>Construction of Contemporary Freestanding Timber Clad Garden Building 334 High Street (JM)</p> <p>No Objection</p>
4/02080/19/FHA	<p>Partial Demolition of Existing House. Rebuild 6 Bedroom Property Detached Garage & Outbuilding 10 Gilpins Ride (EP)</p> <p>Objection</p> <p>The Committee were unable to comment on the application as there were no drawings submitted showing full elevations.</p>
4/02082/19/FHA	<p>Demolition of Existing Conservatory, Rear Ground Floor Extension, Roofspace Room and Front & Rear Dormers 8 Nash Close (RF)</p> <p>No Objection</p>

4/02092/19/FHA	Single Storey & First Floor Rear Extension & Internal Alterations. 33 South Park Gardens (NG) No Objection
4/02100/19/TCA	Works to Portuguese Laurel Tree 3 Manor Close (WC) Noted
4/02103/19/FUL	Temporary Planning Permission for 3 Years for 2 Portacabins and 2 Storage Containers Within School Grounds. Frys And Adders, Berkhamsted Collegiate School, Mill Street (NG) No Objection The Committee invited the School to consider some screening of these containers.
4/02107/19/FHA	Single Storey Rear Extension & Alterations 6 Gaveston Drive (EP) No Objection

TP 142/19 Planning Appeals

None had been received.

TP 143/19 Planning Appeal Decisions

None had been received.

TP 144/19 Planning decisions

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

TP 145/19 Close of Meeting

The meeting closed at 8:40pm

Signed.....

Date.....