

**BERKHAMSTED TOWN COUNCIL**

Minutes of the Meeting of the

**TOWN PLANNING COMMITTEE**

held in the Council Chamber, Civic Centre, Berkhamsted on

**Monday 17 September 2018 at 7.30 pm**

**MEMBERS PRESENT:**

Councillors: A Armytage – Chair  
G Corry (substituting for Cllr B Newton)  
I Reay  
G Stevens  
G Yearwood

**ALSO PRESENT:**

Officer: Mrs J Mason. Town Clerk

**TP 145/18 Apologies for Absence**

Apologies for absence were received from Cllr B Newton and Cllr J Jones.

**TP 146/18 To receive **Declarations of Interest** regarding items on the agenda**

Cllr G Stevens declared a personal interest in the following applications:  
4/02127/18/FUL because an objector was known to him;  
4/02137/18/ROC because he had been lobbied regarding the application and in 4/02157/18/FUL because a relative of the applicant was a friend.

Cllr A Armytage declared a personal interest in application 4/02075/18/FHA because he had been lobbied regarding the application.

**TP 147/18 **Minutes of the Previous Meeting** held on 28 August 2018**

The minutes of the previous meeting held on 28 August 2018 were approved as a correct record and were duly signed as such by the Chair. This was subject to the inclusion of the following words at item TP 133/18:

*Cllr S Beardshaw expressed a personal interest in application 4/01866/18/FUL because an objector was known to her.*

The Town Clerk added the above by hand to the minutes and the addition was initialled by the Chair.

**TP 148/18**

## **Chair's Communications**

### **1. Road Traffic Orders**

#### **a) TRO12076 The Hertfordshire (Temporary Closing and Temporary Waiting Restrictions in Ridgeway, Berkhamsted) Order 2018**

This order shall come into force on 3 October 2018. An alternative route will be via Tresco Road, Bourne Road, Durrants Road, Shrublands Road, The Hawthorns, Finch Road and Greenway. The Order is to facilitate works on or near the road.

#### **b) TRO12067 The Hertfordshire (Temporary Waiting Restrictions in Mill Street, Berkhamsted) Order 2018**

This order shall come into force on 1 October 2018 and will prohibit all vehicles from waiting at any time on both sides of Mill Street, Berkhamsted from a point in line with the northern boundary of No.44 Mill Street south westwards for a distance of approximately 40 metres. The Order is needed because development works are proposed to be executed near the Road. (Papers attached.)

### **2. Tree preservation orders**

None had been received.

### **3. Licensing**

No matters had been notified.

(Prior to the meeting Nathan March, DBC's Licensing Team Leader had made a presentation to Councillors about making representations on licensing applications.)

**TP 149/18**

## **Multi Storey Car Park Update**

Cllr D Collins had provided the following information which was reported to the Committee:

The car park at Lower Kings Road will remain open until the New Year. Construction of the new MSCP is planned for January 2019, once the utilities companies have completed their diversionary works. Proposed changes to other car parks in town will be implemented when the construction commences on the MSCP. During the construction period the Lower Kings Road car park will close and customers will be asked to utilise the

alternative parking available in town ,including the temporary car park on the Moor, which is due to open in November. The new MSCP car park which will provide 327 parking spaces and is expected to be operational by early autumn 2019.

During discussion it was emphasised that the arrangements at The Moor were temporary and it was also reported that the bat survey had now been received. This was available on DBC's website. The Town Clerk undertook to raise with the project manager a proposal by Cllr Stevens that a protective membrane might be installed to protect The Moor from oil drips from motor vehicles.

**TP 150/18                      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 151/18                      To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council**

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.

**4/01419/18/ADV              AMENDED and/or ADDITIONAL PLANS/INFORMATION**  
Fascia sign  
Berkhamsted Collegiate Preparatory School, Doctors Commons Road

The Chair suspended standing orders to allow M J Holmes, the agent, to speak. He outlined the revisions which lowered and reduced the signs. He reported that the Conservation Officer was now satisfied.

Standing orders were reinstated.

**No objection.**

**4/01435/18/FUL              Construction of a site facilities hut**  
The Cemetery, Rectory Lane

The Committee has some **concerns** about the design which does not seem to reflect the character of the site.

4/01447/18/ADV

**AMENDED and/or ADDITIONAL PLANS/INFORMATION**

Free standing signs at entrance.

Land adjacent to Haresfoot Lodge & Post Hill Cottage,  
Berkhamsted Prep School, Chesham Road

**No objection.**

4/01448/18/ADV

**AMENDED and/or ADDITIONAL PLANS/INFORMATION**

Two free standing adverts.

Castle Street Campus, Berkhamsted Collegiate School, Castle Street

The Chair suspended standing orders to allow M J Holmes, the agent, to speak. He explained that the sign on Castle Street would not be illuminated and had been positioned further away from the grade 1 listed building. He reported that the Conservation Officer was now satisfied.

The Chair reinstated standing orders.

**No objection.**

4/01635/18/FHA

**AMENDED and/or ADDITIONAL PLANS/INFORMATION**

Car port with garden studio above

The Hoist, 2 Masons Yard, Chapel Street

The Chair suspended standing orders to allow the applicant Ms O Cossins to speak. She outlined the amendments that had been made to address objections on the grounds of bulk, mass and height. The Chair reinstated standing orders.

**No objection.**

4/01981/18/FHA

Addition of two windows to first floor.

36 Kitsbury Road

**No objection.**

4/02051/18/FHA

Loft conversion with front and rear velux

22 Emperor Close

**No objection.**

4/02075/18/FHA

Demolition of conservatory and construction of a rear extension and a side extension over garage.

3 Oakwood

**Objection.**

The timber cladding, although contemporary, is out of character with the street scene. (This decision was reached following a vote. Cllr I Reay abstained.)

**CS12.**

4/02090/18/TCA      **FOR INFORMATION ONLY** - Works to trees  
10 Victoria Road

**Noted.**

4/02101/18/FHA      Single storey rear extension  
3 William Street

**No objection.**

4/02107/18/FHA      Replacement of approximately 10 metres' length of dead and  
dying shrubbery and old wooden fence panels along the  
northwestern boundary with 21 Castle Hill with a new brick  
garden wall.  
19 Castle Hill

**No objection** subject to the wall being no higher than 1.8m.

4/02120/18/FUL      Construction of agricultural livestock building  
Horseblock Farm, Heath End

Not considered – not in Berkhamsted.

4/02127/18/FUL      Construction of new dwelling and alteration extension of existing  
dwelling  
Highlands, Kings Road

The Chair suspended standing orders to enable Mr J Kerr, a neighbour, to speak. Referring to the reasons for an earlier application being refused he advised that the new proposals did not address previous concerns. Reductions in height are minimal, there is now a new 4 bedroomed house close to his property and the impact of the topography of the site increases the impact of overlooking. The Chair reinstated standing orders.

**Objection.**

Notwithstanding amendments to the proposals the bulk and mass would lead to overlooking of neighbouring properties and resultant loss of amenity. The density of the proposed

development is out of keeping with the Shootersway Character Area.

CS11, CS12. BCA 12.

4/02130/18/TCA **FOR INFORMATION ONLY** - Removal of tree  
29 North Road

**Noted.** It would be preferred that the replacement tree be a native species.

4/02133/18/FHA Loft conversion with construction of rear dormer window and installation of roof light at front.  
58 Ellesmere Road

**No objection** subject to the installation of conservation area style roof lights.

4/02137/18/ROC Variation of condition 2 (approved plans) attached to planning permission 4/01142/17/FHA (demolition of existing single storey side extension and construction of new single storey side extension.)  
2 North Road

### **Objection**

The application should revert to the use of matching materials. The Committee would also request that the planning officer seeks assurances that conservation roof lights and windows have been used. The Town Council is disappointed to see yet another application where a build does not comply with approved plans.

### **P120**

4/02144/18/FHA Construction of standard height wooden fence in garden.  
2 Kitsbury Terrace

### **No objection**

4/02157/18/FUL Construction of two storey garden room and associated roof garden, along with a glazed screen, windows and doors.  
The Chapel, Chapel Street

The Chair suspended standing orders to enable the applicant, Mr A Minors to speak. He outlined the proposals which were of a heritage style design. He had also consulted his neighbours. The Chair reinstated standing orders.

### **No objection.**

4/02163/18/FHA Single storey rear and two storey side extensions  
16 South Park Gardens

**No objection**

4/02166/18/FHA Two storey side and rear extension and single storey rear  
extension  
29 Loxley Road

**No objection**

4/02167/18/FHA Single storey rear extension and raised patio  
7 Beech Drive

**Objection**

The detail on the plans is incomplete. The Planning Officer has been advised and the application will be reconsidered at the 8 October meeting once the plans have been updated. The impact of the 45° should also have to be taken into account at that time.

4/02181/18/TCA **FOR INFORMATION ONLY** - Works to trees  
23 North Road

**Noted.**

4/02182/18/FUL 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

**No objection**

The Committee supports the improvements proposed.

4/02183/18/LBC 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

**No objection**

The Committee supports the improvements proposed.

4/02193/18/FHA Ground floor front extension and dormer extensions.  
11a South Park Gardens

**No objection**

4/02194/18/FHA First floor side extension. Garage conversion and alterations to fenestration  
34 Castle Hill

**No objection.**

4/02198/18/FHA Demolition of existing garage and conservatory. Replacement with 2 storey side and single storey front & rear extension. Replace bay roof with tiled lean-to. Widen existing vehicular access and create off-street parking to front.  
10 Marlin Close

**No objection.**

4/02236/18/TPO Work to trees  
Chartridge, Barncroft Road (JG)

**No objection.**

**TP 152/18 Planning Appeals**

None had been received.

**TP 153/18 Planning Appeal Decisions**

None had been received.

**TP 154/18 Planning decisions**

The schedule of recent decisions was reviewed.

**TP 155/18 Close of meeting**

The meeting closed at 8.50 pm.

**Signed**.....

**Date**.....

JEM 110918