

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Council Chamber, Civic Centre, Berkhamsted on

Monday 18 November 2019 at 7.30 pm

MEMBERS PRESENT:

Councillors: G Stevens - Chair
G Corry - Vice Chair
P de Hoest
R Freedman (substituting for P Fisher – arrived at 7:50pm)
J Jones
P White

ALSO PRESENT:

Officer: Mrs J Harley, Deputy Town Clerk

6 members of the public

TP 168/19 To receive Apologies for Absence

Apologies for absence had been received from Cllr A Armytage and Cllr P Fisher.

TP 169/19 To receive Declarations of Interest regarding items on the agenda.

Cllr G Stevens declared a personal interest in the following applications:
19/02714/FHA as the applicant was known to him;
19/02856/FHA as the architect and objector were known to him; and
19/02553/FUL as he is also a Dacorum Borough Councillor.

TP 170/19 Minutes of the Previous Meeting held on 28 October 2019.

The minutes of the meeting held on 28 October 2019 were approved as a correct record and were duly signed as such by the Chair.

TP 171/19 Chair's Communications

1. Road Traffic Orders

None had been received.

2. Tree Preservation Orders

None had been received.

3. Licensing

None had been received.

TP 172/19 Multi Storey Car Park Update

Cllr G Stevens advised that there had been a recent meeting at Dacorum Borough Council regarding proposed parking tariffs across the borough, including tariffs for the MSCP. The tariffs are to be consulted upon shortly and are due to be adopted by the borough in April 2020. The draft proposals indicate business users will be allocated 78 spaces, on the upper two decks of the MSCP.

A meeting of the Parking Forum is due to be held on the 19th of November 2019.

TP 173/19 Public Participation

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

The Chair suspended standing orders to enable members of the public to speak.

Mrs S Johnson, speaking on behalf of the BCA Townscape Group, expressed concern regarding the ongoing issues with Dacorum Borough Council's recently updated planning website. Since this update, many comments made on applications by members of the public are not visible on the system, including historic comments made on amended planning applications.

The Deputy Town Clerk advised that she had written to Dacorum about this lack of public record issue and other administrative issues caused as a result of the system update, of which the Town Council were not forewarned would be taking place. An update will be given at a future Committee meeting once a response has been received.

The Chair reinstated Standing Orders.

TP 174/19 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.

4/00134/19/FUL	<p>AMENDED/ADDITIONAL INFORMATION Conversion of Building to Six Flats, Demolition of Buildings to Rear and Construction of Three Dwellings (JS) 13 Shrublands Road</p> <p>The Chair suspended Standing Orders to enable members of the public to speak.</p> <p>Mr Gordon Bluck, speaking on behalf of the BCA Townscape Group, objected to the application. He said it was an overdevelopment, with a lack of amenity space and insufficient parking for the 9 dwellings proposed.</p> <p>Ms Charlotte Di Cello of 11 Shrublands Road told the Committee that her reasons for objecting to the application remained much the same as when she objected to the previous application. She viewed the application as a gross overdevelopment on the edge of the Conservation Area, which would impact negatively on her property and in an already highly developed area of Berkhamsted. The plans use up every square inch of available plot meaning that the build would be extremely close to her property, resulting in overlooking and loss of sunlight into their property. Inadequate parking provision in an already congested area also raised safety concerns as access from her property onto Shrublands Road would be further impeded by the proposed scheme.</p> <p>Mrs S Johnson, a resident in Shrublands Road, objected to the application for many of the reasons already raised by previous objectors. Mrs Johnson also agreed with the concerns raised surrounding lack of amenity to neighbouring properties which would result if the development took place and the proposed scheme's inadequate parking provision.</p> <p>The Chair reinstated Standing Orders.</p> <p>Objection</p> <p>The Committee's decision regarding this amended application had not changed from their views on the previous submission in March 2019. It was agreed that the proposed scheme is a overdevelopment on the edge of the Conservation Area which would adversely affect the amenity of neighbouring properties Highway safety on a busy street was also considered to be a concern, particularly for school children.</p> <p>CS11, CS12, CS27, Appendix 3 (i, ii, iii, iv, vi), Appendix 5</p>
19/02520/DRC	<p>AMENDED/ADDITIONAL INFORMATION Details as required by conditions 3 (Construction management Plan); 4 (Materials); 5 (Hard & Soft Landscaping) attached to planning permission 4/01557/19/FUL (Demolition of existing dwelling. Construction of a pair of semi-detached dwellings.) Hillcrest Kingshill Way (SD)</p> <p>Noted</p>

19/02553/FUL	<p>Temporary change of use of land to car park providing 88 spaces including 6 disabled spaces for a further period of 6 months to discharge condition 15(i) of planning permission 4/00122/16/MFA (construction of 8 half storey car park with associated work to provide 312 spaces +15 disabled spaces) The Moor, Mill Street (CL)</p> <p>The Committee debated issues surrounding the timeframe for the reinstatement of the Moor once the MSCP is completed and concern was expressed at the length of time it may take for the Moor to be restored.</p> <p>The important views of residents and local businesses were discussed and considered prior to a decision being made by the Committee.</p> <p>Concern</p> <p>The Council deplore the use of the Moor as a temporary car park. Its sole purpose, which was to serve as a means to relocate the displaced vehicles resulting from the closure of Lower Kings Road Car Park has not been achieved. Numerous issues had led to the Moor Car Park being regularly closed at short notice throughout the year arising from problems with the surface matting caused by heavy rainfall.</p> <p>The Committee recognised that a temporary car park was a condition of the borough's consent for the MSCP: without this provision the Borough would be in breach of the planning consent. When the Committee considered the Borough's previous application for the use of the Moor as a temporary car park in August 2018 it was considered that twelve months should have been ample time for the construction of the MSCP, with reinstatement of the Moor within three months post this twelve-month period.</p> <p>As the borough is the land owner, the application will need to be considered by the Development Management Committee.</p> <p>The Committee strongly requested that the following conditions to the new consent of this application are made:</p> <ul style="list-style-type: none"> • use of the temporary car park should cease immediately once the MSCP is commissioned; and • that reinstatement should be completed within 3 months of the cessation of use in accordance with the preapproved reinstatement landscape plan. <p>Furthermore, if approval is granted consent these should be time-limited with an end date of the 31 March 2020.</p>
19/02575/TCA	<p>Work to T1 to T6 trees 33 Kitsbury Road (EP)</p>

	Noted
19/02596/TPO	Works to Chestnut trees. 2 Grantham Mews (JR)
	No Objection
19/02612/TPO	Works to Sycamore Tree Moretons Meadway (JM)
	Noted
19/02619/FHA	Partial Demolition of Existing House. Rebuilt 6 Bedroom Property, Detached Garage (resubmission) 10 Gilpins Ride (EP)
	Defer Decision
	Site plans showing the proposed scheme in relation to the adjacent houses were missing and a judgment could not be made.
19/02634/LDP	Proposed loft conversion including new rear facing dormer window and one rooflight to the rear and two rooflights to the front roof slope 1 Ballinger Court (SR)
	Noted
19/02635/FHA	Alterations to existing roof to create gable end and rear dormer projection for loft conversion. Proposed pitched roof to create a habitable room constructed over existing garage, incorporating front and rear Velux windows 152 Bridgewater Road (JG)
	Objection
	The rear dormer fenestration includes a Juliette balcony which could result in overlooking to neighbouring properties and a resulting loss of amenity. While the Committee had no objection in principle to the changes, it objected to the dormer fenestration for the reasons mentioned.
	CS12, Appendix 3 (i)
19/02670/TCA	Works to Trees 28 Kings Road (HE)
	No Objection
	The Committee requested replacement with a suitable native species.
19/02672/FHA	Fenestration alterations to the existing single storey rear extension and internal alterations 32 Upper Ashlyns Road (HE)
	No Objection

19/02678/FUL	<p>Construction of driveway across grass verge with dropped kerb access 74 Westfield Road (EP)</p> <p>No Objection</p>
19/02684/FHA	<p>Demolition of conservatory with single storey rear extension and double side extension. Alterations to retaining wall and patio area. 47 Egerton Road (SR)</p> <p>Objection</p> <p>This is an overdevelopment which would lead to a parking shortfall in an already congested road. For the increase from 3 to 5 bedrooms there should be at least 3 parking spaces provided.</p> <p>CS12</p>
19/02685/LDP	<p>Loft conversion with rear dormer. Construction of an Outhouse 47 Egerton Road (SR)</p> <p>No Objection</p> <p>The Committee requested that the Planning Officer confirm whether the roof space is habitable.</p>
19/02688/FHA	<p>Front/side extension each side, rear extension and new roof including rooms within roof structure, with front and rear dormer windows. 17 Gilbert Way (JM)</p> <p>No Objection</p>
19/02703/FHA	<p>Single storey rear extension. Smooth Render Finish Single storey front extension Gable 4 Durrants Lane (EP)</p> <p>No Objection</p>
19/02704/FHA	<p>Garage Conversion 3 Grayling Court (CL)</p> <p>No Objection</p>
19/02705/TCA	<p>Works to trees Kings Court (SD)</p> <p>Noted</p>
19/02714/FHA	<p>First Floor Front Extension, First floor rear extension. Roof Alterations, Front Landscaping. Driveway and rear</p>

	<p>Landscaping. 84 Upper Hall Park (JM)</p> <p>No Objection</p>
19/02732/TCA	<p>Works to Trees 21 Boxwell Road (HE)</p> <p>No Objection</p>
19/02811/LBC	<p>Removal of internal wall between the wash-up and food hoist Area The Crown 145 High Street (NR)</p> <p>No Objection</p>
19/02818/TPO	<p>Fell Cedar of Lebanon Woodrising Shootersway (CL)</p> <p>No Objection</p> <p>The Committee requested replacement with a suitable native species.</p>
19/02819/TPO	<p>Works to trees The Old Boathouse, Castle Wharf, Bridge Street (HE)</p> <p>No Objection</p>
19/02825/TCA	<p>Works to trees 17 Boxwell Road (SD)</p> <p>No Objection</p>
19/02829/TPO	<p>Works to trees 18 North Road (SR)</p> <p>Defer Decision</p> <p>The documents were only made available on the website on the morning of the 18 November, which did not allow sufficient time for them to be viewed prior to the meeting.</p>
19/02834/FHA	<p>Ground and first floor extensions with new roof over 6 Gilbert Way (CL)</p> <p>No Objection</p>
19/02835/FHA	<p>Construction of single storey studio in rear garden. Studio to be attached to existing detached garage and workshop. 1 Castle Gateway (SR)</p>

	No Objection
19/02841/FHA	<p>Single storey front and two storey side and rear extension with internal alterations. New entrance canopy, replacement windows and revised garage door location 6 Red Lodge Gardens (EP)</p> <p>No Objection</p>
19/02844/FHA	<p>Construction of single storey rear extension to kitchen 8 Ashridge Rise (CL)</p> <p>No Objection</p>
19/02845/TPO	<p>Fell Oak Tree 15 Shootersway Park (HE)</p> <p>No Objection</p> <p>If approved by the Tree Officer, the Committee requested replacement with a suitable native species.</p>
19/02856/FHA	<p>Construction of new entrance gates and fencing 17 Anglefield Road (JM)</p> <p>The Chair suspended Standing Orders to enable members of the public to speak.</p> <p>The applicant, Catherine Lewis, thanked the Chair for the opportunity to speak. She explained that the proposed plans for the installation of new entrance gates and support pillars were required to allow for enhanced security to her property. She explained that the gates and pillars would be set back by 5 metres and should not impact on neighbouring properties. She told the Committee that where possible, the existing hedge would be put back in once the gates and pillars are installed and that the build would not result in any impact on light to neighbouring properties, nor would it impact on access.</p> <p>Dr Laurence Handy, a resident of the neighbouring property, 21 North Road, objected to the proposed application as he believed its height, scale and siting would result in a development which would:</p> <ul style="list-style-type: none"> • be out of character with and detrimental to the street scheme and public realm; • be of adverse effect to the character of his property which is in the Conservation Area; • create considerable disturbance and loss of amenity to his property; • create a less safe and satisfactory means of access; • have an adverse impact on the security of numbers 17 and 21 North Road.

	<p>The Chair reinstated Standing Orders:</p> <p>Objection</p> <p>The Committee's reasons for objection remained much the same as when the earlier application in July 2019 was submitted.</p> <p>The proposed location, style and height of the gates are obtrusive and a feature out of character with the surrounding streetscene, as no other properties on Anglefield Road have architectural gates or installed walls to their frontage. The proposal would also adversely impact the amenity of adjacent neighbour No 21 North Road which is in the Conservation Area.</p> <p>The location and height of the pillars has not materially changed from the previous application and the proposed relocated gateway would result in access being brought closer to the carriageway, creating a potential hazard to vehicles and pedestrians.</p> <p>P120, CS11, CS12, CS27</p>
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TP 175/19 Planning Appeals

None had been received.

TP 176/19 Planning Appeal Decisions

None had been received.

TP 177/19 Planning decisions

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

TP 178/19 Close of Meeting

The meeting closed at 9:09 pm

Signed.....

Date.....