

**BERKHAMSTED TOWN COUNCIL**

Minutes of the Meeting of the

**TOWN PLANNING COMMITTEE**

held in the Council Chamber, Civic Centre, Berkhamsted on

**Monday 21 January 2019 at 7.30 pm**

**MEMBERS PRESENT:**

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

**ALSO PRESENT:**

Officers: Mrs J Mason. Town Clerk  
Mrs J Harley. Deputy Town Clerk

7 members of the public

**TP 12/19** To receive **Apologies for Absence**

Apologies for absence were received from Cllr G Yearwood.

**TP 13/19** To receive **Declarations of Interest** regarding items on the agenda

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

4/0320/18/FUL as the architect was known to him; and

4/03237/18/FHA as the applicant was known to him.

Cllr A Armytage declared a personal interest in application 4/03227/18/LBC as he is a Trustee of the Swan Youth Project.

Cllr J Jones and Cllr A Armytage both declared a personal interest in application 4/02993/18/FUL as they are customers of the veterinary practice.

**TP 14/19** **Minutes of the Previous Meeting** held on 7 January 2019.

The minutes of the meeting held on 7 January 2019 were approved as a correct record and were duly signed as such by the Chair.

**1. Road Traffic Orders**

- i. 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 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.

That length of Shrublands Road, Berkhamsted from its junction with Cross Oak Road north westwards to its junction with Durrants Road, a distance of approximately 477 metres.

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

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 28 January 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.

- ii. 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 traffic from using the following lengths of roads ("the Roads"), except for access:

- 1. that length of Winston Gardens, Berkhamsted from its junction with Greenway south westwards for its entire length.

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.

- 2. that length of Northbridge Road, Berkhamsted from its junction with Billet Lane north westwards for a distance of approximately 505 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.

3. the A41 slip road leading on and off the eastbound carriageway of A41 (unnamed road), Berkhamsted from its junction with the A416 Kingshill Way/A416 Chesham Road roundabout south eastwards and south westwards to its junctions with the eastbound carriageway of A41 (unnamed road), a distance of approximately 182 metres.

An alternative route will be via A416 Chesham Road and A41 (unnamed road)

or via A41 (unnamed road, A4251 London Road intersection, A41 (unnamed road) and A416 Chesham Road.

4. that length of Beech Drive/Three Close Lane, Berkhamsted from its junction with Woodlands Avenue north westwards for a distance of approximately 280 metres.

An alternative route will be via Woodlands Avenue, Swing Gate Lane, A4251 High Street and Three Close Lane.

5. that length of Ivy House Lane, Berkhamsted from its junction with Bank Mill north eastwards and north westwards to its junction with The Common, a distance of approximately 1227 metres.

An alternative route will be via Ivy House Lane, George Street and The Common.

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 4 February 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.

- iii. 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 traffic from using that length of Ravens Lane/Gravel Path, Berkhamsted from its junction with A4251 High Street north eastwards to its junction with Station Road ("the length of Roads"), a distance of approximately 300 metres, except for access.

An alternative route will be via A4251 High Street, Lower Kings Road, New Road, The Common and Gravel Path.

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

If the Order is made, it shall come into force on 11 February 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 length of Roads.

## **2. Tree preservation orders**

None had been received.

## **3. Licensing**

No applications had been received.

## **4. Code of Practice for Planning**

Following the Town Planning meeting on the 7 January 2019, it was **agreed** that the document would be a useful addition to the Council's policies. The Town Clerk summarised suggested amendments to the Committee and will circulate a tracked changes version for comment. Comments and amendments will then be sent to Mark Brookes at Dacorum by 31 January 2019.

## **5. Buckinghamshire Minerals and Waste Local Plan Modification Consultation**

It was **noted** that a letter, dated 11 January 2019, was received from HCC, confirming that the Regulation 19 Proposed Submission Mineral Local Plan will be published on the 14 January 2019.

The proposed documents are being published for comment over a ten-week period starting at 9am on Monday 14 January 2019 and ending at 5pm on Friday 22 March 2019

The closing date was **noted**.

## **6. To receive an update from the Town Clerk regarding a briefing about the Local Plan from Dacorum**

It was **confirmed** that Dacorum will provide the Council with a Local Plan progress update, following the Issues and Options Consultation in November 2017. This update will be on the afternoon of 25 March 2019. Dacorum officers have also confirmed that they should have an improved idea of government housing numbers at the briefing.

**TP 16/19 Multi Storey Car Park Update**

To receive any updates.

There was a brief update regarding recent comments received by the Council from members of the public.

**TP 17/19 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 18/19** 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.

4/03190/18/ROC	<b>AMENDED/ADDITIONAL INFORMATION</b> Variation of Conditions 2 (Approved Plans) and 3 (Materials) Attached to Planning Permission 4/00313/16/Fha (Two Storey Side Extension, Single Storey Rear Extension, Loft Conversion with Rear Dormer and Raised Patio (Amended Scheme) 46 Greenway (JS)  <b>No Objection</b>
4/00026/19/TCA	<b>FOR INFORMATION ONLY</b> Work to Trees 4 Ellesmere Road (HE)  <b>Noted</b>
4/00044/19/LDP	Rear Facing Dormer Window, 2 No Front Facing Velux Roof Lights and Flank Window to Second Floor. 5 Egerton Road (WC)  <b>Noted</b>
4/00056/19/TPO	Works on Sycamore Tree 9 Upper Hall Park (RM)  <b>Objection</b>  Felling a healthy tree due to excessive shading is not justifiable.

	<p>However, if the planning application is approved, the Committee request that a suitable replacement of native species be planted in its place.</p>
<p>4/02993/18/FUL</p>	<p>Change of Use and Conversion of Existing Ground Floor from Veterinary Practice into a Two-Bedroom Flat. Roof Extension at First Floor to Increase Size of Existing First Floor Flat to a Larger Two-Bedroom Flat. Construction of Two New-Build Two-Bedroom Apartments to the Rear Facing St.Johns Well Lane. Provision of Car Parking for Five Vehicles, Five-Bay Cycle Store and Waste Refuse Store. 320a High Street (RM)</p> <p>The Chair suspended standing orders to enable members of the public to speak.</p> <p>Mr James Jollisse, a current employee at the Veterinary Practice, spoke against the proposed application. He explained that the practice had been established in the 1950s. It had moved to its current purpose-built premises with financial support from Waitrose when the supermarket was built on the original practice's location. He summarised the significant role the practice has had within the local community. He spoke about its employment of a wide range of diverse staff, its use as a much value training practice and the number of local people who use the practice, including disabled residents who find access to the practice convenient, as well as those living on the canal boats. It also cares for guide dogs.</p> <p>The Chair thanked Mr Jollisse for his contribution.</p> <p>Mrs Susan Johnson, speaking on behalf of the BCA Townscape Group, objected to the proposed development for the following reasons:</p> <ul style="list-style-type: none"> <li>- It neither enhances nor preserves the Conservation Area and is therefore in breach of P120;</li> <li>- The inadequate car parking; and</li> <li>- Loss of social infrastructure as local residents would be losing a veterinary service – referencing CS23.</li> </ul> <p>The Chair thanked Mrs Johnson for her comments and reinstated standing orders.</p> <p><b>Objection</b></p> <p>The proposed development would have a detrimental impact on the local community by removing a valued service. Furthermore, the loss of the Veterinary practice would reduce the mix of properties in the town, impact the spread of job opportunities and lead to loss of employment in the local area. Additionally,</p>

	<p>the proposed development is of poor design and not in keeping with the Conservation Area.</p> <p>P120, CS4, CS8, CS12, CS14, CS15, CS23.</p>
4/03053/18/FHA	<p>Garage Conversion with New Front Window. New Bi-Fold Door to Rear Elevation 34 Highfield Road (AP)</p> <p><b>No Objection</b></p>
4/03097/18/TPO	<p>Work to Trees 34 Oakwood (HE)</p> <p><b>No Objection</b></p>
4/03103/18/FHA	<p>New Roof Lights to Front and Rear Elevations 28 Kings Road (AP)</p> <p>The Chair suspended standing orders to enable members of the public to speak.</p> <p>A resident, Mrs Susan Johnson, stated her objections to a roof light in such a prominent site in the conversation area.</p> <p>Thanking Mrs Johnson, the Chair reinstated standing orders.</p> <p><b>Objection</b></p> <p>The Committee object to the roof lights on the front elevation.</p> <p>P120</p>
4/03120/18/FUL	<p>Construction of Self-Contained Detached 4 Bedroom Dwelling with Associated Parking 28 Hall Park (IK)</p> <p><b>Objection</b></p> <p>The proposal would be out of character with the street scene due to the proposed 3 storey height. It was also noted that there was no application form on the website.</p> <p>CS11, CS12</p>
4/03121/18/TPO	<p>Work to Trees 16 Greystoke Close (JG)</p> <p><b>No Objection</b></p>

4/03173/18/FUL	<p>Demolition of Existing Detached Dwelling and Construction of New Detached Dwelling Holly House, Doctors Commons Road (JG)</p> <p>The Chair suspended standing orders to enable members of the public to speak.</p> <p>A resident, Mrs Susan Johnson, spoke in favour of the application. She felt that in comparison to the previous application for the scheme, the new application is a good design and in keeping with the street scene.</p> <p>Thanking Mrs Johnson, the Chair reinstated standing orders.</p> <p><b>Concern</b></p> <p>There are potential issues with the steep slope to the rear of the property, which could pose an overlooking issue from the patio onto neighbouring properties.</p> <p>There is a serious concern with regard to the potential lack of privacy for adjacent and adjoining neighbours.</p> <p>Appendix 3, (i)</p>
4/03180/18/LDP	<p>Rear Facing Dormer and Side Window 13 Egerton Road (WC)</p> <p><b>Noted</b></p>
4/03181/18/FHA	<p>Construction of a Front Facing Dormer Window 13 Egerton Road (WC)</p> <p><b>No Objection</b></p>
4/03182/18/FHA	<p>Single Storey Front and Side Extension. Alterations to Side Elevation Windows 14 Greene Walk (WC)</p> <p><b>No Objection</b></p>
4/03186/18/FHA	<p>Ground and First Floor Extensions with New Roof Over 6 Gilbert Way (SR)</p> <p><b>No Objection</b></p>



4/03195/18/FHA	<p>Retention of Hip to Gable Loft Conversion Rear Dormer. 36 Woodlands Avenue (JR)</p> <p><b>No Objection</b></p> <p>Subject to the planning officer being assured that the rear dormer conforms to policy specifications. Appendix 7, (vi)</p>
4/03200/18/FHA	<p>Single Storey Rear Extension 15 Townsend Gate (NG)</p> <p>There was discussion about the existing limited amenity space at the property. The Committee feels this proposed development would exacerbate this issue.</p> <p><b>Concern</b></p> <p>Appendix 3 (ii)</p>
4/03203/18/FUL	<p>Change of Use of Part Converted Buildings from 2 Dwellings to 4 Dwellings and Associated Works Ashlyns Farm, Chesham Road (JR)</p> <p><b>Concern</b></p> <p>The Committee expressed concern of the proposed development representing creeping development within the Green Belt, as the initial planning consent approved 5 dwellings, and with the proposed development this will increase to 7 dwellings.</p>
4/03206/18/FHA	<p>Single Storey Rear Extension, Internal Alterations, Loft Conversion with Rear Dormer &amp; Hip/Gable Conversion, Front Porch Canopy and Front Drive Alterations 29 Egerton Road (RM)</p> <p><b>Concern</b></p> <p>The Planning Officer should confirm whether or not the 45° rule may be infringed.</p> <p>Appendix 7, (v)</p>
4/03217/18/FHA	<p>Additional Of 2 Windows to Property: One Small Conservation Rooflight (500x 700mm) to Rear of Property and One Small Sash Window (500 X 750mm) to Side Elevation at 1st Floor Level 4 William Street (WC)</p>

	<b>No Objection</b>
4/03227/18/LBC	Pre-Painting Repairs and Roofing Repairs and Replacement The Swan Foyer, 137-139 High Street (NR)  <b>No Objection</b>
4/03230/18/FUL	Conversion of First, Second and Third Floors from Shop into 3 No. 2-Bedroom Flats. Alterations to Front / Rear Elevation Including New Windows, Doors and Rendering. 134 High Street (AP)  The Chair suspended standing orders to enable members of the public to speak.  A resident, Mrs Susan Johnson, spoke in favour of the application, which has been resubmitted, stating that the upgraded materials are a great improvement to the proposed development.  The Chair resumed standing orders.  <b>No Objection</b>
4/03237/18/FHA	Single Storey Side Extension and Basement for Utility Room/Basement 27 Kings Road (SR)  <b>No Objection</b>
4/03261/18/FHA	Single Storey Rear Extension Marlins, Kitsbury Terrace (CL)  <b>No Objection</b>

**TP 19/19**

**Planning Appeals**

None had been received.

**TP 20/19**

**Planning Appeal Decisions**

The following Planning Appeal notifications have been received:

4/01628/18/FUL, APP/A1910/W/18/3213046, New Two  
Bedroom Dwelling, Land Adj St Margaret's Close; and

4/01311/18/FHA, APP/A1910/W/18/3212819, Two Storey Front  
Extension, 4 Rosehill.

The appeals were **noted**.

**TP 21/19**

**Planning decisions**

There were brief comments regarding recent decisions.

**TP 22/19**

**Close of Meeting**

The meeting closed at 8.40 pm.

**Signed.....**

**Date.....**