

The BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Council Chamber, Civic Centre, Berkhamsted on

Monday 21 November 2016 at 7.30 pm

MEMBERS PRESENT:

Councillors: A Armytage – Chair (in Cllr Ashbourn’s absence)
S Beardshaw
B Newton
I Reay
G Stevens
G Yearwood

COUNCILLORS PRESENT:

G Corry

ALSO PRESENT:

Mrs J Mason - Town Clerk

6 members of the public

TP 167/16 Apologies for Absence

Apologies for absence were received from Cllr J Ashbourn.

TP 168/16 Declarations of Interest regarding items on the agenda

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

4/02855/16/FHA (the architect was known to him)

4/02863/16/FHA (the architect was known to him)

4/02916/16/FHA (the architect was known to him)

4/02935/16/FHA (the architect was known to him)

4/02978/16/FHA (the architect was known to him)

4/02987/16/FHA (the architect was known to him)

4/02963/16/FHA (the applicant was known to him).

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

4/02987/16/FHA (the architect was known to her)

4/02964/16/FHA (the leaseholder was known to her)

Cllr A Armytage declared a personal interest in application 4/02842/16/FUL because he had spoken to one of the objectors but had not voiced an opinion.

TP 169/16 Minutes of the Previous Meeting

The minutes of the previous meeting held on 31 October 2016 were approved as a correct record and were duly signed as such by the Chairman.

TP 170/16 Chair's Communications

Road Traffic Orders

- i. Notification has been received from Hertfordshire County Council of the temporary closing, from 1 December 2016 for a period of up to 18 months, of the following roads:
 - New Road from its junction with Brownlow Road to its junction with The Common
 - New Road from its junction with Brownlow Road to its junction with Whitehill

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

- ii. Notification has been received from Hertfordshire County Council of the introduction of 30 mph speed limit in Shootersway and Durrants Lane, Northchurch and Berkhamsted, which will come into effect on Monday 14 November 2016.

Tree Preservation Order

None received.

Licensing

None received.

TP 171/16 Public Participation

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

TP 172/16 Paperless Planning

- i. The Town Clerk gave an update on events following her 7 November 2016 letter to the Chief Executive of Dacorum

Borough Council and the Chairman's attendance, together with Mrs A McHugh, at the session held at DBC for Town & Parish representatives on 18 November 2016. Some of the suggestions made in the letter had been accepted; in particular the request for a delayed implementation date. DBC would also look at providing IT equipment to the Town Council. It was noted that planning recommendations would have to be input via the planning website and that this would be time consuming. Training for staff and councillors on all aspects would be required. The matter would be discussed further at the Town and Parish Conference to be held at DBC on Friday 25 November 2016.

- ii. It was **RESOLVED** that a meeting should be arranged by the Town Clerk in the very near future with Sara Whelan of DBC, Town Council staff and Town Councillors to discuss the matter further, in particular, IT implications and improvements, training requirements and workload.

TP 173/16

Local Plan

- i. Town & Village Facilities Audit (FP/159/16 iv refers)
Councillors Steven's and Armytage's draft response to the questionnaire was **received**;
- ii. It was **RESOLVED** that the draft should form the Town Council's response subject to an amendment to section 2 where an additional comment about the closure of Gossom's End facilities and a reference to the Hospice of St Francis would be added. Furthermore, it was **agreed** that the comments on the Local Development Framework previously submitted in 2008 were still pertinent and should be submitted in response to section 7. The Town Clerk will send a copy of the amended response to DBC's Strategic Planning & Regeneration Office by the deadline of 9 December 2016.

TP 174/16

Proposed Junction Improvements, Kings Road, Shootersway

- i. Hertfordshire County Council's 14 November 2016 consultation letter about the above work was **received**;
- ii. It was **RESOLVED** that the Town Council's response would reiterate support for the project expressed at the 27 June 2016 meeting of the Full Council. HCC will be asked to ensure that smart light technology is utilised. In addition, it was requested that box junction hatched markings be placed on the road in front of the entrance to the mews and the BFI National Archive to ensure that access is not blocked. The Town Clerk will reply by the 9 December 2016 closing date.

TP 175/16

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.

4/02554/16/FHA

AMENDED and/or ADDITIONAL PLANS / INFORMATION –
Single storey rear extension and loft conversion at 7 Torrington Road. (MH)

The Chairman suspended standing orders to allow members of the public to speak. Mrs J Stanton and Mr B Stanton, adjoining owners from Cowper Road, noted that the amended application now included obscured glass (below 1.7m). They were concerned that the window was neither fully obscured nor fixed and hoped the applicant would include these further amendments in order to protect the privacy to their property. The applicant, Mr B Sharp, stated that the window could be fixed.

Thanking members of the public for their contributions the Chairman reinstated standing orders.

Concern

The Town Council would have no objection as long as the new window in the gable is fixed and fully fitted with opaque glass to protect the privacy of neighbouring properties. Additionally, all materials used must be sympathetic to the Conservation Area setting.

P120

{At this point application 4/02846/16/FHA was considered for the convenience of members of the public present. This application is minuted in the original numeric order.}

4/02568/16/LBC

Single storey rear extension at 224 High Street. (AP)

Objection

The applicants should be more sympathetic to the Grade II listed status of this building and the Town Council would hope that a design solution could be found that would result in the original sash window being retained.

P119

4/02838/16/FUL Single storey rear extension at 224 High Street. (AP)

Objection

The applicants should be more sympathetic to the Grade II listed status of this building and the Town Council would hope that a design solution could be found that would result in the original sash window being retained.

P119

4/02802/16/FHA Single storey front, rear and side extensions, front porch and alterations at 3 Manor Close. (AP)

Concern

The bulk and mass of the proposal is an overdevelopment of the site. The unusual splayed shape is out of keeping with the street scene particularly in the Conservation Area location.

P120, CS11, CS12

4/02818/16/FHA Construction of conservatory to rear of property at 1 Connaught Gardens. (IK)

No objection

4/02831/16/FHA Single storey rear extension to replace existing conservatory and garage conversion at 12 Emperor Close. (JG)

No objection

4/02834/16/TPO Works to trees at Millfield Lodge, Gravel Path. (JG)

No objection

4/02841/16/ROC Variation of Condition 2 (Approved plans) attached to planning permission 4/01277/16/FHA (Rear/side kitchen extension, relocation of downstairs cloakroom, conversion of attic into bedroom with small ensuite and rear dormer) at 39A Kitsbury Road. (MH)

No objection

4/02842/16/FUL New dwelling at 16 Cobb Road. (BC)

The Chairman suspended standing orders to allow members of the public to speak.

Mrs Drake, an adjacent neighbour, was extremely concerned about the overshadowing and overlooking of her property. Because of the sloping aspect of the site, the extension will cover at least half of her smaller front bedroom window. The additional gate, outside no 20, will lead to loss of privacy and increased noise and disturbance. She was also of the view that the 45° rule would be breached. She and Mr Drake circulated photographs illustrating the position of the proposals in relation to neighbouring properties. Mr Drake referred to inaccuracies in the documentation. Mr A Talbot, a neighbour, added that although two gates were planned only one was shown on the drawings. The additional gate would be only 4 feet from his bay window and door. The access path would be much busier with an additional property and because of extra visitors parking in the close would be problematic.

Thanking members of the public for their contribution the Chairman reinstated standing orders.

Objection

The proposals represent a cramped over development of the site and would provide a poor level of amenity to prospective residents. Overshadowing and overlooking would severely compromise the neighbours' privacy. The plans themselves are imprecise, showing no dimensions and only one of the two gates. The development would be completely out of keeping with the locale.

CS11, CS12, Appendix 3, BCA 16.

4/02846/16/FHA Replacement of front path tiles with Victorian style tiles.
Construction of new front garden wall at 17 Kitsbury Road. (JS)

No objection

4/02849/16/FHA Two-storey side and rear extension at 49 Bridgewater Road.
(BC)

No objection

4/02855/16/FHA Single storey side and rear extension. Relocated cross-over
and new shed at 72 Greenway. (AP)

No objection

4/02863/16/FHA First floor side and rear extension and roof alterations at 18
Castle Hill. (MH)

No objection

- 4/02870/16/TPO Works to trees at 5 Greystoke Close. (JG)
No objection as long as the tree is replaced
- 4/02914/16/LDP **FOR INFORMATION ONLY** - Single storey rear extension at 7 Cedar Way. (AH)
Noted.
- 4/02914/16/LDP **FOR INFORMATION ONLY – AMENDED DESCRIPTION –** Construction of rear and side dormers at 7 Cedar Way.
Noted.
- 4/02916/16/LDE Garage conversion at 11 Coppins Close. (JG)
Application withdrawn.
- 4/02919/16/FHA Two-storey side extensions, two-storey and single storey rear extension and front driveway (**AMENDED SCHEME**) – 129 Cross Oak Road. (BC)
No objection.
- 4/02929/16/FHA Removal of pitched concrete roof to existing single storey rear extension. First floor rear extension with pitched roof, rear velux window and sun tube to existing roof at 14 Greenway. (IK)
No objection.
- 4/02935/16/FHA Installation of garage doors to existing carport at 5 Birtchnell Close. (RM)
No objection.
- 4/02940/16/TCA **FOR INFORMATION ONLY –** Works to Copper Beech tree at Spey Cottage, Doctors Commons Road. (OD)
Noted.
- 4/02950/16/ROC Variation of Condition 6 attached to planning permission 4/03051/14/FUL – Construction of a dwelling on part of the garden of Eden House and associated modifications to Eden House at Eden House, Shootersway Lane. (BC)
No objection.

- 4/02951/16/FHA Single storey rear extension and landscaping works to create improved off-road parking space at 8 Boxwell Road. (BC)
- No objection.**
- 4/02953/16/LDP **FOR INFORMATION ONLY** – Loft conversion with rear dormer at 3 Queens Road. (RM)
- Noted.**
- 4/02960/16/FUL Construction of children’s tree-house on stilts at 17 Barncroft Road. (AH)
- No objection.**
- 4/02963/16/FHA Two-storey side extension, single storey rear extension, porch and patio alterations at High White Stones, 27 Upper Hall Park. (BC)
- Concern**
- The scale of the development would limit on site car parking provision.
- 4/02964/16/FHA Replacement windows at 23 Nightingale Lodge, Cowper Road. (JG)
- No objection.** The Town Council would ask DBC officers to urge the applicants to install windows appropriate to the Conservation Area setting to enhance the appearance of the building.
- 4/02978/16/FUL Demolition of single dwelling and garage and construction of two three-bed semi-detached three storey dwellings and parking and Havencroft, 13 Bank Mill. (JS)
- Objection.**
- This application follows a previous application. Although the current scheme is for two properties, it is still an overdevelopment of the site forcing two dwellings where there is only reasonable space for one, bearing in mind the lack of space to the rear and front of the properties. This will result in virtually no amenity space. The proposals will add further congestion to an already over-congested and over-developed area.
- Contrary to Core Strategy 11 (a), 12 (f, g), Appendix 3 (3.6 (i) (iii) and (vi)).

4/02984/16/TCA **FOR INFORMATION ONLY** – Works to trees at 9 Boxwell Road. (OD)

Noted.

4/02987/16/FHA Demolition of existing pitched single storey kitchen/bathroom wing of house and open up ground floor wall facing onto garden. Construction of a pitched single storey extension. Demolition and rebuilding of boundary wall along Middle Road. Replace existing front door with new hardwood timber door at 9 Cross Oak Road. (AH)

Objection.

The bulk and mass of this development would be inappropriate on this prominent Conservation Area site. The proposal to install wood cladding represents an insensitive use of materials, especially so on such a bulky and inappropriate structure.

P120, Appendix 7.

TP 176/16 Planning Appeals

It was **noted** that no Planning Appeals have been received.

TP 177/16 Planning Appeal Decisions

It was **noted** that the following Planning Appeal Decision had been received:

4/00645/16/FUL Construction of 4 dwellings and associated parking and landscaping at land adjacent to 26 Station Road.

The Appeal was dismissed on 27 October 2016.

TP 178/16 Planning Decisions

The planning decisions circulated with the agenda were noted.

TP 179/16 Close of Meeting

The meeting closed at 9.05 pm.

Signed.....

Date.....