

The BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Council Chamber, Civic Centre, Berkhamsted on

Tuesday 24 January 2017 at 7.30 pm

MEMBERS PRESENT:

Councillors: A Armytage (Chairing the meeting)
S Beardshaw
B Newton
I Reay
G Stevens
G Yearwood

ALSO PRESENT:

Councillors: G Corry

Mrs J Mason - Town Clerk

TP 12/17 Apologies for Absence

Apologies for absence were received from Cllr J Ashbourn

TP 13/17 Declarations of Interest regarding items on the agenda

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

4/03404/16/FHA because the architect was known to him;

4/03420/16/FHA because the architect was known to him;

4/03317/16/FHA because the architect was known to him.

Cllr B Newton declared a personal interest in application

4/03310/16/FHA because an objector was known to her.

TP 14/17 Minutes of the Previous Meeting held on 3 January 2017

The minutes of the meeting held on 3 January 2017 were approved as a correct record and were duly signed as such by the Chairman

TP 15/17 Chair's Communications

Road Traffic Orders

- i. Notification has been received from Hertfordshire County Council of the temporary closing of Shootersway, north of its

junction with Darrs Lane south eastwards, for a distance of approximately 887m, from 6 February 2017 for a period of up to 18 months. The restrictions specified shall only take effect at the times indicated by signs on or near the Road.

The Order is needed because the installation of new road signage is proposed to be executed on or near the road.

- ii. Notification has been received from Hertfordshire County Council of the temporary closing and temporary waiting restrictions in the following roads:

The length of A41 (unnamed road), Berkhamsted from its junction with the A416 Chesham Road/A416 Kingshill Way roundabout south eastwards and southwards for a distance of approximately 160m.

The A41 westbound slip road leading onto the westbound carriageway of A41 (unnamed road), Berkhamsted from its junction with the A416 Chesham Road roundabout north westwards to its junction with the westbound carriageway of A41 (unnamed road), a distance of approximately 216m, from 30 January 2017 for a period of up to 18 months. The restrictions specified shall only take effect at the times indicated by signs on or near the Road.

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

- iii. Notification has been received from Hertfordshire County Council of the temporary closing and temporary waiting restrictions in Gravel Path from its junction with The Common south westwards to its junction with Hunters Park, from 20 February 2017 for a period of up to 18 months. The restrictions specified shall only take effect at the times indicated by signs on or near the Roads.

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

Footway improvement works – High Street

- iv. Notification has been received from Hertfordshire County Council of footway improvements works along sections of the A4251 High Street between Cross Oak Road and St Johns Well Lane. The work is programmed to start 30 January 2017 and should be completed within 9 working days, between the hours 09.30 and 16.30.

Tree Preservation Order

None received.

Licensing

None received.

TP 16/17

Paperless Planning

- i. A list of IT equipment to facilitate the introduction of paperless planning **was agreed**. This equipment will be procured on the Town Council's behalf by DBC as per Sharon Collin's 22 December 2016 e-mail. DBC will also pay costs up to £750.
- ii. The Town Clerk will advise Ms Collins of the above requirements and also make further investigations about the projector's connectivity options.

TP 17/17

Public Participation

To suspend Standing Orders to invite **public participation** on items on the agenda

Not applicable as no members of the public were present

TP 18/17

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 DBC be informed of the Council's comments and observations, if any, as follows. The Council trusted that due regard would be taken of any objections which might be received from neighbours in the vicinity:

4/02389/16/FUL

AMENDED and/or ADDITIONAL PLANS / INFORMATION

Retention of two three-bed dwellings (**Retrospective**) – 11 Bank Mill. (AP)

Object

The bulk and mass of the roof and the design of the bay windows continue to have a detrimental effect on the street scene.

Contrary to policy CS11

- 4/02739/16/FHA **AMENDED** and/or **ADDITIONAL PLANS / INFORMATION**
Single storey front extension, two storey side and rear extensions at Galing, Shootersway. (AH)
- No objection.**
- 4/03249/16/FHA Replacement of front door, frame and glass surround with a 1920s-style door, frame and double glazed window surround at 79 Charles Street. (NR)
- No objection.**
- 4/03309/16/FHA Two-storey side extension, demolition and reconstruction of porch. Rendering and painting external walls (new and existing). Internal alterations at 67 Bridgewater Road. (NG)
- No objection.**
- 4/03310/16/FHA Infilling of three existing openings with clear glazing and timber panels at The Old Boathouse, Castle Wharf, Bridge Street. (RH)
- Object**
- The proposal conflicts with the stated use of the building as a boatyard thus resulting in an unauthorised change of use. This would imply increased noise and nuisance to neighbouring properties.
- P120 Appendix 3 (vi)
- 4/03317/16/FHA Demolition of existing single storey front/side extension. New single storey front extension. Recontouring of driveway, below ground garage, and porch extension at 45 Kings Road. (AP)
- No objection.**
- 4/03323/16/TPO Works to tree at 4 Millfield. (OD)
- No objection.**
- 4/03336/16/FHA Proposed first floor side extension at 31 Oakwood. (MH)
- No objection.**
- 4/03350/16/TPO Works to trees at Lincoln Court, Charles Street. (OD)
- No objection** subject to the cypress (tree 4) being replaced by a dawn redwood as proposed in the specialist's tree survey that accompanies the application.

4/03355/16/FHA Single storey rear extension and two storey side extension at 44 Tortoiseshell Way. (JG)

No objection.

4/03357/16/FHA Single storey rear extension and loft conversion with rear dormer at 12 Kitsbury Road. (MH)

No objection.

4/03367/16/TCA **FOR INFORMATION ONLY**
Re-pollard Willow tree 2m below old pollard levels. Remove 2-3 self-set trees growing beneath crown of Willow. Reason – unruly tree. Keep it at a manageable size at 36a Lower Kings Road. (OD)

Noted.

4/03380/16/TCA **FOR INFORMATION ONLY**
T1: Lawsons Cypress. Removal to ground level to allow more light into rear garden at 14 Kitsbury Road. (OD)

Noted. The Town Council would suggest that a replacement tree (of a different species) should be planted.

4/03392/16/FHA Single storey rear extension. Single storey side extension with terrace over and render cladding to front at 2 Coppins Close. (AP)

Objection

The rear terrace overlooks neighbouring gardens resulting in a loss of privacy.

Appendix 3(i)

4/03394/16/FHA Alterations to roof level to provide additional accommodation, front and rear roof lights and extended rear balcony at 3 Station Road. (TR)

No objection.

4/03404/16/FHA Two-storey side and rear extension at 7 Pages Croft. (BC)

Concern

The proposals would result in a loss of valuable parking space.

- 4/03410/16/FHA Single storey rear extension and external rendering of property at 48A Greenway. (RM)
- No objection.**
- 4/03420/16/FHA Two-storey side and rear extension with single storey rear extension at 9 Shrublands Avenue. (JG)
- Concern**
- The proposals would result in loss of access to the rear garden. Should permission be granted, the Town Council assumes that the applicants will be advised to remove the vehicle located at the rear before work commences.
- 4/03424/16/FHA Replacement windows and front door at 39 Shrublands Avenue. (BC)
- Concern**
- Although the Town Council has no objections to the wooden door it is uncertain whether the use of UPVC elsewhere conforms with the Article 4 directive applicable to the road. It is hoped that this will be clarified before any permission is granted.
- 4/03456/16/FHA Construction of front porch at 1 Sheldon Way. (IK)
- Concern**
- The introduction of a porch at this dwelling would spoil the pleasing uniformity of the street scene.
- CS11
- 4/03460/16/FHA Demolition of existing rear conservatory. Construction of single storey rear extension and internal remodelling at 12 Montague Road. (BC)
- No objection.**
- 4/03472/16/FHA Proposed front and rear extensions including internal alterations to provide a master suite, study and large open plan kitchen/dining room at Mellstock, Graemesdayke Road. (AH)
- No objection.**
- 4/03493/16/FHA Single-storey Oak framed orangery rear extension to rear of Harriotts End Farm Cottage, Chesham Road. (AH)
- No objection.**

- 4/03496/16/FHA Single storey rear extension at 24 Ashlyns Road. (AP)
No objection
- 4/03502/16/FHA Repairs / alterations to front garden and front wall
(Retrospective) – 43 Shrublands Avenue. (JG)
No objection.
- 4/03506/16/TCA **FOR INFORMATION ONLY** – Felling of trees at 10 Clarence Road. (OD)
Noted
- 4/03507/16/ADV Replacement signage and lighting upgrade at The Bull, 10 High Street. (AW)
No objection. It is hoped that the attractive hanging baskets that were previously in place will be reintroduced.
- 4/03509/16/LBC Replacement signage and lighting upgrade at The Bull, 10 High Street. (NR)
No objection. It is hoped that the attractive hanging baskets that were previously in place will be reintroduced.
- 4/00023/17/TPO Works to trees at Berkhamsted School, Castle Street. (OD)
No objection.

TP 19/17

Planning Appeals

Although no appeal notifications had been received before the agenda had been issued, a letter dated 13 January 2017 had subsequently been received from DBC on 20 January 2017. This advised that an appeal has been lodged in respect of application 4/01902/16/LDC, The Old Boathouse, Castle Wharf, Bridge Street, internal alterations to infill three existing openings with glazing and timber panels. The appeal reference is APP/A1910/W/16/3162885.

TP 20/17

Planning Appeal Decisions

It was **noted** that no Planning Appeal Decisions had been received.

TP 21/17

Planning Decisions

The schedule of planning decisions received which has been circulated with the agenda was reviewed.

TP 22/17

Close of Meeting

The meeting closed at 8.30 pm.

Signed.....

Date.....