

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Council Chamber, Civic Centre, Berkhamsted on

26 June 2017 at 8.30 pm

MEMBERS PRESENT:

Councillors: A Armytage (Chairman)
S Beardshaw
J Jones
B Newton (Vice Chairman)
I Reay
G Stevens

ALSO PRESENT

Councillors: G Corry
D Collins*
E Collins*
(*left the meeting at 8.50 pm)

Mrs J Mason - Town Clerk

9 members of the public were present

TP 92/17 Apologies for Absence

Apologies for absence were received from Cllr G Yearwood.

TP 93/17 Declarations of Interest regarding items on the agenda

Cllr Corry declared a personal interest in application 4/01537/17/FHA because the applicant was known to her.
Cllr Stevens declared personal interests in the following applications:
4/01301/17/FHA because the architect was known to him;
4/01328/17/FHA because the architect was known to him;
4/01370/17/FHA because an objector was known to him;
4/01371/17/FUL because the architect was known to him;
4/01373/17/FHA because the architect was known to him;
4/01390/17/FHA because the consulting engineer was known to him.

Cllr Newton declared a personal interest in application 4/01370/17/FHA because an objector was known to her; Cllr Armytage declared a personal interest in application 4/01370/17/FHA because he had visited the site and spoken to adjoining neighbours. They had made representations to him but he had not given a view at that time.

TP 94/17

Minutes of the Previous Meeting held on 5 June 2016

- i. To approve the minutes: These were approved as a correct record and were duly signed as such by the Chairman;
- ii. Update on actions arising from the minutes:
 - a) Correspondence with James Doe re S106 enforcement (TP85/17 refers):

The Town Clerk had written to James Doe, DBC's Assistant Director (Planning, Development and Regeneration) on 12 June asking why the s106 obligations relating to the New Lodge Development, Bank Mill, Berkhamsted had not been fulfilled. The letter had also been copied to the developers, Chase Green Developments. As a result, their planning director had advised that following protracted discussions with the Environment Agency approval had been received to repair the existing bridge. Indeed, Chase's contractors had already fenced off the site and would be starting work in the coming week. The project would take several weeks to complete. DBC's planning officer had confirmed that delays were indeed as a result of EA discussions and it was very positive that work was starting. The Committee concurred with this view.
 - b) Problems with DBC planning website (TP86/17 refers):

The Town Council's concerns had been reported to Paul Newton at DBC who had apologised for the various glitches. The link to the plans from the consultee letters was now operating. Consultees should now be able to submit their comments on the website and these should also be accessible to other users. He had discussed with the IT team his disappointment that the system went live without the opportunity to make consultees and other users aware of the changes. He had also undertaken to provide system guidance notes for consultees.

It was further noted that the system had crashed that day which had been a serious impediment to Town Councillors preparing for the meeting. The Town Clerk undertook to send councillors a drop box link to the

file created by Mrs McHugh before each meeting as a precaution against similar problems occurring.

TP 95/17

Chair's Communications

Road Traffic Orders

None received.

Tree Preservation Order

None received.

Licensing

None received.

Shootersway Pedestrian Improvement Scheme

Notification had been received on 20 June from HCC that the project was starting on 26 June and continuing through the summer. The programme and closures will be updated via the web:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/roadworks-and-road-closures/road-closures/road-closures.aspx>

TP 96/17

Public Participation

It was agreed that Standing Orders would be suspended during the course of the meeting to invite public participation on items on the agenda.

The Chairman suspended standing orders to enable Mr P Crosland of Berkhamsted Citizens to speak.

He was pleased that the New Lodge (Bank Mill) developers were starting work on the bridge over the Bulbourne and thanked the Town Council for their recent support in pursuing this matter (see minute 94/17 ii (a) above). It was disappointing, however, that he had been requesting information and updates from DBC for over two years with no acknowledgement from them.

Thanking Mr Crosland for his contribution the Chairman reinstated standing orders.

TP 97/17

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.

{At this point for the convenience of members of the public application 4/01370/17/FUL was discussed but is minuted in original numeric order below for ease of cross referencing to the agenda.}

4/01050/17/FHA Garden room at 105 Cross Oak Road. (IK)

No objection.

The Committee would draw DBC officers' attention to the inadequacy of the site drawings accompanying this application.

No objection.

4/01134/17/FUL Two-storey side extension to existing factory unit at Valley House, Northbridge Road. (BC)

No objection.

4/01218/17/LBC Room in existing roof space at 64 Gossoms End. (NR)

No objection.

4/01222/17/LDP **FOR INFORMATION ONLY** – Demolition and replacement of single storey rear extension at 38 Woodlands Avenue. (EP)

Noted.

The Committee would ask the planning officer to ensure that the 45° rule is complied with.

4/01231/17/FHA Single storey rear extension at 8 Haynes Mead. (AH)

No objection.

4/01263/17/FHA Proposed brickwork repairs and installation of timber double doors to car port at The Rectory, Rectory Lane. (JG)

No objection.

4/01273/17/FHA Proposed two-storey front extension with new front entrance at 23 Oakwood. (TR)

No objection.

- 4/01280/17/TCA **FOR INFORMATION ONLY** - Works to trees at The Smallholding, Bank Mill Lane. (SR)
- Noted.**
- 4/01301/17/FHA Two-storey side and single storey rear extensions. New front entrance porch following removal of single storey wing, garage and conservatory at 7 Anglefield Road. (JS)
- No objection.**
- 4/01316/17/FHA Single storey rear extension at 21 Tweed Close. (IK)
- No objection.**
- 4/01319/17/FHA Part single storey part two-storey rear extension at 15 Holliday Street. (BC)
- No objection.**
- 4/01326/17/TCA **FOR INFORMATION ONLY** - Removal to ground level of Cherry tree at 14 Kitsbury Road. (OD)
- Noted.**
- 4/01328/17/FHA Single storey rear extension at 52 Ellesmere Road. (RM)
- No objection.**
- 4/01352/17/TPO Works to Sycamore trees at 14 Upper Hall Park. (AH)
- No objection.**
- 4/01363/17/LDP **FOR INFORMATION ONLY** – Loft conversion at 1 Hill View. (JG)
- Noted.**
- 4/01370/17/FUL Demolition of existing 4-bedroom house and replacement with one 2-storey 5-bedroom dwelling with a part lower ground floor to rear at Wellwood, 24 Meadway. (AH)
- The Chairman suspended standing orders to enable members of the public to speak.
- Mr R Massingale, adjoining owner to the North East of the site, acknowledged that a number of houses in the road had been extended or rebuilt. However, these changes had been in keeping with the prevailing character of the area unlike the proposal under consideration. The site has one of the narrowest

frontages in the road yet the plans are for a huge, bulky house. The design does nothing to contain the bulk, height and mass of the proposals; indeed it serves to emphasise these flaws. Other houses have incorporated hipped / pitched rooves and dormers together with some elevations that are set back and these elements make their design much more acceptable. Overall, the modernist design is invasive, would sit uncomfortably in the existing built environment and is out of keeping with the character of the road. The proposals contravene policies CS 11 and 12.

Mr T Jenkinson, adjoining neighbour to the South West, referred to the significant bulking at the rear of the proposed development. He commented that when he had extended his own house hipped roof features had been included at the insistence of the Planning Officer, and this was to reduce the appearance of bulk. He concurred with Mr Massingale's comments and emphasised the fact that the proposals were out of keeping with the street scene and would adversely affect the amenity of neighbours. He was also of the view that there were some inaccuracies within the drawings.

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

Objection.

This huge development is completely out of keeping with the street scene. It is an inharmonious overdevelopment of the plot; the bulk, mass and height are incompatible with the character of the area. There would be severe loss of amenity through overlooking and overshadowing, especially at the rear to the adjoining properties.

Policies CS 11 and 12; Appendix 3 (i), (iv); BCA 7.

4/01371/17/FUL Loft dormer extension at 14 Orchard Avenue. (AH)

No objection.

4/01373/17/FHA Ground floor and first floor rear extensions at 42 Cedar Road. (IK)

No objection.

4/01388/17/TCA Works to tree at 4 Londrina Terrace. (EP)

No objection.

4/01390/17/FHA Loft conversion incorporating a rear flat roof dormer across the width of the property. Two front roof lights. Replace existing chimney with a lightweight artificial chimney stack above roof level at 31 North Road. (JG)

The Chairman suspended standing orders to enable a member of the public to speak.

Mrs S Johnson, representing Berkhamsted Citizens, expressed concern about the front roof lights and rear dormer across the width of the property, especially so in view of an Article 4 direction intended to protect the character of the area.

Thanking Mrs Johnson for her contribution the Chairman reinstated standing orders.

Concern

The rear dormer extends across the width of the property and the front roof lights seem inappropriate in a locale that is covered by an Article 4 directive.

P120; Appendix 7 (vi).

4/01537/17/FHA Replacement windows at 15 Nightingale Lodge, Cowper Road. (JG)

No objection.

TP 98/17 Planning Appeals

It was noted that no Planning Appeals had been received.

TP 99/17 Planning Appeal Decisions

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

TP 100/17 Planning Decisions

Recent decisions circulated with the agenda were reviewed.

TP 101/17 The meeting closed at 9.20 pm.

Signed.....

Date.....