

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Council Chamber, Civic Centre, Berkhamsted on

Tuesday 27 August 2019 at 7.15 pm

MEMBERS PRESENT:

Councillors: G Stevens - Chair
G Corry - Vice Chair
A Armytage
N Woolner (substituting for P Fisher)
P de Hoest
J Jones
P White

ALSO PRESENT:

Officer: Mrs J Harley, Deputy Town Clerk
Cllr N Taylor
Cllr S Symington, Dacorum Borough Councillor, West Ward

6 members of the public

TP 123/19 To receive Apologies for Absence

Apologies for absence were received from Cllr P Fisher.

TP 124/19 To receive Declarations of Interest regarding items on the agenda

Cllr G Stevens declared a personal interest in application 4/01843/19/TCA as the applicant was known to him.

Cllr A Armytage declared a personal interest in application 4/01822/19/FHA as the applicant was known to him.

TP 125/19 Minutes of the Previous Meeting held on 05 August 2019.

The minutes of the meeting held on 05 August 2019 were approved as a correct record and were duly signed as such by the Chair.

TP 126/19 Land adjacent to Blegberry Gardens, off Shootersway

The Chair suspended Standing Orders to allow for a presentation from Adam Nicholson, a PR consultant of SP Broadway, Anna Chew, a senior planning manager of Crest Nicholson and Daniel Lampard, a planning consultant of Lichfields. Crest Nicholson are looking to secure the allocation of the land adjacent to Blegberry Gardens, off Shootersway, in the new Dacorum Local Plan, with the aim of then submitting a planning application for up to 100 homes. Crest have appointed SP Broadway and Lichfields to assist with the technical detail and promotion of the site. The Town Planning Committee had previously received presentations regarding this proposal in October 2017 and December 2018.

The Committee heard that the indicative scheme for the site is for 95 homes, consisting of a mix of houses and apartments at 27 dwellings per hectare. The dwellings would be made up of 40% affordable housing. There would be single access to the site off Shootersway and trees and mature woodland surrounding the site would be retained. It was explained that there were no significant constraints identified, as the site is low-risk for flooding, is not in an AONB and has no visibility issues. The site is located within the Green Belt which may be suitable for development pending the findings of the Green Belt review and other technical work under the Single Local Plan. Development of the site would deliver funding for road and public transport improvements within this area. Crest have also completed initial research into the possibility of a new bus route via Shootersway to the train station. Crest and SP Broadway want to engage and consult with residents, the Town Council, DBC and HCC during their planning process and it was noted that they have a consultation website which residents can access for information (www.crestnicholsonberkhamsted.co.uk)

The Chair invited questions from Councillors and the public.

The Committee expressed concerns regarding the impact of the proposed scheme on local infrastructure such as schools, highways and medical services and queried whether these factors had been considered. Mr Lampard responded that the scheme is a plan-led development and it is understood by them that impact to infrastructure would be considered and funded by the Borough and County Council via Community Infrastructure Levy (CIL) monies. The Committee thought that although a good idea, the proposed bus route may be a challenge if not delivered correctly, e.g. via regular and reliable services, with sufficient numbers of users. The proximity of the site to the town may not lend to cycling or walking, which could lead to an increased number of cars travelling through the town. The Committee agreed that the proposal of including 40% affordable housing within the scheme was a positive factor. It was noted that the figures within the presentation were slightly misleading as a proposed maximum of 100 dwellings would not equate to 100 residents, with the actual figure of new residents being much nearer 200. This was noted by Crest, who confirmed they could

return to the Committee in the future and deliver a revised presentation with updated figures.

Cllr S Symington and Cllr N Taylor left the meeting after the conclusion of this agenda item at 7:52pm.

TP 127/19 Chair's Communications

1. Road Traffic Orders

THE HERTFORDSHIRE (TEMPORARY CLOSING AND TEMPORARY WAITING RESTRICTIONS IN VARIOUS ROADS IN BERKHAMSTED, CHIPPERFIELD, BOVINGDON AND HEMEL HEMPSTEAD) ORDER 2019

NOTICE is given that Hertfordshire County Council intends to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all vehicular 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:-

1. that length of Greenway, Berkhamsted from its junction with Ridgeway south eastwards, north eastwards, south eastwards, north eastwards and south eastwards to its junction with Cross Oak Road, a distance of approximately 503 metres.

An alternative route will be via Ridgeway, Tresco Road, Bourne Road, Durrants Road, Shrublands Road and Cross Oak Road.

2. that length of Kitsbury Road, Berkhamsted from its junction with A4251 High Street south westwards for its entire length.

An alternative route will be via A4251 High Street, Cross Oak Road and Charles Street

or via A4251 High Street, Boxwell Road and Charles Street.

3. that length of Charles Street, Berkhamsted from its junction with Cross Oak Road south eastwards to its junction with Boxwell Road, a distance of approximately 177 metres.

An alternative route will be via Cross Oak Road, A4251 High Street and Boxwell Road.

4. that length of Boxwell Road, Berkhamsted from its junction with Charles Street north eastwards to its junction with A4251 High Street, a distance of approximately 213 metres.

An alternative route will be via Charles Street, Kitsbury Road and A4251 High Street (papers attached)

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.

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 2 September 2019 for a period of up to 18 months.

2. Footpath Closures

THE HERTFORDSHIRE (TEMPORARY CLOSING OF THE FOOTPATH SITUATED BETWEEN NOS.11-13 LONDON ROAD AND NO.6A THE HALL WALK, BERKHAMSTED) ORDER 2019

NOTICE is given that Hertfordshire County Council intends to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all pedestrians from using the footpath situated between Nos.11-13 London Road and No.6A The Hall Walk, Berkhamsted from its junction with A4251 London Road north eastwards to its junction with Little Bridge Road ("the Footpath"), a distance of approximately 120 metres.

An alternative route will be via the footway situated on the north sides of A4251 (London Road/High Street), the footway situated on the east side of Ravens Lane, the footway situated on the east side of Gravel Path, the footway situated on the south side of George Street and the footway situated on the west side of Little Bridge Road.

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

If the Order is made, it shall come into force on 16 September 2019 for a period of up to 6 months.

3. Tree Preservation Orders

A Tree Preservation Order had been received for Land adjacent to 6 Haynes Mead, Berkhamsted.

The order was **noted**.

4. Licensing

None had been received.

5. Draft Parking Standards Supplementary Planning Document

To **receive, consider and agree** the Town Council's draft response to Dacorum Borough Council's Draft Parking Standards Supplementary Planning Document.

The Committee discussed the draft responses to the Parking Standards Document which had been prepared by Cllr G Stevens and Cllr P White.

The Committee **agreed** the contents of the draft responses. Cllr G Stevens will finalise the document and send to the Deputy Town Clerk for submission to Dacorum Borough Council by the deadline date of the 30th of August 2019. The final response will also be published on the Town Council website.

The deadline for responses is the 30th of August 2019.

6. Buckinghamshire Minerals and Waste Local Plan 2016-2036

To **note** that Buckinghamshire County Council has adopted the Buckinghamshire Minerals and Waste Local Plan 2016-2036.

More information on the development of the Local Plan and the evidence base can be found at

<https://www.buckscc.gov.uk/services/environment/planning/minerals-and-waste-local-plan/overview/>

The adoption was **noted**.

TP 128/19 Multi Storey Car Park Update

Cllr G Stevens advised that the above ground construction start date was in June 2019, which from a document prepared for the previous chair of the Parking Forum could mean that practical completion of this element would be November 2019, somewhat earlier than previously reported. It was also noted that the Berkhamsted & District Chamber of Commerce had recently completed a study of the parking needs of local businesses which would be submitted to Dacorum Borough Council in due course.

TP 129/19 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 130/19 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.

<p>4/01677/19/ADV</p>	<p>AMENDED/ADDITIONAL INFORMATION Installation of Replacement Illuminated and Non-Illuminated Signs to the Exterior of the Building and Repainting of the Exterior (SR) The Lamb, 277 High Street</p> <p>The Chair suspended Standing Orders to enable members of the public to speak.</p> <p>Gordon Bluck, speaking on behalf of the Berkhamsted Townscape Group, advised that they were not fully convinced regarding the submissions within the application and strongly urged that the signage is not internally illuminated. They also requested that the cast iron heritage sign on Boxwell Road should be retained.</p> <p>The Chair reinstated Standing Orders.</p> <p>No Objection</p> <p>On the provision that the signage is not internally illuminated. The Committee also requested that the cast iron sign be repainted and retained.</p>
<p>4/01681/19/LBC</p>	<p>AMENDED/ADDITIONAL INFORMATION Installation of Replacement Illuminated and Non-Illuminated Sign and Repainting of the Exterior The Lamb, 277 High Street (SR)</p> <p>The Chair suspended Standing Orders to enable members of the public to speak.</p> <p>Gordon Bluck, speaking on behalf of the Berkhamsted Townscape Group, advised that the group were not fully convinced with the application and strongly urged that the signage is not internally illuminated. They also requested that the cast iron heritage sign on Boxwell Road should be retained.</p> <p>The Chair reinstated Standing Orders.</p> <p>No Objection</p>

	<p>On the provision that the signage is not internally illuminated. The Committee also requested that the cast iron sign be repainted and retained.</p>
4/01398/19/TPO	<p>Fell Tree Wickets, 1 Gresham Court (HE)</p> <p>No Objection</p> <p>The Committee requested replacement with a suitable native species.</p>
4/01642/19/FUL	<p>Addition of Two-Storey Extension to Existing Office Building. Oxford House, Northbridge Road (SR)</p> <p>The Chair suspended Standing Orders to enable members of the public to speak.</p> <p>Gordon Bluck, speaking on behalf of the Berkhamsted Townscape Group, objected to the application on the grounds that the proposed two-storey extension would create a very tall building out of keeping with neighbouring buildings and would impact negatively on the canal scape.</p> <p>The Chair reinstated Standing Orders.</p> <p>Defer Decision</p> <p>The Committee noted that the proposed extension would dominate that section of Northbridge Road. Only one elevation drawing was included as part of the application which did not show the potential impact of the development on the Canalside views. It was agreed to defer the Committee's decision until further elevation drawings are made available.</p>
4/01769/19/LDP	<p>Rear Single Storey Extension. New External Glazed Doors, New Pitched Roof with Skylight Windows. Existing Boundary Wall to be Removed and Replaced with Cavity Wall. New Internal Layout with the Addition of New WC and Drainage. 8 Ashridge Rise (CL)</p> <p>No Objection</p> <p>It was requested that the Planning Officer confirm there is no breach of the 45° rule.</p>
4/01790/19/LDP	<p>Proposed Ground Floor Rear Extension 21 Greenway (WC)</p> <p>No Objection</p>

	It was noted that the elevation drawings had been mis-type, confusing the East and North elevations.
4/01796/19/LDP	Loft Conversion with Rear Dormer and Front Roof Lights 17 Queens Road (HE) No Objection
4/01797/19/TCA	Work to Trees Soleoak, Shootersway Lane (SR) No Objection
4/01800/19/FHA	Single Storey Front & Rear Extensions, Conversion of Habitable Room Back into a Garage 33 Swing Gate Lane (EP) No Objection
4/01802/19/TPO	Work to Trees Unit 3, 300 High Street (WC) No Objection
4/01806/19/FHA	Loft Conversion with Rear Facing Dormer and Front Facing Velux Roof Light 99 Charles Street (SR) No Objection
4/01818/19/TCA	Work to Trees 289 High Street (CL) Noted
4/01819/19/TPO	Work to Trees Gilhams Court, High Street (WC) Noted
4/01822/19/FHA	Single Storey Side and Rear Extensions, Rear Facing Dormer Window and Front and Side Facing Velux Roof Lights 2 Manor Close (CL) No Objection
4/01830/19/TPO	Works to Oak Tree Hanburys, Shootersway (RF)

	No Objection
4/01831/19/TCA	Works to Trees Evergreen House, 24 North Road (EP) No Objection
4/01832/19/FUL	Replacement of all Pitched Roof Tile Coverings and Main Roof Flat Roof Sheet Bituminous Felt. Works to Include Replacement of All Rainwater Goods and Decorating of Previous Painted Timber Fascias and Exposed Rafter Feet. William Fiske House, Castle Street (SD) No Objection
4/01843/19/TCA	Work to Trees 5 Beechcroft (JM) No Objection
4/01873/19/TCA	Works to Hazel Tree 81 Cross Oak Road (JM) No Objection
4/01874/19/FHA	Single Storey Rear Extension and Internal Alterations 14 Cedar Road (JM) No Objection
4/01876/19/FHA	Single Storey Rear Extension and Two Storey Side and Front Extension. Amberley, Graemesdyke Road (SD) No Objection
4/01878/19/TCA	Works to Trees Rectory Lane Cemetery, Rectory Lane (CL) No Objection
4/01886/19/FHA	Rear Ground Floor Single Storey Extension. Conversion of Garage to Habitable Accommodation & Storage, & Roof Extension with New Internal Staircase. 40 Elizabeth li Avenue (RF) Objection The Committee agreed that the proposed scheme is an overdevelopment which would result in overlooking to the

	neighbouring properties, resulting in loss of amenity. The loss of the garage and the subsequent stress impact on the on-street parking was also a concern. CS11, CS12, Appendix 3 (i)
4/01889/19/FHA	Replace Existing Single Glazed Sash Windows to the Front of the Property with Double Glazed Units 2 Hamilton Road (EP) No Objection
4/01899/19/TCA	Works to Trees Redlands, Graemesdyke Road (CL) No Objection
4/01935/19/TCA	Works to Birch Tree 32 Charles Street (CL) No Objection
4/01957/19/FHA	Proposed Two Storey Side Extension and Front Porch. 84 Westfield Road (CL) No Objection

TP 131/19 Planning Appeals

None had been received.

TP 132/19 Planning Appeal Decisions

None had been received.

TP 133/19 Planning decisions

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

TP 134/19 Close of Meeting

The meeting closed at 9:09pm

Signed.....

Date.....