

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Council Chamber, Civic Centre, Berkhamsted on

27 March 2017 at 7.30 pm

MEMBERS PRESENT:

Councillors: A Armytage – Chairing the meeting
S Beardshaw
G Corry (substituting for Cllr Yearwood)
B Newton
I Reay
G Stevens

ALSO PRESENT:

Mrs J Mason - Town Clerk

No members of the public were present

TP 45/17 Apologies for Absence

Apologies for absence were received from Cllr G Yearwood.

TP 46/17 Declarations of Interest regarding items on the agenda

Cllr B Newton declared a personal interest in application 4/00482/17/RET because an objector was known to her and in application 4/00522/17/FHA because the applicant was known to her.

Cllr G Stevens declared a personal interest in application 4/02987/16/FHA because the architect was known to him and in application 4/00517/17/LDP because the applicant was known to him.

Cllr I Reay declared a personal interest in application 4/02987/16/FHA because the architect was known to him.

Cllr G Corry declared a personal interest in application 4/02987/16/FHA because the architect was known to her.

It was noted in relation to application 4/00482/17/RET that an objector was known to all members of the Committee.

Additionally, the Town Council had received a neighbour consultation letter in relation to application 4/00279/17/FUL.

TP 47/17

Minutes of the Previous Meeting 6 March 2017

The minutes of the meeting held on 6 March 2017 were agreed as a correct record and were duly signed as such by the Chairman.

TP 48/17

Chair's Communications

Road Traffic Orders

Notification has been received from Herts County Council of the temporary closing and temporary waiting restrictions in various roads:

- i. Verney Close from its junction with Ashridge Rise for its entire length.
- ii. Upper Ashlyns Road from its junction with Ashlyns Road for approximately 208 metres.

There is no alternative route available for the above roads, however, vehicular access to properties will be maintained whenever possible throughout the duration of the works.

- iii. Charles Street from its junction with Cross Oak Road to its junction with the A416, for a distance of approximately 559 metres.

An alternative route will be via Cross Oak Road, A4251 High Street and A416 Kings 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 8 April 2017 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.

- iv. Proposed Order 2017 - Cross Oak Road, Berkhamsted - Repairs involving road closure and diversion

At the Town Planning Committee meeting held on 6 March it had been agreed to contact HCC regarding concerns about the proposed diversion routes along narrow, congested roads. A response dated 20 March 2017 from Rachel Stephens, Engineers Assistant, HCC, had now been received. It was clear from that response

that HCC were aware of the problems in the area. They were arranging for two gangs to work on repairs rather than one. Work would only take two to three days and would be undertaken between 24 July – 2 August (ie during the school holidays) and would only be active during the hours 9.30 am – 3 pm to avoid commuter traffic. The Committee agreed that this was a sensible approach and had no further concerns.

Tree Preservation Order

None received.

Licensing

Call for Evidence – Review of Designated Public Place Orders (DPPOs)

The Committee received a letter dated 2 March 2017 from Ross Hill, DBC's Licencing Team Leader, regarding the proposed review of the DPPOs within the town. It was

RESOLVED

that the Town Clerk should complete the response questionnaire on behalf of the Committee and support the continuation of such orders. She will draw attention to examples of anti-social behaviour in open spaces and the regularity with which broken bottles have to be cleared up around the town. In addition, a recent spate of vandalism, crime and anti-social behaviour around Castle Street had led to Herts County Council agreeing to switch on street lighting all night in that area. This would be on a trial basis for three months. The reply has to be with DBC by Friday 5th May 2017 and all responses will be considered by the DBC's Licensing Committee later that month, and published within public agendas for that Committee.

TP 49/17

Paperless Planning Update

This meeting was the first without paper plans and the Town Clerk reported that a number of Committee members had been in to view plans on the newly installed computer. There were still some minor technical issues associated with opening a small number of plans direct from the DBC website. The projector had just been delivered and it was agreed that this would be useful when considering major applications. However, for more routine applications, as was evidenced on one occasion during the course of the meeting, it was a straightforward process for the Committee to view individual plans on the computer. The Committee expressed their thanks to the Town Clerk and Mrs A

McHugh for the extremely efficient manner in which they had introduced the necessary changes and the help they had given councillors.

TP 50/17 Public Participation – Suspension of Standing Orders

No members of the public were present.

TP 51/17 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:

4/02987/16/FHA Demolition of existing pitched single storey kitchen/bathroom wind 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)

No objection.

4/00154/17/FHA Double-storey, rear and side extensions with hip roof over first floor and flat roofs over larger ground floor extension. New off-street parking and steps. Rear terrace with steps to garden at 30 Curtis Way. (AH)

No objection.

4/00213/17/FHA Installation of two air conditioning units (RETROSPECTIVE) at 18 London Road. (EP)

No objection.

4/00279/17/FUL Removal of existing door canopy. Installation of retractable awning and illuminated projecting sign at 157-159 High Street. (RM)

Objection.

This building is situated in the Conservation Area and internally illuminated signage should not be allowed.

The retractable awning is also a **concern** in the Conservation Area because of its size. A more modest door canopy would be acceptable.

It was **noted** that substantial development works are also being undertaken to the rear of the property. The Planning Enforcement team at DBC are aware and will investigate.

Policy 120; P113.

4/00280/17/ADV Removal of existing door canopy, installation of retractable awning and illuminated project sign. Suspended projecting name sign with painted steel frame and inset ceramic panel and painted logo at 157-159 High Street. (RM)

Objection.

This building is situated in the Conservation Area and internally illuminated signage should not be allowed.

The retractable awning is also a **concern** in the Conservation Area because of its size. A more modest door canopy would be acceptable.

Policy 120; P113.

4/00383/17/FHA Proposed single storey rear extension, loft conversion and associated alterations at Pantiles, Meadway. (AP)

No objection.

4/00385/17/ADV Edge-lit illuminated fascia sign at 186 High Street. (SR)

Objection.

This building is situated in the Conservation Area and internally illuminated signage should not be allowed.

P120; P113.

4/00391/17/FHA Demolition of existing rear conservatory. Construction of single storey rear extension and raised terrace. Front porch infill extension. Part re-rendering of the front elevation at 4 Tower Close. (SR)

No objection.

4/00396/17/FHA Proposed side extension to provide swimming pool at semi-basement/ground floor level at 27 Ashlyns Road. (SR)

No objection.

4/00404/17/FHA Replacement single storey side extension and rear dormer at Autumn House, 22 North Road. (AH)

No objection.

4/00408/17/FHA New front window to side elevation. New door to front and rear elevations. Alterations to side elevation window. New flue to side elevation at 25 Finch Road.

No objection.

4/00413/17/FHA Roof extension creating loft conversion, with rear dormers, and two roof lights to front elevation at 156 George Street. (RM)

Objection.

The proposed rear dormers are over dominant and unsightly in this Conservation Area setting. The represent an overdevelopment of the house and are out of keeping with the street scene.

CS11; P120; Appendix 7.2 (i) (a), (vi).

4/00417/17/ROC Variation of Conditions 2 (approved plans) and 8 (windows) attached to planning permission 4/00041/15/FUL (Demolition of existing dwelling and construction of two new dwellings with garages and refuse stores) at Cley Hill, Chesham Road. (JG)

Objection.

The original scheme should be adhered to. The applicants have given no substantive reasons as to why the original permission should be varied.

Appendix 3.6 (i).

4/00420/17/LDP Demolition of existing conservatory, replaced with single storey rear extension at Linden House, Shootersway Lane. (SR)

Noted

4/00440/17/FUL Demolition of existing dwelling and construction of new dwelling at The Beeches, Chesham Road. (IK)

The Committee would have

No objection

as long as DBC officers are satisfied that this greenbelt development is within permitted rules for land of this designation.

CS5, Policy 23.

4/00443/17/TPO Works to trees at 16 Greystoke Close. (OD)

No objection

as long as a suitable replacement tree is planted.

4/00478/17/FHA Single storey rear extension and two-storey side extension at 54 Kings Road. (SR)

No objection.

4/00479/17/FUL Two-storey rear extensions to replace existing single storey rear extensions at 15, 17 and 19 Highfield Road. (JG)

No objection.

4/00482/17/RET Retention of garden office and demolition of garage at 9 Shrublands Avenue. (JS)

Objection

The site is in the Conservation Area and the structure is unsightly. It impinges on the privacy of neighbours and their enjoyment of the amenity of their property.

P120; Appendix 3.6 (i).

4/00487/17/FHA Single storey rear extension at 38 Meadow Road. (EP)

No objection.

4/00511/17/FHA Single storey side and rear extension at 15 Cowper Road. (AP)

No objection.

4/00517/17/LDP **FOR INFORMATION ONLY** – Demolition of existing garage and hardstanding. Construction of shed and garden room at 11 Upper Hall Park. (SR)

Noted.

4/00522/17/FHA Two-storey rear extension at 4A Station Road. (SR)

No objection.

4/00541/17/FHA Demolition of existing conservatory. Construction of single storey rear extension, window and first floor balustrading at 21 Oakwood. (TR)

No objection.

4/00542/17/FHA Porch extension, new vehicular access, stone detailing to front elevation at Clifton House, Ivy House Lane. (AW)

No objection.

4/00568/17/TPO Works to trees at 16 Montague Road. (AW)

No objection.

4/00569/17/TCA **FOR INFORMATION ONLY** – Fell Fruit tree. Fell Ash tree at 14 Torrington Road. (OD)

Noted. However, there is reference to a walnut tree on site and the Committee would wish to see this tree being retained.

4/00628/17/TCA **FOR INFORMATION ONLY** – Remove Wisteria tree at 36 George Street. (SR)

Noted.

TP 52/17 Planning Appeals

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

TP 53/17 Planning Appeal Decisions

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

It was agreed that the Town Clerk would check the decision status of a recent appeal relating to a property in George Street.

TP 54/17

Planning Decisions

The Planning Decisions circulated with the agenda were **noted**.

The Town Clerk will ask DBC to clarify what “prior approval required and granted” means in relation to application 4/03500/16/APA.

TP 55/17

Close of Meeting

The meeting closed at 8.42 pm.

Signed.....

Date.....