

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Council Chamber, Civic Centre, Berkhamsted on

Monday 28 October 2019 at 7.30 pm

MEMBERS PRESENT:

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

ALSO PRESENT:

Officer: Mrs J Harley, Deputy Town Clerk

4 members of the public

TP 157/19 To receive Apologies for Absence

Apologies for absence had been received from Cllr P de Hoest.

TP 158/19 To receive Declarations of Interest regarding items on the agenda.

Cllr A Armytage declared a personal interest in application 4/01663/18/FUL as he is an adjoining householder.

Cllr G Stevens declared a personal interest in applications:

4/02255/19/FUL as the applicant was known to him;
4/02339/19/FUL as the architect was known to him; and
19/02560/FHA as the architect was known to him.

Cllr P Fisher declared a personal interest in applications:
4/02320/19/FHA as the architect was known to him; and
19/02582/FHA as the architect was known to him.

TP 159/19 Minutes of the Previous Meeting held on 07 October 2019.

The minutes of the meeting held on 07 October 2019 were approved as a correct record and were duly signed as such by the Chair.

TP 160/19 Chair's Communications

1. Road Traffic Orders

THE HERTFORDSHIRE (TEMPORARY CLOSING AND TEMPORARYWAITING RESTRICTIONS IN VARIOUS ROADS IN BERKHAMSTED, NORTHCHURCH, KINGS LANGLEY 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 Midcot Way, Berkhamsted from its junction with A4251 High Street north eastwards to its junction with Valley Road, a distance of approximately 82 metres.

An alternative route will be via A4251 High Street, Moore Road and Valley Road.

2.that length of Lochnell Road, Berkhamsted from its junction with Midcot Way south eastwards for its entire length.

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 4 November 2019 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.

A copy of the proposed Order may be inspected free of charge at County Hall, Hertford between the hours of 9.00am and 5.00pm (excluding weekends, bank and public holidays).

2. Tree Preservation Orders

None had been received.

3. Licensing

M049663, Licensing Act A2003 s.17

Premises licence received in respect of the following premises:
Blossom & Wild LLP, Premises address: 153 High Street, Berkhamsted.

The application was **noted**.

TP 161/19 Multi Storey Car Park Update

Dacorum Borough Council anticipate a completion date of January/February 2020. A meeting of the Parking Forum is currently being scheduled. The temporary car park remains closed; remedial work is planned.

TP 162/19 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 163/19 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.

4/01663/18/FUL	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Lighting of Existing Drive and Parking Area: Times of Use 15.30 To 18.30 Monday to Friday between 1 November and 1 April (Excluding Christmas and Easter Holidays) and the Installation of a pole Mounted Security Camera at Site Entrance at Castle Hill (Amended Scheme/ Additional Plans with Additional Bollard Lighting) Kitcheners Field, Castle Hill (NG)</p> <p>The Chair suspended Standing Orders to enable members of the public to speak.</p> <p>Mrs S Johnson, speaking on behalf of BCA Townscape Group, objected to the application. The Group objected in principle to the proposed lighting up of this site which is in the AONB, Greenbelt, adjacent to the Conservation Area and a Scheduled Ancient Monument. Mrs Johnson outlined two key issues the Group had with the scheme: that the car park is being used without permission as a general car park for the school and the introduction of urbanisation via the installation of a mechanical barrier and CCTV. The second issue was the lighting up in the AONB, which, if permitted, could lead to lighting of other parts of the field also being allowed.</p>
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	<p>Mr K Watson, speaking on behalf of the Castle Hill Association, agreed with the objections put forward by the BCA Townscape Group. He also expressed concern at the possible height of the masts, as there was no mention of how tall they would be. The hut, which would be demolished and then rebuilt as part of the proposed scheme is currently surrounded by large trees which provide significant screening down the valley and would be removed. Mr Watson questioned the requirement for lighting to the car park to be installed. He noted that the school car park is only seemingly used currently by the groundsman. As there is already ample parking elsewhere, this would negate the need for others to walk in the dark to Castle Hill in order to park in the School car park.</p> <p>The Chair reinstated Standing Orders.</p> <p>Concern</p> <p>The Committee understood the applicant's proposal to provide limited low-level lighting to the car park at the times suggested, along with the installation of the pole mounted CCTV.</p> <p>The Committee were sympathetic to the requirement for illumination as the application attempts to meet the conditions of the National Planning Policy Framework (paragraph 91), which emphasises the safety of others as an overriding concern.</p> <p>However, the Committee agreed that the appropriateness of light pollution in the AONB was a concern and less obtrusive options should be considered. The Committee requested that the Planning Officer consider the following suggestions: that the bollards be of low-level [shorter than proposed] and are turned off at 6:30pm or consider the solar eye option as proposed by the CCB, which would be less intrusive in the AONB.</p> <p>The Committee questioned the need for high level illumination at the inner car park.</p> <p>If the Officer is minded to approve the application, it was nevertheless agreed that the proposal for illumination in this sensitive AONB should be referred to the Development Management Committee</p>
4/02073/19/FH	<p>AMENDED/ADDITIONAL INFORMATION Proposed Rear Ground & First Floor Extension, Amendments to Front Dormers Incorporating Gables & Addition of Porch Canopy. 42 Orchard Avenue (JM)</p> <p>No Objection</p>

4/02024/19/FHA	<p>Two-Storey Side Extension; Rear Infill Extension; Loft Conversion with Dormer; Roof Windows 58 Charles Street (HE)</p> <p>No Objection</p> <p>The Committee requested that the windows are to be Conservation style and that the upper east fenestration should be in obscure glazing.</p>
4/02050/19/TPO	<p>Fell Trees 3 Blegberry Gardens (RF)</p> <p>Noted</p> <p>The Committee requested replacement with a suitable native species.</p>
4/02255/19/FUL	<p>Change of Use from Office to Individual Therapy/Counselling Rooms. 26 Lower Kings Road (SD)</p> <p>No Objection</p> <p>The Committee requested confirmation from the Planning Officer that there will be adequate washroom facilities provided.</p>
4/02281/19/FHA	<p>Proposed Loft Conversion with Rear Dormer Window and Front Roof Light and Alterations 37 Shrublands Avenue (HE)</p> <p>No Objection</p>
4/02307/19/FHA	<p>Single Storey Rear Extension 4 Greene Walk (HE)</p> <p>Concern</p> <p>The Committee were concerned about the potential impact on the neighbouring property and requested confirmation from the Planning Officer as to whether the 45° line will be breached.</p>
4/02317/19/TCA	<p>Works to Laurel Cherry Tree 3 George Street (HE)</p> <p>No Objection</p>
4/02320/19/FHA	<p>Proposed Single Storey Rear Side Extension with Lean-to Roof. Roof Lights & Associated Alterations</p>

	<p>47 High Street (WC)</p> <p>No Objection</p>
4/02333/19/FHA	<p>Single Storey Side Extension, Two Storey Rear Extension with Gable Roof. Single Storey First Floor Front Extension, Demolition of Existing Garage. New Entrance to Front Elevation.</p> <p>41 South Park Gardens (JM)</p> <p>No Objection</p>
4/02339/19/FUL	<p>Construction of New Attached Dwelling, Alterations to Existing Property Including Construction of Single Storey Rear Extension. Enlargement of Existing Parking Bay in Front Garden.</p> <p>12 Bourne Road (EP)</p> <p>Objection</p> <p>The proposed scheme is an overdevelopment on a small plot, which would result in lack of amenity to the host as there would be no access to the rear of the building. The proposed new dwelling is disproportionate to the existing build and is also out of character with the existing street scene.</p> <p>CS12, Appendix 3 (ii), Appendix 7 (i,ii)</p>
19/02505/TPO	<p>Works to Tree, 9 Bridgewater Road (HE)</p> <p>No Objection</p>
19/02514/ADV	<p>1 set of illuminated entrance text on fascia. 1 set of non-illuminated text on fascia. 1 set of illuminated text on side wall and 1 externally illuminated projection sign Unit 3 300 High Street (JS)</p> <p>The Chair suspended Standing Orders to enable members of the public to speak.</p> <p>A resident, Mrs S Johnson, objected to internal illumination on a building in the Conservation Area, which is in a prominent place in the High Street and opposite a listing building.</p> <p>The Chair reinstated Standing Orders.</p> <p>Objection</p> <p>The Committee objected to internal illumination in the Conservation Area.</p>

	P120
19/02520/DRC	<p>Details as required by conditions 3 (Construction management Plan); 4 (Materials); 5 (Hard Soft Landscaping) attached to planning permission 4/01557/19/FUL (Demolition of existing dwelling. Construction of a pair of semi-detached dwellings.) Hillcrest Kingshill Way (SDL)</p> <p>Defer Decision</p> <p>The application refers to pre-conditions 3, 4 and 5, but only partial information on pre-condition 3 was included in the supplementary documents, with pre-conditions 4 and 5 missing. The Committee deferred their decision until the additional documentation is made available.</p>
19/02531/FHA	<p>Construction of single-storey link extension Cherry Trees Shootersway Lane (HE)</p> <p>No Objection</p>
19/02543/FHA	<p>Rear ground floor single storey extension with internal modifications, dormer roof extension with new internal staircase. 40 Elizabeth II Avenue (RF)</p> <p>Objection</p> <p>The Committee considered the proposed scheme is an overdevelopment which would set an unfortunate precedent in a currently uniform street scene. The proposed addition of a bedroom raised concerns over adequacy of parking provision in a road already experiencing congestion. It was also unclear whether the rear dormer fenestration would result in overlooking to the properties on Charlotte Close.</p> <p>CS12</p>
19/02557/FHA	<p>Addition of Pitched roof on existing 3nos. front dormers. New Bi-fold doors to the front elevation on the Ground Floor. Internal open Plan layout. Kues Shootersway (WC)</p> <p>No Objection</p>
19/02560/FHA	<p>Demolition of Rear Single Storey Extension. Construction of Rear Single Storey and Rear First Floor Extensions 3 Coombe Gardens (JM)</p> <p>No Objection</p>

19/02582/FHA	<p>Proposed gable roof addition to existing rear lean-to roof, new rear porch, 1st floor bathroom & bedroom alterations, loft conversion with new rear dormer & rooflights and associated alterations. 21 Cowper Road (HE)</p> <p>No Objection</p> <p>The property is subject to Article 4 direction. In the absence of the Application Form, the Committee requested that the materials match the existing, including timber frames and Conservation style rooflights.</p>
19/02584/FHA	<p>Single storey rear extension and rear garden retaining wall 7 Mortain Drive (WC)</p> <p>No Objection</p> <p>The Committee requested clarification from the Planning Officer as to whether the 45° line would be breached.</p>
19/02603/FHA	<p>Construction of wall and gate 7 Birtchnell Close (JG)</p> <p>No Objection</p>

TP 164/19 Planning Appeals

None had been received.

TP 165/19 Planning Appeal Decisions

None had been received.

TP 166/19 Planning decisions

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

TP 167/19 Close of Meeting

The meeting closed at 8:41 pm

Signed.....

Date.....