

BERKHAMSTED TOWN COUNCIL

Reports and Minutes of the Meeting of

TOWN PLANNING COMMITTEE

Held in the Council Chamber, Civic Centre, Berkhamsted on
Monday 23rd August 2010 at 7.30 p.m.

MEMBERS PRESENT:

Councillors Dr I Reay – Chairman
Lindy Foster Weinreb – Vice Chairman
Dr. L. Handy
J. Lythgoe
Fiona Macdonald

SUBSTITUTE MEMBER:

Councillors G. Stevens

OFFICERS:

Mr. A. Kemp - Town Clerk

105/10 APOLOGIES

Apologies for absence were received from Councillor Gibbs.

106/10 TO RECEIVE DECLARATIONS OF INTEREST REGARDING ITEMS ON THE AGENDA

There were no declarations of interest regarding items on the agenda.

107/10 MINUTES

The minutes of the last meeting held on 2nd August 2010 were agreed and signed by the Chairman.

108/10 CHAIRMAN'S COMMUNICATIONS

We have received from Dacorum Borough Council the Planning Obligations Supplementary Planning Document Public Consultation with a request to make it available for inspection by members of the public.

A letter had been received from Conservation Area Residents Association of Berkhamsted (CARAB) regarding advertising on the side wall of Water Lane by Tesco Metro which had been forwarded to the Planning Enforcement Department of Dacorum Borough Council.

The revised date for the January 2011 meeting was noted as changing from Monday 3rd (Public Holiday) to Tuesday 4th.

109/10

To consider the Town Council's response to the Dacorum Borough Council's Planning Obligations Supplementary Planning Document. Response required no later than Friday 24th September 2010. The Supplementary Planning Document will be available at the meeting.

After discussion it was

RESOLVED

To set up a Working Group consisting of Councillors Foster Weinreb, Macdonald, Stevens and Reay to prepare a response and report back to the next meeting on 13th September 2010.

Action Councillors Foster Weinreb, Macdonald, Stevens & Reay

110/10

To consider the Town Council's policy in respect of Lawful Development Proposed (LDP) and Lawful Development Existing (LDE) applications and the printing of the relevant documentation with particular reference to applications involving dormer windows.

After discussion it was

RESOLVED

That there should be no change to the existing policy which is that documents appertaining to Lawful Development Permitted (LDP) applications would only be printed out if a request was made by either a member of the public or by a Councillor who needed specific information regarding the application in question. In all other cases it was agreed that these documents were available to view on Dacorum Borough Council's website.

111/10

PUBLIC PARTICIPATION

There were nine members of the public present some of whom addressed the Committee when the application they were interested in was dealt with.

112/10

PLANNING APPLICATIONS

The Committee considered forms and drawings for applications relating to the town of Berkhamsted, which had been received from Dacorum Borough Council up to the date of the meeting and it was

RESOLVED

That Dacorum Borough Council is informed of the Council's comments and observations, if any, as follows. The Council also trust that due

regard will be taken of any objection which may be received from neighbours in the vicinity.

4/0777/10/FHA **AMENDED and/or ADDITIONAL PLANS / INFORMATION –**
Loft conversion and construction of new garage at 23 Cross Oak Road. (RB)

No Objection to the construction of the new garage.

Object to the Velux windows at the front which are out of keeping with the Conservation Area and create an unwanted precedent as there are no others in these two blocks of terraces of which this property is a part.

Object on the grounds that the rear dormers were too heavy, the window sizes too large and the windows not in line and thus not in keeping with surrounding properties.

4/0820/10/FHA Part single storey, part two-storey front and side extension to form Granny annex at 1 Illex Court, Montague Road. (RF)

No objection

4/0957/10/FHA **AMENDED and/or ADDITIONAL PLANS / INFORMATION –**
Loft conversion with one dormer and two velux windows at 155 George Street. (RB) (*dated 13 August 2010*)

No objection

Councillors were pleased to note that the revised dormer ridge height and width were far more in keeping with the building.

4/1105/10/FHA **AMENDED PLANS –** Single storey rear extension at Airlie, Doctors Commons Road. (SP) (*dated 11 August 2010*)

No objection

4/1151/10/FUL **AMENDED and/or ADDITIONAL PLANS / INFORMATION –**
Alterations and extension to existing house and construction of six new dwellings at The Grey House, Kitsbury Road. (YE) (*dated 13 August 2010*)

The Chairman suspended Standing Orders to allow a local resident to speak. He pointed out that the new drawing was inaccurate in that it purported to show distances between building as 60m when the actual distance was 45m. That the developer had not fully complied with the previous condition in relation to a bat report and that the report supplied was

inconclusive and he maintained his previously submitted objections.

The meeting was then reconvened.

The Grey House lies within the Conservation Area of the town. New development should conserve or enhance the character and appearance of this Conservation Area.

The Town Council welcomes the restoration of the Grey House but raise the following objections:

Object to the truncation of the Grey House to make room for an inappropriate access to the development. The demolition will harm/diminish the stature of The Grey House. Contrary to Dacorum Borough Local Plan Policy 120 and PPS5.

Object due to the insertion of a dormer and rooflights in the Grey House which will be highly visible across the valley, detract from the envelope view and impact adversely on neighbouring properties. Contrary to Dacorum Borough Local Plan Policy 96.

Object to the overdevelopment and design of the site including the layout, bulk, scale, height and mass which will impact adversely on the existing house and the Conservation Area at the top of Kitsbury Road. Contrary to Dacorum Borough Local Plan Policies 11 and 120 and PPS5.

Object in particular to the bulk and mass of the proposed Victorian house and the Coach House which are of such a scale as to dominate rather than be subservient to the Grey House and be out of character with this part of the Conservation Area. Contrary to Dacorum Borough Local Plan Policies 11 and 120 and PPS1, 3 and 5.

Object to the amount of building and hardstanding which replaces a spacious green setting including the adequacy of gardens on the southern side given that there is no longer a need to optimise the use of land or develop the whole of the curtilage, as gardens are no longer classified as Brownfield land. Contrary to Dacorum Borough Local Plan Policies 11 and 120 and PPS1, 3 and Annex B and PPS5.

Object to the felling of rare trees including many varieties of rare fruit trees native to the area (such as the Lanes Prince Albert) which are covered by TPO's, are an essential feature of the Conservation Area and whose loss would be

detrimental to the area. Contrary to Dacorum Borough Local Plan Policies 11, 99 and 120 and PPS3 and 5.

Object to the pressure which the development will place on the existing tree screen between the site and houses in Anglefield Road due to the minimalist garden depths and the need for sunlight.

Object to the proposed access from Kitsbury Road and associated alterations to the existing steps leading to the pathway to Anglefield Road which would prove to be a safety hazard for both pedestrians, especially children going to and from school, as well as motorists. Contrary to Dacorum Borough Local Plan Policy 11.

Object to the problems associated with on-road visitor parking in what is already a congested cul de sac in Kitsbury Road which would increase the hazards referred to above. Contrary to Dacorum Borough Local Plan Policy 11.

Object to the lack of a wildlife/biodiversity study of the site to ascertain the presence of bats etc. Contrary to Dacorum Borough Local Plan Policy 96 and PPS3.

Object to the inadequacy of the site plans which do not afford an adequate assessment of the impact of the development on neighbouring properties and the street scene overall.

4/1166/10/FHA

AMENDED and/or ADDITIONAL PLANS / INFORMATION -

Single storey front and rear extensions, conversion of garage to habitable accommodation and two parking spaces on forecourt at 6 Torrington Road. (JA) *(dated 28 July 2010)*

The Chairman suspended Standing Orders to allow the applicant to speak regarding the two previous objections raised by Berkhamsted Town Council. The applicant stated that the driveway will now remain and that the rear extension was to replace an existing building and that concerns expressed around available light were not valid as there was a 5 metre gap.

The meeting was then reconvened.

Object to the concrete parking area which would not enhance the Conservation Area due to the materials to be used.

4/1166/10/FHA

AMENDED and/or ADDITIONAL PLANS / INFORMATION –

Single storey front and rear extensions, conversion of garage to habitable accommodation at 6 Torrington Road. (JA)

(dated 16th August 2010)

4/1236/10/TPO **No objection**
Works to tree at 4 Grantham Mews, Gravel Path. (PS)

The Chairman suspended Standing Orders to allow Mr. Dyer to speak in relation to the application. Mr. Dyer pointed out that he believed that some of the trees in question which were shown on the application to be in the curtilage of no.4 Grantham Mews were actually within the curtilage of no. 5.

The meeting was then reconvened.

No objection, however there was some question as to the exact location of the trees as to whether they were in numbers 3, 4 or 5 of Grantham Mews.

4/1243/10/FHA Garage conversion (**AMENDED SCHEME**) – 1 Brimstone Walk. (BC)

No objection

4/1288/10/FHA Single storey side extension and enlargement to roof to include raising of the ridge, hip to gable ends and front and rear dormers at High Croft, 11 Bridgewater Hill, Northchurch. (PS)
(Property borders Northchurch/Berkhamsted – hence BTC being consulted)

No objection

Members expressed the need for the adjacent property within the Berkhamsted Parish to receive the notification of the planning application.

4/1299/10/FUL Construction of five terraced houses (**AMENDED SCHEME**) – rear of Lorelei, Shelgrah & Carden, George Street. (RF)

The Chairman suspended Standing Orders to allow Mr. Dyer to speak. Mr. Dyer stated that in his opinion the only difference in design was the introduction of flat roofs and that the basic design still remained awful and an overdevelopment of the site.

The meeting was reconvened.

The Committee reaffirmed their objections as follows:

Object to over-development of the site and in particular the three-storey height of the four bedroom dwellings and the design of five proposed terraced houses which will have a detrimental effect on the character of the surrounding area

immediately adjacent to the Conservation Area. (Contrary to Policy 11 of the Local Borough Plan)

Object to the adverse effect that the additional car movements created by five houses will have on the safety of other users of George Street which is already seriously congested by parked vehicles and moving traffic. (Contrary to Policy 11 of the Local Borough Plan)

Object as the proposed development fails to respect the surrounding area and will cause visual harm to the Grand Union Canal, a Heritage asset which it will stand alongside, in terms of its scale, height and materials used. The development will have a negative impact on the significance of the Grand Union Canal. (Contrary to PPS15 published in draft in 2009 and stating the Government's future intentions)

Object as this proposed development adjoining the Grand Union Canal is inappropriate to the environmental and historic character of the Canal due to its design, scale and materials used. (Contrary to Policy 106 of the Local Borough Plan)

Object to the principle of back garden development particularly in light of the recent amendment to PPS3 which now excludes private residential gardens from the definition of previously developed land and the removal of an indicated minimum density of 30-50 dwellings per hectare.

Object to the potential loss of a tree protected by a Tree Protection Order and the adverse effect on the environment by the loss or significant reduction of an existing hedge.

Object as a development such as this could create an unwanted precedent in an area where similar developments could be created in George Street causing significant harm to the local area and ruining the ambience and character of the Grant Union Canal.

Object due to the serious adverse impact on the views to and from a Listed Building (The Old Mill) located directly opposite. (PPS5)

4/1322/10/FUL

Demolition of single storey extension and construction of attached dwelling and garage at 1 Dukes Way. (BC)

No objection

4/1330/10/FHA Two-storey side/rear extension, single storey side/rear extension and alteration to rear garden levels at Upper Cheyney, Kitsbury Terrace. (JA)

Object in that the development does not enhance the Conservation Area.

Object due to over-development of the site.

Object as the design is out of character with the footprint of neighbouring properties.

Object due to the layout and design adversely impacting on the privacy of neighbouring buildings.

4/1341/10/FHA Replacement slate roof tiles. White render finish to rear and side walls at 36 Shrublands Avenue. (NG)

No objection

Members requested that the question of a white render finish be referred to the Conservation Officer.

4/1343/10/FHA Part two-storey and part single storey rear extension with covered link between house and garage at 7 Crewe Curve. (SP)

No objection

4/1346/10/DRC Details of materials as required by condition 2 of planning permission 4/0652/10 (new windows) at Old Swimming Pool Building Berkhamsted Collegiate School, Castle Street. (YE)

No objection

113/10 PLANNING APPEALS

4/0457/10/FHA Planning Appeal 1 Hall Park Hill.

The planning appeal was noted.

4/0531/10/FUL Planning Appeal at land to rear of Chilterns, Cross Oak Road.

The planning appeal was noted.

4/0957/09/FUL The Pines, North Road, HP4 3DX
4/0958/09/CAC

4/0458/10/FUL
4/0459/10/CAC

Additional comments to be sent to the Planning Inspectorate on The Pines were noted by the Committee. These are to be sent to the Planning Inspectorate together with a statement that a representative of the Town Council will also be speaking at the forthcoming hearing.

ACTION Town Clerk

114/10 PLANNING DECISIONS

The planning decisions circulated with the agenda were noted.

115/10 CLOSE OF MEETING

The meeting closed at 8.12 p.m.