



## BERKHAMSTED TOWN COUNCIL

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161 High Street, Berkhamsted  
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### MINUTES

#### TOWN PLANNING COMMITTEE MEETING

Monday 22<sup>nd</sup> May 2023 at 7.30 pm

Main Hall, Civic Centre, Berkhamsted

#### MEMBERS PRESENT:

**Councillors:** G. Stevens - Chair  
P. Fisher - Vice Chair  
K. Fielding  
A. Hawkswood  
S. Jordan  
R. Mackenzie  
R. Stewart

#### ALSO PRESENT:

Cllr N. Taylor, Town Mayor

**Officers:** S. Severn, Town Clerk  
J. Harley, Deputy Town Clerk (minutes)

**Members of Public:** 1

- TP 58/23** To **Elect a Chair** for the forthcoming year  
Cllr Susan Jordan proposed and Cllr Robert Stewart seconded that Cllr G Stevens be appointed as Chair for the forthcoming year. There being no other nominations, Cllr G Stevens was appointed unanimously.
- TP 59/23** To **Elect a Vice Chair** for the forthcoming year  
Cllr G Stevens proposed and Cllr S Jordan seconded that Cllr P Fisher be appointed as Vice Chair for the forthcoming year. There being no other nominations, Cllr P Fisher was appointed unanimously.
- TP 60/23** To **receive Apologies for Absence**  
None were received.
- TP 61/23** **Declarations of Interest**
- i. Cllr G Stevens declared an interest in application 23/01020/FHA as the architect was known to him.  
Cllr R Mackenzie declared an interest in application 23/00952/FHA as an objector was known to her.
  - ii. No written requests for dispensations for declarable interests were received; and
  - iii. No requests for dispensation were granted.
- TP 62/23** To **receive and approve the Minutes of the Previous Meeting held on 24<sup>th</sup> April 2023**. The Minutes of the previous meeting held on 24<sup>th</sup> April 2023 (previously circulated) were **received** and **approved** by the Committee as a correct record and, as such, could be duly signed by the Chair.

**TP 63/23****Chair's Communications****1. Road Traffic Orders**

None had been received.

**2. Tree Preservation Orders**

None had been received.

**3. Licensing Applications**

The pavement licence received for Per Tutti was discussed.

The Committee noted an objection received from a resident regarding the proposal to provide additional seating, as this could be obstructive for pedestrians, particularly on market days.

The Committee had concerns about the impact the additional parasols could have on pavement congestion and will write to the case officer to make them aware.

**TP 64/23****Public Participation****TP 65/23****Multi Storey Car Park Update**

Cllr G Stevens advised that he is awaiting a response from the officer regarding the lift recommission and gulley flooding.

**TP 66/23****To consider, for Resolution, forms and drawings for planning applications relating to the Town of Berkhamsted received from Dacorum Borough Council.**

Details of all planning applications and appeals can be found on Dacorum Borough Council's website:  
<https://planning.dacorum.gov.uk/publicaccess/>

<b>DBC Ref</b>	<b>Proposal</b>	<b>Location</b>	<b>Case Officer</b>
22/03302/FUL	<p><b>AMENDED/ADDITIONAL INFORMATION</b>            Replacement of the existing white painted wooden windows, with white conservation style uPVC windows. Replacement of existing white painted fascias and soffits.</p> <p>A representative from the BCA Townscape Group spoke to express that there was due to be further information supplied on the windows as only the designs has been resubmitted. The Group remain dissatisfied with the loss of wooden fenestration and proposed plastic replacement.</p> <p><b>No Objection</b>, given the comments made by Conservation and Design which state '...that the proposal will have a neutral impact upon the character and appearance of the Berkhamsted Conservation Area.'</p>	Deans Lawn, Chesham Road	LB
23/00412/FHA	<p><b>AMENDED/ADDITIONAL INFORMATION</b>            Construction of garage (cycle store, refuse recycling area and turning space.)</p> <p><b>Concern</b></p>	Heatherdale, George Street	LB

	<p>The amended scheme reduces the height of garage by approximately 1m, with a crown roof. Notwithstanding, its scale mass and bulk will be intrusive to this area.</p> <p>If the case officer is minded to approve, the Committee requested that there should be conditions that the garage remain in the curtilage of Heatherdale and that the hedge on Bank Mill should be maintained at a height sufficient to screen the building from the passing traffic.</p>		
23/01102/ADV	<p>1 sign for entrance text and logo (halo illuminated) and 1 non illuminated projection sign, 1 set of 8 non illuminated planters and 1 internally illuminated menu totem.</p> <p>A representative from the BCA Townscape Group spoke in objection to the application, specifically to the addition of the eight illuminated planters (cages) and the 'cow's head' logo to be positioned at the front of the Town Hall. The Group's view is that the facade of this listed building in the conservation area should not be disrespected and compromised in this way. In addition, there does not appear to be a management plan for the obviously moveable planters, which will render the pavement extremely narrow on market days.</p> <p><b>Objection</b></p> <p>Notwithstanding the use of Halo illumination, this proposal does not comply with Policy of no internal illumination in the conservation area. The use of hanging lamps may be excessive and detracts from the setting of a listed building. In addition, the proposed use of planters is excessive and would impede free use of the pavement.</p>	Prime, 196 High Street	LMC
23/01029/DRC	<p>Details as required by condition 3, 4, 6, 11 attached to planning permission 21/02419/FUL (Conversion of building to seven self-contained flats.)</p> <p><b>Noted</b></p> <p>The Committee referred the application back to the case officer to validate.</p>	Abeegale House 13 Shrublands Road	AP
23/00818/FHA	<p>An outbuilding in the rear garden for the purpose of home office and gym</p> <p><b>Concern</b></p> <p>The Committee noted that the proposed building is sited within 8 metres of the River which has given rise to the objection by the Environment Agency (EA). There is ample depth in the rear garden to relocate the</p>	6 Chapel Street	VU

	building to comply with EA guidance on flood risk and protect the biodiversity adjacent to the River.		
23/01117/FUL	<p>Kitchen outbuilding and flue.</p> <p>A representative from the BCA Townscape Group spoke in objection to the application. Number 104 High Street is on a trajectory to circumvent the constraints of the planning system by the additions of buildings and advertisements without prior approval. The Group objects to conversion by stealth in the conservation area; and attempted circumvention of the food/hygiene rules.</p> <p><b>Concern</b></p> <p>The Committee were concerned about the possible adverse impact on the amenity of the inhabitants of the adjacent properties due to the smells caused by cooking in the premises. The Committee suggested that the Environmental Health team investigate this matter.</p>	Mad Squirrel Brewery Shop, 104 High Street	SR
23/00882/FHA	<p>Single storey rear extension</p> <p><b>Objection</b></p> <p>It is unclear whether the 45 degree line from the adjacent neighbour has been breached.</p> <p>CS12</p>	2 Ashridge Rise	LB
23/00894/FHA	<p>Single storey side and rear extension, single storey rear plant room extension and pv array to rear of garden</p> <p><b>No Objection</b></p>	Sunny Bank, George Street	LMC
23/00923/FHA	<p>Proposed loft conversion with dormers (RESUBMISSION)</p> <p><b>No Objection</b></p> <p>Provided that the rear dormer is Policy compliant and addresses the reasons for the previous refusal.</p>	13 Montague Road	HE
23/00950/FHA	<p>Ground and first-floor side extension, a new front porch extension and garage conversion. Render the existing red brickwork with a white render.</p> <p><b>Objection</b></p> <p>The Committee noted the comments made by the Chiltern Society and refer to the Conservation Board design guide and AONB, as white render is not appropriate for this prominent dwelling.</p> <p>CS12</p>	Pilgrims, 3 Shenstone Hill	LB

23/00952/FHA	<p>Single storey side and rear extension</p> <p>The Committed noted the comments made by the neighbour at the rear. The red line may not be correct.</p> <p><b>No Objection</b> to the application in principle but the Committee drew the case officer's attention to the neighbour's comments.</p>	The Orchard, Cross Oak Road	NG
23/00963/FHA	<p>Construction of 1st floor rear extension single storey porch to side, solar panels, internal alterations and replacement of pebble-dash to first floor level with smooth render.</p> <p><b>No Objection</b></p>	1 Briar Way	LMC
23/00975/FHA	<p>Internal Alterations, Single Storey Rear Extension, Attic conversion including rear dormer window and front rooflights. Garage conversion and extension to form garden room and studio.</p> <p><b>No Objection</b></p>	22 Shrublands Road	RF
23/01000/FHA	<p>Single storey rear side infill extension and associated alterations</p> <p><b>No Objection</b></p>	21 Charles Street	SR
23/01001/FHA	<p>Single storey front extension</p> <p><b>No Objection</b></p>	4 Montgomerie Close	JM
23/01020/FHA	<p>First floor rear extension and internal alterations</p> <p><b>Objection</b></p> <p>The Committee noted the strong objection letter from the adjacent neighbour and objected to the proposed use of cement cladding and insufficient information given on materials.</p>	17 Ellesmere Road	VU
23/01027/FHA	<p>Single storey rear and two storey rear extensions. Single storey link extension and garage conversion, side facing windows to the flank elevation. (Approved - 22/02904/FHA). Addition of Photovoltaic panels to the main roof and new brick piers and security gates to front garden</p> <p><b>Concern</b></p> <p>The Committee had no objection in principle, but were concerned as to whether the piers and gates distance from the road complies with HCC guidance.</p>	Arewa, Shootersway Lane	HE

23/01044/FHA	<p>Single storey rear extension, and demolition of existing conservatory</p> <p><b>No Objection</b>, subject to the applicant complying with the comments made by Conservation &amp; Design. The Committee requested that the officer confirms that there will be no loss of light to Leftback arising from the rear extension.</p>	Talkhouse, Park Street	VU
23/01058/FHA	<p>New front porch canopy, new link roof and side door canopy, replacement swimming pool building, adding pitched roofs to the swimming plant and changing rooms, and providing a rear extension to the existing garage</p> <p><b>No Objection</b></p>	Wyndcliffe, Shootersway Lane	VU
23/01106/FHA	<p>Single storey side return and addition of rear dormer</p> <p><b>No Objection</b></p> <p>The Committee referred the case officer to the comments by the neighbour and Conservation &amp; Design.</p>	3 Kitsbury Terrace	EP
23/01002/LDP	<p>Construction of Oak framed Orangery to rear</p> <p><b>Noted</b></p>	9 Anglefield Road	NG
23/00998/RET	<p>Retention of non-illuminated advertisement signage</p> <p>A representative from the BCA Townscape Group spoke in objection to the application due to the inappropriate addition to this locally listed building (Appendices to the Character Appraisal) and its effect on the adjacent listed building, The Dower House. The large squirrel head is out-of-keeping and contrary to the street scene, in both size and materials.</p> <p><b>No Objection</b></p> <p>The Committee noted the comment made by Conservation &amp; Design; an objection would not be sustainable.</p>	Mad Squirrel Brewery Shop, 104 High Street	SR
23/01093/TCA	<p>Fell and works to trees</p> <p><b>Refer to T&amp;W Officer.</b></p> <p>The Committee requested appropriate replacement tree[s]</p>	42 Cross Oak Road	SR

23/01101/TCA	Fell Sycamore tree  <b>Refer to T&amp;W Officer</b>	Park View Cottage, 210 High Street	LMC
23/01128/TCA	Works to tree  <b>Refer to T&amp;W Officer</b>	105 Cross Oak Road	SR
23/01010/TPO	Works to Sycamore tree  A representative from the BCA Townscape Group spoke in support of this application which shows lots of detail.  <b>Refer to T&amp;W Officer</b>	3 Beechcroft	SR
23/01068/TPO	Tree works  <b>Refer to T&amp;W Officer</b>	300 High Street	SR

**TP 67/23                    Planning Appeals**

None had been received.

**TP 68/23                    Planning Inspectorate Appeal Decisions**

None had been received.

**TP 69/23                    Dacorum Borough Council Planning decisions**

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

**TP 70/23                    Close of meeting**

The meeting closed at 20:51pm

**Signed:**

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Cllr G Stevens, Chair

**Dated:**

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**Dates of next meetings:**

Monday 19 June 2023

Monday 17 July 2023

