



BERKHAMSTED TOWN COUNCIL

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MINUTES

TOWN PLANNING COMMITTEE MEETING

Monday 24th April 2023 at 7.30 pm

Council Chamber, Civic Centre, Berkhamsted

MEMBERS PRESENT:

Councillors: G. Stevens - Chair
A. Armytage
G. Corry
A. Foster (substitute)
J. Jones

ALSO PRESENT:

Officers: J. Harley – Deputy Town Clerk (minutes)
Members of Public: 1

TP 47/23

To receive Apologies for Absence

Apologies were **received** and **approved** from Cllr P Fisher and Cllr P White who had work commitments and Cllr P de Hoest who was unwell.

TP 48/23

Declarations of Interest

- i. Cllr G Stevens declared an interest in application 23/00857/FHA as the architect was known to him and application 23/00927/FHA as an objector was known to him.
The Committee declared an interest in application 23/00767/FHA as an objector was known to them.
Cllr G Corry declared an interest in application 23/00767/FHA as the applicant was known to her.
- ii. No written requests for dispensations for declarable interests were received; and
- iii. No requests for dispensation were granted.

TP 49/23

To receive and approve the Minutes of the Previous Meeting held on 3rd April 2023. The Minutes of the previous meeting held on 3rd 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 50/23

Chair's Communications

1. Road Traffic Orders

THE HERTFORDSHIRE (TEMPORARY CLOSING OF EGERTON ROAD, BERKHAMSTED DURING A 'KING'S CORONATION STREET PARTY') ORDER 2023

The order was **noted**.

2. Tree Preservation Orders

None had been received.

3. Licensing Applications

None had been received.

TP 51/23 Public Participation

TP 52/23 Multi Storey Car Park Update

Nothing to report.

TP 53/23 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/>

<i>DBC Ref</i>	<i>Proposal</i>	<i>Location</i>	<i>Case Officer</i>
23/00480/FHA	<p>AMENDED/ADDITIONAL INFORMATION Alterations to existing side extension. (Amended scheme to 22/01518/FHA)</p> <p>The application had already been granted.</p> <p>The Committee had No Objection to the amendments.</p>	324 High Street	EP
23/00598/FUL	<p>Relocation of external door</p> <p>No Objection</p>	Castle Campus, Berkhamsted School, Castle Street	JG
23/00743/FHA	<p>Demolition of rear store. Construction of a new single storey lean to extension</p> <p>No Objection</p>	22 Greenway	VU
23/00757/FHA	<p>Two storey side extension, new detached double garage, alterations to existing facades, associated landscaping and refuse store. Installation of ASHP.</p> <p>A representative from the BCA Townscape Group spoke in objection to the application, as in their view, the proposal is of a totally inappropriate design and materials, excessive in scale, out of keeping with its surroundings and could easily be seen as a separate dwelling. Additionally its zinc roof and black weather boarding make it stand out, but in the wrong way.</p> <p>The application would neither conserve nor enhance the conservation area.</p>	14 Middle Road	LB

	<p>Objection</p> <p>The Committee agreed with the comments made by the BCA and the suggested amendments set out by Conservation and Design, who state that the combination of the garage and extension result in a cramped overdevelopment and that the garage should be removed from the application.</p> <p>The proposal is an overdevelopment of the site and fails to harmonise with the setting.</p> <p>CS12 CS27</p>		
23/00760/FHA	<p>Two storey side extension</p> <p>The Committee noted the neighbours comment.</p> <p>No Objection</p>	46 Kings Road	VU
23/00761/FHA	<p>Loft conversion with new rear dormer and rooflight plus 1st floor front extension and internal alterations</p> <p>No Objection</p> <p>The front first floor extension is following the precedent of the neighbour. The dormer should be set below the ridge.</p>	58 Valley Road	HE
23/00763/FHA	<p>Proposed two storey extension, new window and door openings and associated external works</p> <p>No Objection</p>	2 Gaveston Drive	NG
23/00767/FHA	<p>Demolish the existing ground floor rear outrigger to allow the construction of a new rear ground and first floor extension alongside a rear roof dormer window.</p> <p>A representative for the BCA Townscape Group spoke in objection to the proposal, as in their view, the small cottage is in the Conservation Area and is adjacent to listed and locally listed buildings.</p> <p>Additionally, the proposed extension is disproportionately large and takes up too much of the garden. Its addition to the house would neither conserve nor enhance the Conservation Area.</p> <p>The Committee noted the objection made by the neighbouring property who have objected to the</p>	43 Highfield Road	SR

	<p>proposal due to its scale and impact on the neighbouring properties amenity, including potential loss of privacy and light. The objector's comments on building regulation issues, such as access to the main sewer access cover was also noted.</p> <p>The Committee agreed with the comments made by objectors and Conservation and Design and objected to the proposal. The amended scheme has been submitted with minimal changes from the original refused application and by its scale, mass and bulk, remains incongruous and does not harmonise with the original dwelling, nor with its setting in the Conservation Area.</p> <p>CS12, CS27</p>		
23/00770/FHA	<p>Replacement windows and door. Retrospective permission for raised decking to rear of property</p> <p>No Objection</p>	15 Clarence Road	VU
23/00778/FHA	<p>Loft conversion plus replacement rear doors at ground floor</p> <p>No Objection</p>	15 Birtchnell Close	HE
23/00785/FHA	<p>Construction of double storey wrap around extension</p> <p>Concern</p> <p>As Bridgewater Road is a busy road, the Committee were concerned that the parking provision provided in the application is not sufficient for the proposed number of bedrooms.</p> <p>CS12</p>	105 Bridgewater Road	LB
23/00801/FHA	<p>Part two storey part single storey rear extension with proposed front porch</p> <p>Concern</p> <p>The Committee were concerned that the scale, mass and bulk of the proposed scheme may result in loss of amenity to the neighbouring property.</p>	4 Edlyn Close	SR
23/00807/FHA	<p>Installation of trellis fencing and a front entrance gate, extending the length of the property</p> <p>A representative from the BCA Townscape Group spoke in objection to the application as, in their view, although the plan is a small improvement</p>	22 Ashlyns Road	HE

	<p>on the previous application, the fence is still too high, intrusive and detrimental to the street scene. The Group suggested a smaller fence.</p> <p>Objection</p> <p>The Committee objected to the proposed size of the fence, which is too high and should be revised. Officer's attention is drawn to regulations applied in Anglefield Road.</p>		
23/00812/FHA	<p>Single storey front extension and bi-fold doors to rear elevation</p> <p>No Objection</p>	2 Ilex Court, Montague Road	NG
23/00823/FHA	<p>Single storey front extension with small balcony to replace Juliette balcony</p> <p>No Objection</p>	Orchard House, Rectory Lane	LMC
23/00846/FHA	<p>Demolition of existing conservatory. Construction of new single-storey rear extension, conversion of garage to utility room and provision of covered way and creation of two new parking spaces. Replace kitchen door with new window</p> <p>No Objection</p>	5 Careys Croft	LB
23/00857/FHA	<p>Replacement windows to front elevation, raised front garden wall, single storey rear extension.</p> <p>A representative for the BCA Townscape Group spoke to support the proposal. The new windows will complete the appearance of the terrace. The restored front garden wall will also add to an appropriate appearance.</p> <p>No Objection</p>	16 Shrublands Avenue	EP
23/00878/FHA	<p>Front boundary gates, wall and new carport</p> <p>A representative for the BCA Townscape Group spoke in objection to the proposal.</p> <p>The Group finds the fencing and gates proposed intrusive in the street scene and the closed gates introduce a barrier to the house's integration with the road.</p> <p>The Group noted that a TPO tree is to be removed, and an application for this to take place has not yet been submitted and await this.</p>	Greenhill, Graemesdyke Road	VU

	<p>Objection</p> <p>The proposed gate is incongruous to the street scene. The Committee noted the objection made by Highways, who have recommended refusal owing to safety concerns regarding the gate in relation to its proximity to the highway. If a TPO is submitted for the removal of the tree, then the Committee would request replacement.</p> <p>CS12</p>		
23/00905/FHA	<p>Proposed hipped to half-hipped and rear dormer roof extension with front roof lights</p> <p>No Objection</p>	23 Ashlyns Road	JM
23/00845/FUL	<p>Proposed lower ground floor, ground floor and first floor rear extensions, floor plan redesign and all associated works</p> <p>A representative for the BCA Townscape Group spoke to reluctantly object to this version of the plans.</p> <p>Although the revised frontage involves a mullion, and covers the modern bricks, it does not copy the fenestration of its flanking neighbours which makes them fit in to the row of houses.</p> <p>They would welcome a tweaked design which complements the conservation area better.</p> <p>Concern</p> <p>The Committee requested that amendments be subject to agreement with Conservation and Design.</p>	42 Charles Street	HE
23/00858/FUL	<p>New building for the storage, salvage, re-purposing and recycling of scenery and props associated with the entertainment industry within use classes B8 and E(g) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.</p> <p>Objection</p> <p>The application does not appear to comply with the very special circumstances which allow development in the Green Belt as set out in the NPPF.</p> <p>NPPF, Section 13</p>	Haresfoot Farm (Commercial) Chesham Road	AP

23/00859/FUL	Single storey extension to existing building No Objection	Haresfoot Farm (Commercial), Chesham Road	AP
23/00899/FHA	New ground floor side infill with a new roof light and door/windows facing the garden. (Amended Scheme) No Objection	4 Victoria Road	LB
23/00927/FHA	External material changes and alterations to rear patio The Committee noted the comments received from the neighbour who share a boundary fence on the north-west side of the applicant's property. The neighbour is concerned that the proposed height of the patio could result in loss of privacy and that the proposed extension level could result in drainage issues due to pooling surface water. Concern The Committee noted the objection from the neighbour with regard to the siting and scale of the patio with potential overlooking to neighbour. The contour and fall at the rear is not clear from the drawings and it was requested that the Officer investigates this, along with the potential drainage issue.	10 Connaught Gardens	LMC
23/00759/LBC	Internal Alterations, including new partitions and doors, refurbishment/redecoration, and upgrade of services No Objection	LLOYDS BANK 203 - 205 High Street	PD
23/00826/LDP	Solar panel installation No Objection	27 Charles Street	LMC
23/00921/LDP	Proposed new side sash window (non-opening with obscured glass) added to north façade No Objection	3 Montague Road	HE
23/00861/TCA	Works to tree Referred to Tree & Woodlands Officer. If removed, the Committee requested a suitable replacement.	61 Shrublands Avenue	SR

23/00864/TPO	Works to trees Referred to Tree & Woodlands Officer.	Penshurst, Wayfarers Park	SR
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TP 54/23 Planning Appeals

None had been received.

TP 55/23 Planning Inspectorate Appeal Decisions

None had been received.

TP 56/23 Dacorum Borough Council Planning decisions

None had been received.

TP 57/23 Close of meeting

The meeting closed at 20:38 pm

Signed:

Cllr G. Stevens, Chair

Dated:

Dates of next meetings:

22 May 2023