



BERKHAMSTED TOWN COUNCIL

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MINUTES

TOWN PLANNING COMMITTEE MEETING

Monday 3rd April 2023 at 6pm

Council Chamber, Civic Centre, Berkhamsted

MEMBERS PRESENT:

Councillors: G. Stevens - Chair
A. Armytage
G. Corry
P. de Hoest
J. Jones

ALSO PRESENT:

Officers: J. Harley – Deputy Town Clerk (minutes)
Members of Public: None

- TP 36/23** To receive **Apologies for Absence**
Apologies were **received** and **approved** from Cllr P White and Cllr P Fisher who had work commitments.
- TP 37/23** **Declarations of Interest**
- i. Cllr G Stevens declared an interest in application 23/00609/FHA as the architect was known to him;
 - ii. No written requests for dispensations for declarable interests were received; and
 - iii. No requests for dispensation were granted.
- TP 38/23** **To receive and approve the Minutes of the Previous Meeting held on 13th March 2023.** The Minutes of the previous meeting held on 13th March 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 39/23** **Chair's Communications**
1. **Road Traffic Orders**
 - i. THE HERTFORDSHIRE (TEMPORARY CLOSING OF CASTLE HILL AVENUE, 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 40/23 Public Participation

None were present.

TP 41/23 Multi Storey Car Park Update

Nothing to report.

TP 42/23 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/>

DBC Ref	Proposal	Location	Case Officer
23/00291/FHA	<p>AMENDED/ADDITIONAL INFORMATION Proposed ground floor single storey extension, loft conversion with front and rear dormers and replacement garden room</p> <p>Concern The Committee had no objection to the garden room. They agreed with the comments made by Conservation & Design, in that it is unclear whether the amended scheme shows the rear dormer as having been brought in from the boundary on both sides. (the Policy 1 meter in from each side</p> <p>It was agreed to refer the case officer to the emerging standard under consultation by HCC, about loss of access to the rear of the dwellings to allow for future cycle storage and ease of availability.</p>	13 Montague Road	HE
23/00383/FHA	<p>AMENDED/ADDITIONAL INFORMATION Single storey side return, addition of a first floor rear window and addition of rear dormer and Velux windows.</p> <p>The Committee had no objection in principle.</p> <p>They referred the case officer to the comments by the neighbour and Conservation and Design.</p>	3 Kitsbury Terrace	EP
23/00450/FHA	<p>AMENDED/ADDITIONAL INFORMATION Internal Alterations, Two Storey Side and Rear Extension Attic Conversion including Dormer to Rear, and Rendering of First Floor Front Elevation</p> <p>Concern The committee noted the comments made by the case office. It remained concerned and would prefer there to be a boundary of 1m at the side to maintain access to rear and comply with SLP App. 7(iv) and emerging CC Policy regarding rear access.</p>	2 Ridgeway	JG

23/00343/FHA	<p>First floor side extension, part single storey front extension and erection of new roof over existing front porch.</p> <p>The Committee noted the comments from the neighbour. They were unable to make judgement as there are no drawings to show the first floor side extension.</p>	29 Westfield Road	VU
23/00559/FHA	<p>Rear, part infill, ground floor extension. New patio. Internal changes and new side lights to the front door</p> <p>No Objection</p>	1 Finch Road	JM
23/00565/FHA	<p>Loft conversion into bedroom and en-suite. Dormers added to front and rear. New porch and alterations to front landscaping to create additional parking spaces. Raising of hipped roof to gable.</p> <p>No Objection</p>	46 Egerton Road	JM
23/00575/FHA	<p>A brick built shed, not attached to the main body of the house, but within the garden to store and allow access to disability equipment</p> <p>No Objection</p>	10 Admiral Way	LMC
23/00609/FHA	<p>Two storey side and rear extensions.</p> <p>No Objection</p> <p>The side extension leads to loss of the garage, however, the drawings show 4 spaces at the front.</p>	5 Castle Hill Close	SR
23/00615/FHA	<p>Double storey side extension</p> <p>No Objection</p>	10 Dellfield Close	LMC
23/00652/FHA	<p>Garage conversion, rear garden outbuilding and altered porch.</p> <p>No Objection</p>	36 Highfield Road	VU
23/00661/FHA	<p>Detached Garage.</p> <p>No Objection</p>	32 Bridgewater Road	HE
23/00675/FHA	<p>Incorporate and convert existing garage building into a garden room/guest room and conversion of existing car port into garage.</p> <p>No Objection</p> <p>The Committee recommended approval with the suggested material condition made by Conservation and Design.</p>	27 Finch Road	VU
23/00676/FHA	<p>Single-storey front, side and rear extensions</p> <p>No Objection</p>	2 Whitewood Road	LMC

23/00680/FHA	Loft conversion with new dormer, reconstruction of front boundary walls, new black railings and gate and new tiled paving to front patio. No Objection	19 Clarence Road	EP
23/00696/FHA	Construction of a rear infill extension, modernisation of the external appearance of the house and garage, roof modifications and associated changes to the elevations Objection The properties in Gresham Court form a uniform street and roof scape . The proposal is an unwelcome departure from current street design and features. The suggestion is to replace gable style dormers with flat dormers but it will look very different in appearance and style. CS12	3 Gresham Court	VU
23/00705/FHA	Ground floor side extension, with additional windows to the front and side of the dwelling and changes to the window and door configuration at the rear of the dwelling. No Objection	16 Queens Road	LMC
23/00656/LDP	Proposed rear single storey extension No Objection	7 Coram Close	LMC
23/00684/TPO	Works to trees (TPO no. 65) Referred to tree and woodlands officer	Grey Stoke, Cross Oak Road	SR
23/00750/TPO	Felling on Pear tree Referred to tree and woodlands officer and welcomed the proposal for a replacement tree.	The Grey House, Kitsbury Road	LMC

TP 43/23

Planning Appeals

37A 39 Highfield Road

Solar Array, Little Heath Lane, Little Heath.

The committee **noted** the above appeals.

TP 44/23

Planning Inspectorate Appeal Decisions

85 - 87 High Street.

The committee **noted** the above appeal.

TP 45/23

Dacorum Borough Council Planning decisions

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

TP 46/23

Close of meeting

The meeting closed at 6.30pm.

Signed:

Cllr G. Stevens, Chair

Dated:

Dates of next meetings:

Monday 24th April 2023