

16 March 2021

SUMMONS

Notice is hereby given that there will be a meeting of the **Town Planning Committee** on **Monday 22 March 2021** at **7.30 pm**.

The following business, as set out on the agenda below, will be considered and decisions made by Town Councillors using Zoom video conferencing.



Mrs J Harley
Deputy Town Clerk

MEMBERS:

Councillors: G Stevens - Chair
P White - Vice Chair
A Armytage
G Corry
P de Hoest
P Fisher
J Jones

SUBSTITUTES:

Councillors: R Freedman
M Hardinge
N Woolner

Members of the public are invited to attend all meetings of the Town Council and it has put in place procedures to facilitate this for virtual meetings.

Anyone wishing to attend this Town Planning meeting should contact the Deputy Town Clerk for the meeting log in details. Email deputyclerk@berkhamstedtowncouncil.gov.uk and confirm your name, your address in Berkhamsted and details of any items on the agenda you wish to speak about. The cut off point for requests to join the meeting is **midday on the 22 March 2021**.

Alternatively, if you wish to comment on an item on this agenda by email, please do so by emailing deputyclerk@berkhamstedtowncouncil.gov.uk by **midday on the 22 March 2021**. Email comments will be passed to the Town Planning Committee ahead of the meeting.

AGENDA

TP 38/21 To receive **Apologies for Absence**

TP 39/21 To receive **Declarations of Interest** regarding items on the agenda.

TP 40/21 Minutes of the Previous Meeting held on 22 March 2021 (previously circulated).

TP 41/21 Chair's Communications

1. Road Traffic Orders

None have been received.

2. Tree Preservation Orders

None have been received.

3. Licensing

None have been received.

TP 42/21 Multi Storey Car Park Update

To receive any updates.

TP 43/21 Public Participation

To suspend Standing Orders to invite **public participation** on items on the agenda

TP 44/21 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

21/00300/ADV	AMENDED/ADDITIONAL INFORMATION 2X Fascia signs, 1X Projecting sign and 3 X Graphic signs Tesco Metro, 160 High Street (MM)
20/03720/FHA	AMENDED/ADDITIONAL INFORMATION Works to basement, rear side infill, replacement of a conservatory and loft conversion 80 Ellesmere Road (CL) <i>Additional information from the Planning Officer included within the agenda.</i>
21/00025/FHA	AMENDED/ADDITIONAL INFORMATION Demolition of garage and replacement garage extension. Proposed loft extension, dormer and alterations to roof lights. Alterations to rear patio terrace, landscaping and internal alterations 27 Castle Hill Avenue (NV)
21/00115/FHA	AMENDED/ADDITIONAL INFORMATION Demolition of existing single storey lean to at rear, replace with a single storey rear extension 41 Cross Oak Road (NV)
20/03940/FUL	AMENDED/ADDITIONAL INFORMATION

	Temporary Canvas tent to the rear of the public house to provide covered external space for dining and drinking customers only and relocation of toilets to the other side of the river. The Old Mill, London Road (EP)
21/00644/FHA	Garage conversion with changes to fenestration and new roof lantern, single storey Orangery extension to rear, single storey boot room extension to side, Garden room to rear of garden. External render added entire property 23 Castle Hill Avenue (TG)
21/00661/FHA	Replacement garage 25 Ashlyns Road (NV)
21/00713/FHA	Replacement conservatory roof 95 Cross Oak Road (TG)
21/00715/FHA	Single storey side extension with rooflights, garage conversion, replacement front dormer, new porch canopy and associated alterations. 4 Pages Croft (MM)
21/00736/FHA	Single storey side extension Cedar House, 1 The Hemmings (TG)
21/00743/FHA	First floor side and front extension to main house, extension and conversion of existing garage and new detached garage Anna Maria House, 23 Meadway (EP)
21/00765/FHA	Single storey front extension, garage conversion, single storey and second storey rear extension Arewa Shootersway Lane (AS)
21/00766/FHA	Garage conversion, single storey and first floor rear extensions, side facing windows to the flank elevation Arewa Shootersway Lane (AS)
21/00773/FHA	Part-single part-double storey front and side extension, enlargement of front canopy, facade alterations and installation of acoustic fence Orchard House 1A Barncroft Road (MM)
21/00787/FHA	Single storey rear extension and internal alterations 26 West Road (AS)
21/00812/FHA	Demolition of existing outbuilding, construction of a single storey front and rear extensions, two storey side extension, new and replacement windows and alterations to existing driveway 15 Westfield Road (EP)
21/00821/FHA	Two storey side extension, single storey rear extension, front Juliet balcony and Car Port 7 Berkhamsted Hill Cottages, The Common (LB)
21/00830/FHA	One and two storey side and rear extensions 5 Castle Hill Close (MM)
21/00836/FHA	Rear mansard loft conversion to existing pitched roof 5 Cross Oak Road (TG)
21/00845/FHA	One and two storey rear extension and alterations to fenestration 1 Millfield (MM)
21/00849/FHA	Garage Conversion 39 Ridgeway (TG)
21/00872/FHA	Alterations to boundary treatment and front landscaping. Access gates. 17 Gilbert Way (LB)
21/00891/FHA	Conversion of double garage into habitable room. Construction of single garage. Gillams, Cross Oak Road (MM)
21/00899/FHA	Single story rear extension and loft alterations with rear dormer window 12 Kings Road (LB)
21/00907/FHA	Single Storey Side Extension with wraparound Rear Extension and Front Extension

	52 Durrants Lane (TG)
21/00984/FHA	Single storey rear extension Whitehill Cottage, Gravel Path (TG)
21/00989/FHA	First floor extension over garage, 2 storey and part single storey rear extensions 3 Castle Hill (NV)
21/00994/FHA	Proposed rear infill extension at ground floor with new full width pitched roof, rooflight and new steel framed doors. Proposed first floor rear extension with new pitched roof. Loft conversion with rear dormer and front rooflights 28 Victoria Road (LB)
21/01026/FHA	Loft Conversion consisting of rear dormer with conservation style window. Together with 3no. conservation style roof windows to front roof slope. 26 Boxwell Road (MM)
21/00701/FUL	Detached dwelling and associated parking Land At 28 Hall Park (RF)
21/00734/FUL	Construction of raised amenity area and rear fence 104 High Street (CL)
21/00909/FUL	Demolition of attached outbuilding, construction of rear extensions and side extensions forming new dwelling, provision of front canopy, alterations to car parking arrangements and dividing of plot. 47 Ridgeway (MD)
21/00728/LBC	Construction of small canopy over back door. (Alteration to design in approved application 20/00551/FHA) Gorseside, The Common (MM)
21/00807/LDP	Proposed loft conversion with rear dormer window and roof lights to the front roof slope 15 Westfield Road (EP)
21/01039/LDP	Construction of garden room 5 Manor Close (JG)
21/00727/TCA	Works to trees 3 Torrington Road (TG)
21/00856/TCA	Works to tree 61 Shrublands Avenue (TG)
21/00906/TCA	Works to trees 69 Shrublands Avenue (TG)
21/00926/TCA	Works to trees. 24 Charles Street (TG)
21/00928/TCA	Works to Tree 60 Kitsbury Road (TG)
21/01028/TCA	Works to tree. 3 Charles Street (TG)
21/01038/TCA	Works to trees Trees Kitsbury Terrace (TG)
21/00925/TPO	Works to tree. The Firs Lane End (TG)
21/00936/TPO	Works to trees 10 Oxfield Close (TG)
21/00970/TPO	Works to Silver birch 18 Shrublands Avenue (TG)
21/01002/TPO	Work to Horse chestnut tree Aubrey House, 30 Meadway (AS)

TP 45/21 Planning Appeals

Planning appeal received for Haresfoot Farm, Chesham Road (details included in agenda).

TP 46/21 Planning Appeal Decisions

None have been received.

TP 47/21 Planning decisions

Schedule included within the agenda.

JH 16/03/2021

TP 44/21, 20/03720/FHA, 80 Ellesmere Road

Hi Joanna,

Thank you for that. Did the council clarify whether they were satisfied with the agent's sun analysis and there is no longer an objection on the impact of the neighbours?

Amended plans have already been received and one of the dormer windows were removed (with a rooflight replacing it) at the request of the conservation officer.

Thank you.

Kind regards,

Colin Lecart
Lead Planning Officer
Development Management
Dacorum Borough Council

From: Deputyclerk
Sent: 03 March 2021 10:09
To: Colin Lecart
Subject: RE: 20/03959/FHA - 65 Charles Street

Hi Colin,

The comment was as below- I have just added it to the portal:

Objection

The Committee noted the neighbour's comments and the Conservation Officer's request that the dormer above the proposed gabled roof be omitted and sustained its objection to the plans pending amended drawings.

CS12, Appendix 3

Kind Regards,
Joanna

Dear Parish Clerk,

Planning Appeal: Haresfoot Farm Chesham Road Berkhamsted

An Inspector appointed by the Secretary of State will hold an Informal Hearing as a virtual hearing on 25th May 2021 starting at 10:00 am.

To remind you, Mr Hugo Keating has appealed to the Secretary of State against the enforcement notice issued by the council concerning: -

Without planning permission, construction of buildings and the change of use of buildings and land at Haresfoot Farm, Chesham Road, Berkhamsted.

It will be in the power of the inspector to give planning permission.

In addition to comments already submitted, interested members of the public may attend the hearing and, with the agreement of the inspector, will be allowed to give their views.

If you would like to see details of the Council's Enforcement process, Mr Hugo Keating's reasons for appealing and the Council's and Mr Hugo Keating's statements of case (which are detailed reports on the appeal) and other associated documents, they can be viewed on the City Council's website, <https://planning.dacorum.gov.uk/publicaccess/>

If you are disabled or anyone you know who wants to go to the hearing is disabled, please contact me on the number above for information on facilities available for people with disabilities at the Council Offices. The Planning Inspectorate has published a Guide to taking part in Enforcement Appeals which is available online www.planningportal.gov.uk/uploads/pins/taking-part_planning-hearing.pdf . Please contact me on the number given above if you require a printed copy.

If you are not the owner of the property you occupy, would you please pass this letter on to your landlord or his or her agent.

Yours sincerely

Olivia Stapleford

Planning Enforcement Assistant Team Leader

TP Agenda Item 47/21, Dacorum Planning Decisions Schedule

Reference	Description	Date	Location	BTC Response	DBC Response	DBC Input Date	Appeal	Decision	Amended
20/02454/FUL	Demolition of the existing portico and construction of a new wider portico, new hard landscaping, replacement material of existing boundary fence on a micro-pile foundation, removal of the existing hedge. Following works on shared driveway with neighbouring property (Springfield): Demolition of existing gated entrances and construction of new front entrance gates.	16/09/2020	High Firs, Meadway	No Objection	Granted	08/03/2021			Yes
20/03188/TPO	Works to Trees	26/10/2020	Travis Perkins, Station Road	No Objection	Granted	08/03/2021			Yes
20/03865/FHA	Alterations to existing house; replacement windows throughout, new side and rear windows, front and rear rooflights, rear dormer and raising rear flat roof with green roof	22/12/2020	Rose and Crown House, 50 Gossoms End	Concern	Granted	08/03/2021			Yes
20/03799/FUL	Change of use from Doctor's Surgery (Use Class D1) to single residential dwelling (Use Class C3) and associated works. Revised scheme including removal of conservatory, construction of single storey rear extension and new garage	22/12/2020	Milton House, Doctors Commons Road	No Objection	Granted	08/03/2021			
20/03704/TPO	Work to tree	22/12/2020	Castle Campus, Berkhamsted School, Castle Street	Concern	Granted	08/03/2021			Yes
20/03977/FHA	Construction of Detached Garage	20/01/2021	332 High Street	No Objection	Granted	08/03/2021			Yes
20/04066/TPO	Work to trees	20/01/2021	Woodland Opp. 6 Castle Gateway	Concern	Granted	08/03/2021			
20/03840/FUL	Replacement Tractor Shed	03/03/2021	Kitcheners Field, Castle Hill	No Objection	Granted	08/03/2021			
21/00019/LDP	Retention of marquee to provide necessary teaching/learning space	20/01/2021	Berkhamsted School, Castle Street	No Objection	Granted	08/03/2021			

Reference	Description	Date	Location	BTC Response	DBC Response	DBC Input Date	Appeal	Decision	Amended
21/00108/FHA	Creation of undercroft with first floor side extension over, single storey porch extension and internal alterations (amended scheme, previous application 20/03590/FHA).	03/02/2021	25 Hillside Gardens	No Objection	Granted	15/03/2021			
21/00099/FHA	Two storey rear extension, alterations to the existing deck patio, side facing window to first floor bedroom	10/02/2021	2 Becketts Square	No Objection	Withdrawn	15/03/2021			
21/00147/FHA	Single storey front extension and internal alterations	10/02/2021	14 Dorriens Croft	Concern	Granted	08/03/2021			Yes
21/00157/FHA	Part demolition and double storey rear extension	10/02/2021	291 High Street	Objection	Withdrawn	15/03/2021			Yes
21/00299/LBC	Metal railings to form partial enclosure to the remembrance garden and mesh infill to the entrance to the east wing	10/02/2021	East Wing, Castle Campus, Berkhamsted School, Castle Street	No Objection	Granted	15/03/2021			
21/00347/TCA	Ash T1 - fell, Sycamore T2 – fell	10/02/2021	St Johns House, Chesham Road	Concern	No Objection	15/03/2021			
21/00146/TPO	Works to tree	10/02/2021	18 Gaveston Drive	No Objection	Granted	08/03/2021			
21/00415/FHA	Single storey rear extension with lantern rooflights and associated internal alterations. Amended rear terrace and steps	23/02/2021	Broadfield, 36 Castle Hill	No Objection	Granted	08/03/2021			
21/00485/FHA	Loft conversion with rear dormer, front rooflights and side facing windows	23/02/2021	28 Edlyn Close	No Objection	Granted	15/03/2021			
21/00563/FHA	Proposed single storey rear extension, new linked double garage with home office over and attached garden garden and cycle store to side (amended scheme, previous application 20/03212/FHA)	23/02/2021	23 Barncroft Road	Objection	Refused	08/03/2021			

Reference	Description	Date	Location	BTC Response	DBC Response	DBC Input Date	Appeal	Decision	Amended
21/00413/FUL	Internal alterations including new floor coverings, wall panelling, glazed screens and fixed seating. Externally porch, wrought iron fencing, fixed seating and timber posts with festoon lighting.	23/02/2021	The Old Mill, London Road	No Objection	Withdrawn	15/03/2021			
21/00414/LBC	Internal alterations including new floor coverings, wall panelling, glazed screens and fixed seating. Externally a new oak framed porch, new wrought iron fencing, fixed seating and timber posts with festoon lighting	23/02/2021	The Old Mill, London Road	Objection	Withdrawn	15/03/2021			