

## **BERKHAMSTED TOWN COUNCIL**

Minutes of the Meeting of the

### **TOWN PLANNING COMMITTEE**

held via Remote Meeting Technology

**Monday 01 March 2021 at 7.30 pm**

#### **MEMBERS PRESENT:**

Councillors: G Stevens - Chair  
P White – Vice Chair  
A Armytage  
P Fisher  
J Jones

#### **ALSO PRESENT:**

**Councillors:** S Symington, Dacorum Borough Councillor, Berkhamsted West (left at 20:11pm)

**Officer:** Mrs J Harley, Deputy Town Clerk (minutes)

**Other:** 7 members of the public

#### **TP 25/21 To receive Apologies for Absence**

Apologies were received from Cllr P de Hoest and Cllr G Corry.

#### **TP 26/21 To receive Declarations of Interest regarding items on the agenda.**

Cllr A Armytage declared an interest in application 21/00563/FHA as the adjacent neighbour was known to him.

Cllr G Stevens declared an interest in applications:  
21/00563/FHA as the adjacent neighbour was known to him;  
21/00619/FHA as the architect and applicant were known to him; and  
21/00399/FHA as an objector was known to him.

Cllr P White declared a personal interest in application 21/00507/FHA as an objector was known to him.

#### **TP 27/21 Minutes of the Previous Meeting held on 08 February 2021 (previously circulated).**

The minutes of the meeting held on 08 February 2021 (previously circulated) were approved as a correct record and as such could be duly signed by the Chair at a later date.

#### **TP 28/21 Chair's Communications**

##### **1. Road Traffic Orders**

**i. THE HERTFORDSHIRE (TEMPORARY CLOSING OF BROWNLOW ROAD, BERKHAMSTED) ORDER 2021**

NOTICE is given that Hertfordshire County Council intends to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using that length of Brownlow Road, Berkhamsted from its junction with Lower Kings Road north westwards to its junction with Whitehill (“the Road”), a distance of approximately 57 metres.

An alternative route will be via Station Road, New Road and Whitehill.

The Order is needed because bridge maintenance and repair works are proposed to be executed on or near the Road.

If the Order is made, it shall come into force on 1 March 2021 for a period of up to 18 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Road (papers included as a separate attachment).

**ii. THE HERTFORDSHIRE (TEMPORARY CLOSING OF WHITEHILL, BERKHAMSTED) ORDER 2021**

NOTICE is given that Hertfordshire County Council intends to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using that length of Whitehill, Berkhamsted from its junction with New Road south eastwards and north eastwards to its junction with Gravel Path (“the Road”), a distance of approximately 446 metres, except for access.

An alternative route will be via New Road, Station Road and Gravel Path.

The Order is needed because tree maintenance works are proposed to be executed near the Road.

If the Order is made, it shall come into force on 15 March 2021 for a period of up to 18 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Road (papers included as a separate attachment).

**2. Tree Preservation Orders**

None had been received.

**3. Licensing**

None had been received.

**TP 29/21 To Suspend Standing Orders in Order to Receive a Short Presentation from the Thakeham Group**

Standing Orders were suspended to enable members of the public to speak.

Representatives from the Thakeham Group delivered a brief presentation on their proposals publicised as Bulbourne Cross. The site identified by Thakeham for development is not part of Dacroum’s Draft Local Plan and if developed would result in a coalescence between Berkhamsted and Bourne End. A slide showing amendments to the plans were published with the agenda and shared on screen during the meeting. Thakeham had conducted a wide consultation process and the plans had been

amended following feedback from the planning authority and residents. The Committee were told that the changes include:

- The extension of land to be given to charitable organisations for sporting facilities;
- Improved links to the A41;
- The removal of a proposed secondary school from the plan. This was based on resident and feedback from the County Council which concluded it was not the right location for a secondary school. Thakeham stated that the land designated for a secondary school would be kept as open space and Thakeham would make a contribution to finance a school in another part of town;
- The village centre and the primary school have been moved closer to one another;
- The number of dwellings has been reduced from 1,100 to 1,000; and
- Improved walking and cycling routes and the potential for the funding of a bus service.

It was queried whether the scheme would be considered viable by Thakeham if it was half the size and closer to Berkhamsted in order to mitigate low-density housing sites being taken out of greenbelt as proposed in the Draft Local Plan. Thakeham stated that that would need to be a discussion with the landowner if considered as an option in the future.

Thakeham confirmed that if their proposal is not included in Dacorum's Regulation 19 Plan, then they intend to make the case for its development to the independent inspector.

Standing Orders were reinstated.

Cllr S Symington left after this item at 20:11pm.

### **TP 30/21 Multi Storey Car Park Update**

It was noted that Dacorum are currently reviewing suitable car park spaces to be used as EV charge points for electric bikes.

### **TP 31/21 Update on Dacorum Borough Council's draft process for presentation of Full Householder Applications**

It was **noted** that at a meeting of Dacorum Borough Council's Development Management Committee on the 28 January, it was advised by the Group Manager of Development Management and Planning that, following feedback, a revised formal proposal for the presentation of full householder applications to the Borough's Development Management Committee will be forthcoming. This follows a presentation given by Dacorum to Town and Parish Councils in November 2020 proposing changes to the existing constitution. The Town Council formally objected to these draft proposals in December 2020.

### **TP 32/21 Public Participation**

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

### **TP 33/21 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.**

20/03720/FHA	<b>AMENDED/ADDITIONAL INFORMATION</b> Works to basement, rear side infill, replacement of a conservatory and loft conversion 80 Ellesmere Road (CL)
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	<p>The Committee discussed additional information from the Planning Officer which had been included within the agenda.</p> <p><b>Objection</b></p> <p>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.</p> <p>CS12, Appendix 3</p>
20/03959/FHA	<p><b>AMENDED/ADDITIONAL INFORMATION</b></p> <p>Demolition of existing single storey rear extension. Construction of replacement part single storey, part two storey rear extension. Construction of flat roof dormer window to existing loft conversion 65 Charles Street (CL)</p> <p>The Committee discussed additional information from the Planning Officer which had been included within the agenda.</p> <p><b>No Objection</b></p> <p>The Committee noted that the front of the dwelling is subject to an Article 4 Direction and that the additional roof light at the front was unwelcome.</p>
21/00157/FHA	<p><b>AMENDED/ADDITIONAL INFORMATION</b></p> <p>Part demolition and double storey rear extension 291 High Street (EP)</p> <p><b>Objection</b></p> <p>The Committee noted the comments made by the Conservation Officer, the comments by the BCA Townscape Group and residents. The Committee maintain its previous objection: whilst it is sympathetic to the need to replace the rear extension due to damp, the proposed development is imposing and neither preserves nor enhances the Conservation Area, and fails to respect the setting of the adjacent Quaker Grade II listed building.</p> <p>CS11, CS12, CS27, P120</p>
20/03188/TPO	<p><b>AMENDED/ADDITIONAL INFORMATION</b></p> <p>Works to trees Travis Perkins, Station Road (HE)</p> <p><b>No Objection</b></p>
20/03704/TPO	<p><b>AMENDED/ADDITIONAL INFORMATION</b></p> <p>Work to tree Castle Campus, Berkhamsted School Castle Street (AS)</p> <p><b>No Objection</b></p>

21/00147/FHA	<p><b>REVIEW OF APPLICATION</b> Single storey front extension and internal alterations 14 Dorriens Croft (MM)</p> <p>Prior to the meeting, the Committee had received an email from the Planning Officer requesting that it withdraw its objection as refusal on loss of light to the non-habitable space in the neighbouring property could not be sustained.</p> <p><b>Concern</b></p> <p>The Committee agreed to withdraw its objection, but in view of the proximity to the adjacent neighbour who has registered an issue about possible loss of light to non-habitable spaces, it registered a concern on the basis of a possible adverse impact on the neighbour.</p>
21/00364/FHA	<p>External alterations including removal of existing hanging tiles and rendering the whole property, replacing existing flat roof at front porch with pitch roof with additional 2 velux windows, additional 2 velux windows to existing extension at rear and replacing all tiles, windows and doors. 25 Lombardy Drive (MM)</p> <p><b>Concern</b></p> <p>The Committee noted the objection from a neighbour regarding the loss of tile hanging in relation to the loss of habitat for bats. Historically, planning at number 30 had included the condition that hanging be retained to cover any external insulation added.</p>
21/00399/FHA	<p>First floor extension, new front entrance projection and alterations to existing house. Ponderosa, Barncroft Road (NV)</p> <p><b>No Objection</b></p>
21/00415/FHA	<p>Single storey rear extension with lantern rooflights and associated internal alterations. Amended rear terrace and steps Broadfield, 36 Castle Hill (MM)</p> <p><b>No Objection</b></p>
21/00484/FHA	<p>Double &amp; single storey side extension 9 North Road (MM)</p> <p>The application had been withdrawn on the 22 February 2021.</p>
21/00485/FHA	<p>Loft conversion with rear dormer, front rooflights and side facing windows 28 Edlyn Close (NV)</p> <p><b>No Objection</b></p> <p>The Committee requested that the flat roofed dormer be set below the ridge level with 1 metre each side.</p>

21/00507/FHA	<p>Renovation of existing detached dwelling outside the conservation area including a single storey rear extension, replacement of existing roof coverings + render, raising of existing ridge + eaves heights, construction of dormer to rear pitch, removal of existing dormer to lower front pitch, adjustment of lower front pitch and external works. (Amended Scheme, previous application 20/03372/FHA) 3 Finch Road (EP)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A neighbouring objector stated that their reasons for objecting to the scheme remain as previous. The dormer which has been decreased widthways but by increasing the ridge height by 0.8m this will still result in overlooking and loss of light to their property.</p> <p>Standing Orders were reinstated.</p> <p>The Committee considered the distance between the proposed development and the neighbouring objectors and concluded that an objection of overlooking would be difficult to sustain.</p> <p><b>Concern</b></p> <p>The Committee noted the objection from No 4 The Hawthorns. It was noted that the distance from the scheme to their property complies with Policy at over 23m but that the ground floor extension is built almost to its boundary on the left-hand side with Policy aiming for 1m space. It was also noted that the ridge line to the property has been raised by 0.8m in order to accommodate a double gable dormer.</p>
21/00563/FHA	<p>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 Barncroft Road (MM)</p> <p><b>Objection.</b></p> <p>The Committee noted neighbours' objections on the portal. It objected to the scale, mass and bulk of the garage and its location in front of the building line. The garage would be better located beside the main dwelling and in line at a scale to match the dwelling.</p> <p>CS11, CS12</p>
21/00564/FHA	<p>Infill single storey rear extension with 2 rooflights. Loft conversion with addition of a dormer with 1 rooflight on the rear and 2 rooflights to the front (amended scheme, previous application 20/03433/FHA) 15 Greenway (AS)</p> <p><b>No Objection</b></p>
21/00590/FHA	<p>Insertion of side lights to existing rear dormer 7 West Road (LB)</p> <p><b>No Objection</b></p>

21/00619/FHA	<p>Redecoration of external painted brickwork including colour change. Removal of wall and lowering of ground where obscuring cellar windows. Provision of handrail and balustrade alongside entrance steps The Rowans, 11 Shrublands Road (LB)</p> <p><b>No Objection</b></p>
21/00644/FHA	<p>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 23 Castle Hill Avenue (TG)</p> <p><b>Concern</b></p> <p>The Committee had concerns that the extension to the side looks to be at the boundary.</p>
21/00671/FHA	<p>Loft conversion with rear dormer, hip to gable, front rooflights and adjustment to side roof 5 Bridgewater Road (LB)</p> <p><b>No Objection</b></p>
21/00686/FHA	<p>Rear first floor extension and part garage conversion 48 London Road (MM)</p> <p><b>No Objection</b></p>
21/00710/FHA	<p>Part Two Storey, Part Single Storey Front/Side Extension. Alterations to Terrace Guarding. Addition of Roof lights and Solar Panels to Roofs. Repitching Roofs to Front and Side Elevations. (amended scheme, previous application 20/01819/FHA) 25 Station Road (BC)</p> <p><b>No Objection</b></p>
20/03840/FUL	<p>Replacement Tractor Shed Kitcheners Field, Castle Hill (NG)</p> <p><b>No Objection</b></p>
20/04011/FUL	<p>Change of use from class A1 to class E(b). Single storey infill extension to the rear existing yard together with a stair enclosure above the rear flat roof. Barnardo's, 5 - 7 Lower Kings Road (NG)</p> <p><b>No Objection</b></p>
21/00413/FUL	<p>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. The Old Mill, London Road (NG)</p> <p><b>No Objection</b></p> <p>The Committee noted that the building is Grade II listed.</p>

21/00460/FUL	<p>Replacement of collapsed retaining wall, which supports the residents car parking Bridge Court, Bridge Street (NG)</p> <p><b>No Objection</b></p>
21/00462/FUL	<p>Demolition of existing dwelling and outbuildings: replacement with new chalet style 4-bedroom house and outbuilding 11A South Park Gardens (MD)</p> <p><b>No Objection</b>, subject to a bat survey being completed, as requested by the Herts &amp; Middlesex Wildlife Trust.</p>
21/00535/FUL	<p>Construction of 1 no dwelling with attached annex following demolition of existing detached double garage Land Sw Rosewood, Shootersway Lane (CL)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>The applicant spoke for the scheme in response to a neighbouring objection on the planning portal. The distance between the properties is within Policy and will not result in overlooking. Modern materials are to be used and in their view the build would add to the streetscene.</p> <p>Standing Orders were reinstated.</p> <p>The Committee noted that pre-application advice had been taken and the officer had suggested that the roof materials should be more in keeping with the area and ideally not zinc. There was debate about whether the build represented an overdevelopment.</p> <p><b>Concern</b></p> <p>The property is in a BCA12 character area where density is low but it is recognised that the Borough wishes there be greater densification in this area. The build is out of character with the street scene and the Committee requested that materials used be in keeping with the neighbouring properties.</p>
21/00694/HPA	<p>Single storey rear extension measuring 4.7m deep with a maximum height of 3.8m and maximum eaves height of 2.45m. Swing Gate House, Swing Gate Lane (MM)</p> <p><b>Objection</b></p> <p>The scale and height of the rear extension is out of keeping with the scale of the cottage.</p> <p>CS12</p>



21/00414/LBC	<p>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 The Old Mill, London Road (NG)</p> <p><b>No Objection</b></p> <p>The Committee noted that the building is Grade II listed.</p>
21/00692/ROC	<p>Variation of Condition 2 (Approved Plans) Attached to Planning Permission 20/00077/FHA (Single story side return extension with rendered finish, dark metal bifold doors, roof lights and timber decking to rear.) 28 Kings Road (MM)</p> <p><b>No Objection</b></p>
21/00718/ROC	<p>Variation of Condition 6 (Windows) Attached to Planning Permission 4/01632/04/FUL (Construction of three storey dwelling with integral garage) Horizon, 36A Kitsbury Road (MD)</p> <p><b>Concern</b></p> <p>The Committee requested that the Committee assess whether overlooking will cause loss of amenity to the neighbours.</p>
21/00487/TCA	<p>Works to trees Rectory Lane Cemetery, Rectory Lane (AS)</p> <p><b>No Objection</b></p>
21/00593/TCA	<p>Works to Horse Chestnut Greyfold, Cross Oak Road (TG)</p> <p>The application had already been granted. The Committee would have had no objection.</p>
21/00638/TCA	<p>Felling of Elderberry Handsworth Cross Oak Road (TG)</p> <p>The application had already been granted. The Committee would have had no objection.</p>
21/00645/TCA	<p>Works to tree 11 Shrublands Avenue (TG)</p> <p><b>No Objection</b></p>
21/00522/TPO	<p>Works to Copper Beech tree 5 Townsend Gate (TG)</p> <p><b>No Objection</b></p>

## TP 34/21 Planning Appeals

None had been received.

**TP 35/21 Planning Appeal Decisions**

None had been received.

**TP 36/21 Planning decisions**

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

**TP 37/21 Close of Meeting**

The meeting closed at 21:20pm

**Signed**.....

**Date**.....