

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Main Hall, Ground Floor, Civic Centre

Tuesday 01 June 2021 at 7.30 pm

MEMBERS PRESENT:

Councillors: P White – Chair
G Stevens – Vice Chair
A Armytage
G Corry
P Fisher
J Jones
M Hardinge (substitute for P de Hoest)

ALSO PRESENT:

Officers: Mrs J Harley, Deputy Town Clerk (minutes)

Other: 1 member of the public

TP 74/21 To receive Apologies for Absence

Apologies were received from Cllr P de Hoest.

TP 75/21 To receive Declarations of Interest regarding items on the agenda.

None were received.

TP 76/21 Minutes of the Previous Meeting held on 17 May 2021 (previously circulated).

The minutes of the meeting held on 17 May 2021 (previously circulated) were approved as a correct record and as such could be duly signed by the Chair.

TP 77/21 Chair's Communications

1. Road Traffic Orders

i) THE HERTFORDSHIRE (TEMPORARY CLOSING OF THE A41 EASTBOUND SLIP ROAD LEADING ONTO THE A41 (UNNAMED ROAD), BERKHAMSTED) ORDER 2021

NOTICE is given that the 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 the A41 eastbound slip road leading onto the A41 (unnamed road), Berkhamsted from its junction with the A416 Kingshill Way/A416 Chesham Road roundabout south eastwards, southwards and south eastwards to its junction with the eastbound carriageway of A41 (unnamed road) a distance of approximately 362 metres ("the Road").

An alternative route will be via A416 (Kingshill Way/Kings Road), A4251 (High Street/ London Road) and A41 (unnamed road).

The Order is needed because the replacement of existing traffic signs is proposed to be executed near the Road.

If the Order is made, it shall come into force on 9 June 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.

ii) **THE HERTFORDSHIRE (TEMPORARY CLOSING OF ANGLEFIELD ROAD, BERKHAMSTED DURING A 'NATIONAL THANK YOU DAY STREET PARTY') ORDER 2021**

NOTICE is given that Hertfordshire County Council intends to make an Order under Section 16(A) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using that length of Anglefield Road, Berkhamsted from its junction with North Road north westwards to its junction with Cross Oak Road, a distance of approximately 243 metres.

An alternative route will be via North Road, Charles Street and Cross Oak Road.

The section of road will be closed between the hours of 12.00midday and 6.00pm on Sunday 4 July 2021, when signs are in place.

The purpose of the Order is to ensure public safety and prevent accidents for the duration of the 'National Thank You Day Street Party'.

2. Tree Preservation Orders

None had been received.

3. Licensing

None had been received.

TP 78/21 Multi Storey Car Park Update

There were no updates.

TP 79/21 Public Participation

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

TP 80/21 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

21/01603/FHA	AMENDED/ADDITIONAL INFORMATION Conversion of existing loft to habitable space with addition of new roof/gable windows. Convert existing single rear door to double doors 1A Shrublands Road (EP) Standing Orders were suspended to enable members of the public to speak.
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	<p>A representative from the BCA Townscape Group spoke to withdraw its previous objection as the front roof lights had been removed from the amended application. They thanked the applicants for their positive response to objections.</p> <p>Standing Orders were reinstated.</p> <p>No Objection</p> <p>The Committee requested that the rear roof lights be Conversation style.</p>
21/01663/FHA	<p>Single storey rear and side extension. Loft conversion with rear dormer 80 Shrublands Avenue (NV)</p> <p>No Objection, the Committee requested that the dormer be set below the ridge.</p>
21/01735/FHA	<p>Replacement windows and door to front of house. 2 x single first floor windows, downstairs bay, and front door 58 Shrublands Avenue (LB)</p> <p>No Objection, the Committee welcomed the adherence to the standards of the Article 4 Direction on the property.</p>
21/01843/FHA	<p>Part demolition and single storey rear extension with dormer on first floor. 291 High Street (EP)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A representative from the BCA Townscape Group spoke to object to the application, as the development would be detrimental to the appearance and character of this locally listed house in the Conservation Area and the setting of the adjacent Grade II listed Meeting House. The proposed materials, particularly the zinc is inappropriate.</p> <p>Standing Orders were reinstated.</p> <p>Objection</p> <p>The proposed development is out of keeping with the streetscene and neither preserves nor enhances the Conservation Area. It fails to respect the setting of the adjacent Quaker Grade II listed building.</p> <p>The Committee agreed with the comments of the Conservation Officer; that the property should reflect its status as a “non-designated heritage asset” and the dormer should not be clad in zinc, but in materials more appropriate to its setting.</p> <p>CS11, CS12, CS27, P120</p>
21/01883/FHA	<p>Single Storey Side Extension. Extension to Rear Dormer and Rooflights to Existing Flat Roof. 5 Hamilton Road (LB)</p> <p>Concern</p>

	The Committee were concerned that the side extension is too close to the boundary and could impede access for maintenance.
21/01884/FHA	<p>Single storey side extension 2 Old Orchard Mews (TG)</p> <p>No Objection</p>
21/01863/FHA	<p>Single storey rear extension, excavation for patio 18 Castle Street (MM)</p> <p>Objection</p> <p>The rear extension appears to infringe both the 45° and 23° lines and as a result the Committee were concerned about encroachment and loss of amenity to the adjacent neighbour.</p> <p>Appendix 7 (v)</p>
21/01882/FHA	<p>Alteration to boundary wall including removal of a 3m section of 2.4m high garden wall at the rear of 17 Castle St. Replacement wall to be built on new boundary line. 17 Castle Street (NV)</p> <p>No Objection</p> <p>The Committee requested that the brick and mortar used be in a style to match the neighbouring property.</p>
21/01897/FHA	<p>Rebuild existing garage 33 South Park Gardens (TG)</p> <p>No Objection</p>
21/01899/FHA	<p>Two storey rear extension, alterations to the existing deck patio, side facing window to first floor bedroom 2 Becketts Square (JM)</p> <p>No Objection</p>
21/01921/FHA	<p>Double storey rear extension to create bigger habitable rooms to rear; and small double storey front extension to create amended porch entrance 9 The Hemmings (MM)</p> <p>No Objection</p>
21/01928/FHA	<p>Demolition of existing single storey element to the rear of the property and construction of a replacement single storey extension (amended scheme) Cosy Cottage, 25 George Street (EP)</p> <p>The Committee noted an objection which had been received from the adjacent neighbour citing its scale and resulting loss of light and amenity to their property.</p> <p>Objection</p> <p>The scale and bulk of the proposed development would harm the character and appearance of the Conservation Area. It would also be harmful to the neighbouring property as its overbearing and oppressive scale would result in loss of amenity and loss of light.</p>

	CS12, CS27, Appendix 7, Appendix 3
21/01929/FHA	<p>Replacement driveway paving, fencing and small retaining walls 14 Park View Road (NV)</p> <p>No Objection</p>
21/01935/FHA	<p>Small single storey extension to the front, full-width single storey extension to the rear, conversion of the garage and alteration to first floor front dormer window to master bedroom. 2 Winston Gardens (MM)</p> <p>No Objection</p>
21/01942/FHA	<p>Single storey rear extension to form an open plan kitchen/diner 52 Elizabeth II Avenue (MM)</p> <p>No Objection</p>
21/01957/FHA	<p>Two storey side extension and part garage conversion 19 Connaught Gardens (MM)</p> <p>The Committee noted an objection received from an adjacent neighbour who stated that the proposed development will extend virtually the entire length of their rear boundary wall, resulting in overshadowing and result in loss of amenity.</p> <p>Objection</p> <p>The Committee objected to the scale, mass and bulk of the proposed development, which will result in loss of amenity to the adjacent neighbour.</p> <p>CS12, Appendix 3, Appendix 7</p>
21/01961/FHA	<p>Replacement fence and gates. Moorings, 13 Anglefield Road (HE)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A representative from the BCA Townscape Group spoke to object to the retrospective application. In their view, the development does not integrate with the streetscape as it creates a solid boundary and blocks the view of the house, which is not a common feature in Anglefield Road. The Group also does not agree with large fencing and gates where no safety reasons are given or can be justified.</p> <p>Standing Orders were reinstated.</p> <p>The Committee made reference to a letter which had been sent in by the applicant to explain that they were granted planning permission in 2019 to alter their driveway. During construction the original boundary fence was damaged and so they replaced this fencing and installed electric gates not realising that planning permission was required for this. They explained that the fencing and gates provide privacy and security to their house and garden and that the character and streetscape of 13 Anglefield Road is unchanged.</p> <p>Objection</p>

	<p>The proposed location, style, scale and height of the fencing and gates are obtrusive and are a feature out of character with the surrounding streetscene and is disrespectful to the character of the neighbouring properties. The Committee also requested that the original access is reinstated.</p> <p>CS11, CS12</p>
21/01992/FHA	<p>Single storey rear extension, front porch and loft conversion 20 Elizabeth II Avenue (LB)</p> <p>No Objection</p>
21/02002/FHA	<p>Refurbishment, loft conversion and single storey rear extension to dwelling. Refurbishment and extension to existing Garden Studio. 7 Chapel Street (NV)</p> <p>Concern</p> <p>The Committee had concerns that the rear extension breaches the 45° line and may result in loss of amenity to the neighbour. In addition, it was noted that the design and access statement states that the adjacent property has a front roof light, however this was completed before properties had an Article 4 Direction placed on them and so the restrictions in place are now greater.</p> <p>Appendix 7</p>
21/02012/FHA	<p>Conversion of existing garage into habitable room 23 Connaught Gardens (JM)</p> <p>No Objection</p>
21/01947/FUL	<p>Construction of 1 no dwelling with basement annex following demolition of existing detached double garage (amended scheme). Land Sw Rosewood, Shootersway Lane (CL)</p> <p>Concern</p> <p>The Committee had concern that the proposed scheme is an overdevelopment and its scale, mass and bulk may result in loss of amenity to the adjacent neighbour.</p> <p>CS12, BCA12</p>
21/01500/ADV	<p>Fitness business signs on exterior of building 6 Northbridge Road (JM)</p> <p>No Objection</p>
21/01861/LDP	<p>Single storey extension Thirston, Meadway (LB)</p> <p>Noted</p>
21/01948/TCA	<p>Fell Ash tree 22 Highfield Road(TG)</p> <p>Objection</p> <p>The Committee value the existing tree in its current location, particularly as Ash trees are in danger. It requested that a tree report be made available.</p>

21/01958/TCA	Works to Trees Old Mill Gardens (TG) No Objection Works should be undertaken in accordance with guidance from the RSPB.
21/02014/TCA	T1 - Fell Sycamore 10 Kings Road (TG) Objection There is no justification given for the felling of this tree.

TP 81/21 Planning Appeals

None had been received.

TP 82/21 Planning Appeal Decisions

None had been received.

TP 83/21 Planning decisions

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

TP 73/21 Close of Meeting

The meeting closed at 20:30 pm.

Signed.....

Date.....

JH 02/06/2021