

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Main Hall, Ground Floor, Civic Centre

Monday 02 August 2021 at 7.30 pm

MEMBERS PRESENT:

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

ALSO PRESENT:

Officer: Tony Noakes, Town Clerk (minutes)

Other: 0 members of the public

TP 107/21 To receive Apologies for Absence

Apologies had been received from Cllr P de Hoest and Cllr P White.

TP 108/21 To receive Declarations of Interest regarding items on the agenda.

Cllr G Stevens declared an interest in applications:
21/02304/FHA as an objector was known to him; and
21/02781/FUL as the architect was known to him.

TP 109/21 Minutes of the Previous Meeting held on 12 July 2021 (previously circulated).

The minutes of the meeting held on 12 July 2021 (previously circulated) were approved as a correct record and as such could be duly signed by the Chair.

TP 110/21 Chair's Communications

1. Road Traffic Orders

None had been received.

2. Tree Preservation Orders

None had been received.

3. Licensing

The following Pavement Licences were **noted**:

- i) Bel Caffè, 146 High Street

- ii) Blossom & Wild, 153 High Street
- iii) Black Goo, 134 High Street
- iv) Simmons Bakers, 234 High Street

Premises Licences received for:

- v) Hanako, 140 High Street
- vi) Waitrose, St John's Well Lane

4. National Planning Policy Framework (NPPF)

It was **noted** that the NPPF was revised on the 20th July 2021. The latest version is available [here](#)

TP 111/21 Multi Storey Car Park Update

The Town Clerk advised that there continues to be anti-social behaviour in the car park. The police and Dacorum are aware.

TP 112/21 Public Participation

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

TP 113/21 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

21/01824/ADV	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Two sets of replacement building letters, two replacement totems and a new fascia panel at the car park entrance. A number of non-illuminated panel signs in and around the car park Waitrose Ltd, St Johns Well Lane (JM)</p> <p>No Objection, to the signage proposed on the condition that the Conservation Officer's preference to Halo lighting as opposed to internal illumination is part of the application approval conditions.</p>
21/02140/FHA	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Partial ground floor side infill, first floor rear extension and new roof dormer to the existing dwelling 79 Shrublands Avenue (JM)</p> <p>No Objection</p>
21/02304/FHA	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Proposed alterations to existing flat roof at front of property to mono pitch roof, construction of 2nd storey side and 2 storey rear extension 9 Lombardy Drive (JM)</p> <p>The Committee noted the comments made by a neighbour at Greene Walk, however at over 23m, the distance between the properties complies with Policy.</p> <p>Concern</p>

	<p>The Committee were concerned about potential loss of amenity to the rear due to the proposed full depth windows and Juliet balcony in new bedroom number four.</p> <p>If the planning officer is minded to approve the application, the Committee requested that work should be restricted to 0800 to 1630 M-Fri and 0800 to 1300 Sat only.</p>
21/02639/FUL	<p>Construction of 2no. detached dwellings Land To Rear of Chertford, 126 Cross Oak Road (DT)</p> <p>Objection</p> <p>The Committee noted the number of public objections to the application on the portal and objected to the proposal, which is an overdevelopment of the site. The Committee were concerned that there is no provision in the application to address remediation or compensation for the loss of vegetation, which undermines the council's commitment to biodiversity. The Committee noted comments made by Highways regarding sight lines from the properties. It was concerned about the potential safety issues which could be caused by this and the lack of footway on Cross Oak Road.</p> <p>CS11, CS12, CS29</p>
21/02781/FUL	<p>Formation of new playground area, new footpaths and installation of exterior canopies. Ashlyns School, Chesham Road (NG)</p> <p>Concern</p> <p>The Committee had no objection to the new playground and footpaths, which should be in keeping with existing footpaths and enhance the setting of the listed buildings, but had concern that there were no elevation drawings to confirm the canopies, which do appear to be modest in scale.</p>
21/02022/FHA	<p>Rear loft conversion with 2 dormers to existing pitched roof 5 Cross Oak Road (TG)</p> <p>No Objection, to the dormers at the rear, but the Committee requested that the roof lights be in Conservation style.</p>
21/02604/FHA	<p>Loft conversion incorporating a rear dormer window and rooflight 13 Clarence Road (JG)</p> <p>No Objection</p>
21/02622/FHA	<p>Replacing original Victorian timber sash single-pane windows with the double-glazed equivalent matching style and materials as closely as possible 23 Station Road (NG)</p> <p>The Committee noted an objection received from a resident, objecting to removal of the sash windows as they are an original feature of this property in the Conservation Area.</p>

	<p>No Objection</p> <p>Notwithstanding that the property has an Article 4 Directive on it, the Committee had no objection to the principle of the replacement windows to match in timber as long as they have an appropriate profile and painted sympathetically. The Committee proposed that the planning officer consults with the Conservation Officer prior to approval.</p>
21/02663/FHA	<p>Single storey front extension. Addition of rooflight to rear flat roof and alteration to window to rear elevation. 10 Hillside Gardens (EP)</p> <p>No Objection</p>
21/02734/FHA	<p>Replacement of existing first floor and roof with new first floor, loft space and roof. Single storey rear extension. Associated external works 37 High Street (HE)</p> <p>No Objection</p>
21/02735/FHA	<p>Single storey rear extension replacing existing lean-to & internal alterations 27 Egerton Road (TG)</p> <p>No Objection</p>
21/02782/FHA	<p>Front dormer addition & porch canopy revision to approved plans 29 Egerton Road (NV)</p> <p>No Objection</p>
21/02785/FHA	<p>Replacing bedroom window and patio window doors 25 Nightingale Lodge, Cowper Road (LB)</p> <p>No Objection</p>
21/02815/FHA	<p>Loft conversion with new rear dormer over existing 2 storey rear extension plus new front porch canopy and associated alterations. 48 Upper Hall Park (EP)</p> <p>No Objection</p> <p>The Committee requested that the dormers be set below the ridge.</p>
21/02816/FHA	<p>Replacement of existing conservatory glazed wall and roof with a mixture of masonry wall and windows and tiled roof with Velux rooflights Homewood, 2 Meadway (LB)</p> <p>No Objection</p>
21/02630/LBC	<p>Replace existing glass windows with new double-glazed windows. New replacement front door. 63 Gossoms End (NR)</p>

	<p>The Committee noted a comment received from a resident requesting a diagram of the proposed front door and proposed materials.</p> <p>No Objection, to the principle of replacement windows in a style and colour that meets the approval of the Conservation Officer. It noted that there was no drawing to show the replacement door.</p>
21/02689/LBC	<p>Remove existing kitchen and make good. Install new sink, hand wash unit and dishwashers. Install new hair wash units. New plumbing supplies to be connected from adjacent WCs and original kitchen. Dower House, 108 High Street (LB)</p> <p>No Objection</p>
21/02889/LBC	<p>Refurbish four windows and one door, replace seven windows and a set of doors 1 Ernest Lindgren House, Archive Mews (LB)</p> <p>No Objection, subject to the approval of the Conservation Officer.</p>
21/02806/LDP	<p>Change of roof from hip end to gable end. Rear Dormer. Rooflights to front elevation of pitched roof 20 Queens Road (LB)</p> <p>Noted</p> <p>The Committee noted that the drawings show the dormer width to be almost full-width in breach of SLP Appendix 7.2 (vi)</p>
21/02879/OTD	<p>Change of use from wine bar (Sui Generis) to restaurant (Class E). Fitting of extraction unit and alterations to shop front signage. 43 Lower Kings Road (DT)</p> <p>No Objection</p> <p>The Committee requested that the planning officer take note of the request from the Conservation officer regarding the preservation of the old signwriting on the North wall for Meeks Livery Stables.</p>
21/02736/RET	<p>Retention of roof light to existing car port 5 Greystoke Close (JG)</p> <p>No Objection</p>
21/02727/ROC	<p>Variation of condition 3 attached to planning permission 4/02120/19/ROC (Variation of condition 2 (approved plans) attached to planning permission 4/01142/17/FHA (single storey side and rear extensions, replacement of garage, internal alterations and loft conversion)). 2 North Road (DT)</p> <p>The Committee noted an objection which had been received from the BCA Townscape Group. The Committee agreed with the view of the Conservation Officer and objected to the retention of the sash windows which are not in keeping with the Conservation Area.</p>

	<p>Objection</p> <p>The Committee agreed with the Conservation Officer and the BCA and objected to the repainting and retention of sash windows and agree that white casement windows, are more suitable to this property in the Conservation Area. Further, the Committee did not consider it appropriate to receive a schematic on which to make a decision on the sash windows.</p> <p>CS11, CS12</p>
21/02906/ROC	<p>Removal of Condition 5 (Vehicular Visibility Splays) and Condition 6 (Pedestrian Visibility Splays) Attached to Planning Permission 20/00937/FUL (Demolition of existing dwelling and outbuildings. Construction of six-bedroom family dwelling with two new outbuildings.) Little Kingshill, Kingshill Way (MS)</p> <p>No Objection</p>
21/02886/TCA	<p>Works to conifer tree 6A Doctors Commons Road (TG)</p> <p>No Objection, the Committee requested replacement with a suitable native species.</p>
21/02898/TCA	<p>Work to trees The Chapel, Chapel Street (TG)</p> <p>No Objection, the Committee requested replacement with a suitable native species.</p>
21/02394/TPO	<p>Work to trees Lincoln Court (TG)</p> <p>No Objection</p>

TP 114/21 Planning Appeals

None had been received.

TP 115/21 Planning Appeal Decisions

None had been received.

TP 116/21 Planning decisions

The Committee were disappointed to note that application 21/01602/TKA had been refused by Dacorum. This application was from BT to Dacorum who had proposed to remove the payphone service from this location, to then enable the Town Council to adopt the kiosk.

The Town Council had planned to clean and repaint the kiosk in its existing colour, repair the broken windows and install a defibrillator for use in life-saving emergencies. It is understood that the application had been rejected due to there not being another telephone box within a 400m distance of the site, which it was advised is not in

compliance with Ofcom’s guidance; although it was noted that a kiosk in Bovingdon had been removed with no reference to this guidance being taken into account.

There was then a short discussion regarding the other decisions.

TP 117/21 Close of Meeting

The meeting closed at 8:35 pm.

Signed.....

Date.....