

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held via Remote Meeting Technology

Monday 03 August 2020 at 7.30 pm

MEMBERS PRESENT:

Councillors: P White – Vice Chair
A Armytage
P Fisher
R Freedman (substitute for G Corry)
M Hardinge (substitute for P de Hoest. Left at 21:28pm)
J Jones

ALSO PRESENT:

Councillors: S Claughton (left at 21:11pm)
W Conian
N Taylor (left at 19:56pm)

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

12 members of the public

TP 102/20 To receive Apologies for Absence

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

TP 103/20 To receive Declarations of Interest regarding items on the agenda

Cllr P Fisher declared a personal interest in applications 20/01956/FHA and 20/01957/FHA as the architects were known to him.

Cllr A Armytage and Cllr J Jones declared a personal interest in application 20/01890/TPO as the applicant was known to them.

TP 104/20 Minutes of the Previous Meeting held on 13 July 2020.

In relation to the 13 July 2020 minutes Cllr J Jones drew attention to application 20/01799/FHA. The Committee had had an objection subject to strict conditions. Cllr J Jones wanted the minutes to reflect that it was agreed that the decision was a majority decision (to object) rather than unanimous.

Pending this amendment, the minutes of the meeting held on 13 July 2020 (previously circulated) were then approved as a correct record and as such could be duly signed by the Chair.

TP 105/20 Chair's Communications

1. Road Traffic Orders

i. THE HERTFORDSHIRE (TEMPORARY CLOSING AND TEMPORARY WAITING RESTRICTIONS IN DELLFIELD AVENUE AND MEADOW ROAD, BERKHAMSTED) ORDER 2020

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 the following lengths of roads ("the Roads"), except for access and to prohibit all vehicles from waiting at any time on both sides of these lengths of Roads whilst works are in progress:-

1. that length of Dellfield Avenue, Berkhamsted from its junction with Bridgewater Road north eastwards to its junction with Meadow Road, a distance of approximately 93 metres.

An alternative route will be via Bridgewater Road, Delahay Rise and Meadow Road.

2. that length of Meadow Road, Berkhamsted from its junction with Dellfield Avenue north westwards and south eastwards for a distance of approximately 40 metres.

There is no alternative route available for vehicles when the works are being carried out. However vehicular access to properties in this road will be maintained whenever possible throughout the duration of the works.

The Order is needed because works are proposed to be executed on or near the Roads.

If the Order is made, it shall come into force on 24 August 2020 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 Roads.

2. Tree Preservation Orders

None have been received.

3. Licensing

None have been received

4. Consultation on the New Draft Dacorum Borough Council's Strategic Design Guide Supplementary Planning Document

Cllrs P White, J Jones and P de Hoest, along with the Deputy Town Clerk, had met virtually on the 28th of July to prepare a draft response to the consultation which had then been circulated to the Committee and put on the Town Council website.

After discussion, it was requested that a note be added to the consultation response to state that Cllr W Conian will send a separate response and the draft consultation was then **agreed**. The Deputy Town Clerk will send the response to Dacorum by the close date.

Action: Deputy Town Clerk

5. Draft paper on good practice for Town Planning Committee meeting procedures and minutes

To **discuss**, and if relevant, **agree**, the draft paper by Cllr P White, proposing changes to Town Planning Committee meeting protocol and minutes.

The draft paper had been circulated to the Council and put on the Town Council website on the 28th of July. Cllr P White summarised the document and its content was **agreed** by the Committee, with an action for a draft good practice document, covering Town Council meeting procedures and minutes in general, to be discussed at the next Full Council meeting on the 7th of September.

Action: Town Clerk

TP 106/20 Multi Storey Car Park Update

The lighting survey on the mini roundabout is pending. A completion date of mid-august is still anticipated.

Cllr N Taylor left the meeting after this item at 19:56pm

TP 107/20 Public Participation

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

TP 108/20 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

20/01250/FHA	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Demolition of three single-storey extensions; construction of a single-storey and a two-storey extension; replacement roof and windows; new gateway onto land at Sevens Close 22 Highfield Road (MS)</p> <p>The Committee noted three objections from residents which were on the Dacorum portal at the time of the meeting.</p> <p>Objection</p> <p>The Committee agreed with the Conservation Officer's comments on the application and objected to the proposed development as an inappropriate overdevelopment of a Victorian building in the Conservation Area. P120, CS11, CS12</p> <p>Cllr J Jones requested it to be recorded that the decision was a majority decision and she had no objection to the application.</p> <p>Cllr M Hardinge abstained as she had connectivity issues during this item.</p>
20/01537/FHA	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Demolition of existing single storey glazed infill extension and other single storey rear projections. Construction of new rear infill extension, a new dormer extension to the rear roof pitch, replacement rear first floor sash windows and basement window with like-for-like double glazed, repainting the front of the house and removal of non-original ironmongery from the front of the house</p>

	<p>3 Boxwell Road (MS)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>Ms Helen Fife, the architect for the scheme spoke in favour of the application and advised that the rear box dormer had been reduced.</p> <p>Standing Orders were reinstated</p> <p>No Objection</p>
20/01487/FUL	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>First-floor rear extension on 10, 11 and 12 New Street 10 -12 New Street (MS)</p> <p>Prior to the meeting, the Planning Officer had advised that the amended application was postponed and would be sent for reconsultation soon.</p>
19/03171/RET	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Retrospective planning application for replacement of post and rail fencing on the south east elevation with a 6ft close board fence and erection of a garden structure (pergola) within 1m of the highways boundary 22 Ashlyns Road (JR)</p> <p>Following a discussion amongst the Committee, Cllr P White proposed that there be an objection to the application on the basis that it changes the streetscape.</p> <p>On a recorded vote, there were three votes in favour, one against and two abstentions. For: 3 (P Fisher, R Freedman, P White) Against:1 (J Jones) Abstain: 2 (A Armytage, M Hardinge)</p> <p>It was therefore resolved to raise an objection to the application.</p> <p>Objection</p> <p>The proposed application is out of keeping and alters the existing streetscape.</p> <p>CS12</p>
20/01753/MFA	<p>Demolition of 3 buildings on site (Cox's, Estates and Wilson House) and construction of part two, part three storey Sixth Form Centre for Berkhamsted School, and associated landscaping. Castle Campus, Berkhamsted School, Castle Street (BC)</p> <p>Cllr M Hardinge re-entered the meeting during this item at 20:56pm</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>Ms Tracy Evans, representing Berkhamsted School, spoke in favour of the scheme and gave a summary of the proposals as per the application.</p>

	<p>The Committee noted 1 objection letter which had been received ahead of the meeting from the BCA Townscape Group. The Chair highlighted concerns raised by the Group, such as protection of the ancient burial ground, traffic during drop off/pick up of students and use of materials. It was also noted that at the time of the meeting, 3 objections and 1 no objection were on the Dacorum planning portal.</p> <p>The Committee queried the protection of the burial ground, and were advised by Ms Evans that this would not be touched as the building is designed around it.</p> <p>The Committee thanked contributors for their time and views. They also noted that the applicant had completed a very comprehensive public consultation.</p> <p>Standing Orders were reinstated.</p> <p>Following a discussion amongst the Committee, Cllr P White proposed that there be a Concern to the application on the appropriateness of building materials and potential loss of light.</p> <p>On a recorded vote, there were five votes in favour and one against. For: 5 (A Armytage, P Fisher, R Freedman, M Hardinge, P White). Against:1 (J Jones)</p> <p>It was therefore resolved to raise a concern to the application.</p> <p>Concern</p> <p>The Committee requested that the Planning Officer confirm whether the building materials proposed are appropriate for the area and to investigate whether the lighting in the car park would be impacted by the development, and if so, if there are measures which can be implemented to mitigate loss of light, such as additional glazing.</p> <p>Cllr S Cloughton left the meeting after this item at 21:11pm</p>
20/02021/MFA	<p>Construction of extra care (Class C2) (103 units) development including associated highway access works, car parking, landscaping and other works incidental to the development Land to The Rear of Hanburys, Shootersway (RF)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>Representatives from and for Elysian Residences spoke in favour of the scheme and gave a summary of their proposals as per the application.</p> <p>The Committee noted 3 objection letters which had been received ahead of the meeting from members of the public, including the BCA Townscape Group, Mr Battye and Mrs Hackworth.</p> <p>The Committee thanked contributors for their time and views.</p> <p>Standing Orders were reinstated.</p>

	<p>The Committee discussed the following points, some of which had been raised also by objectors: design, use of materials, location, potential visibility issues, overdevelopment, demand, traffic, parking, layout, scale, sustainable technology, trees, screening and community facilities.</p> <p>Following this discussion, Cllr P White proposed that there be an objection to the application due to scale, mass and bulk and inappropriate use of materials. CS10, CS11, CS12.</p> <p>On a recorded vote there were two votes in favour and three against: For: 2 (Cllr P White, Cllr P Fisher) Against: 3 (Cllr A Armytage, Cllr R Freedman, Cllr J Jones)</p> <p>Cllr M Hardinge lost connectivity at this stage in the meeting at 20:20pm so did not take part in the vote.</p> <p>The vote was therefore lost and so the response to the application is no objection.</p>
20/01709/FHA	<p>First Floor level extension to side of existing building. 60 Bridgewater Road (MS)</p> <p>The Committee noted one objection from a resident on the Dacorum portal at the time of the meeting.</p> <p>Concern</p> <p>The Committee raised concerns regarding possible loss of light to the neighbouring property.</p> <p>Cllr J Jones requested it to be recorded that the decision was a majority decision and she had no objection to the application.</p> <p>Cllr M Hardinge left the meeting during this item at 21:28pm due to technical issues.</p>
20/01839/FHA	<p>Rear dormer with roof lights on front slope 1 Birtchnell Close (NV)</p> <p>Objection</p> <p>The Committee objected to the scale, mass and bulk of the proposed rear dormer and the inappropriateness of a full-width dormer.</p> <p>CS12, Appendix 7</p>
20/01819/FHA	<p>Single storey side extension, first floor rear extension, extend rear terrace and addition of solar panels 25 Station Road (BC)</p> <p>The Committee noted 7 objections from residents on the Dacorum portal at the time of the meeting.</p>

	<p>Objection</p> <p>The Committee objected to the scale, mass and bulk of the proposed development which would impact the amenity of neighbouring properties and also to members of the public using the Canal.</p> <p>CS12, P120</p>
20/01876/FHA	<p>Loft conversion, alterations to existing porch and existing fenestration to the rear of the property 40 Swing Gate Lane (EP)</p> <p>No Objection</p>
20/01952/FHA	<p>Replacement Shed 4 Queens Road (JS)</p> <p>No Objection</p>
20/01955/FHA	<p>Ground floor side extension, cellar alterations to form basement, rear infill extension, roof windows 58 Charles Street (BC)</p> <p>No Objection</p>
20/01956/FHA	<p>1 & 2 storey front and rear house extensions and alterations with new rooflight plus garage conversion 6 Hillside Gardens (EP)</p> <p>Concern</p> <p>The Committee had concern that the proposed development could overshadow at the rear.</p>
20/01957/FHA	<p>1st floor front extensions and internal alterations with garage conversion 7 Oxfield Close (JG)</p> <p>The Committee noted a concern which had been sent in by a resident prior to the meeting regarding potential for fumes from central heating and cooking extraction systems.</p> <p>No Objection</p>
20/02054/FHA	<p>Single Storey Rear Extension and Detached Garden Room 11 Stag Lane (BC)</p> <p>No Objection</p>
20/02088/FHA	<p>Removal of fibre cement corrugated roofing sheets and new EPDM roof. Conversion of store to utility room, WC and shower room and TV room 4A Highfield Road (EP)</p> <p>No Objection</p>

20/02096/FHA	<p>Single storey garage extension and part garage conversion The Beech, Gravel Path (JG)</p> <p>No Objection</p>
20/01795/FUL	<p>External customer area to the front of premises Meating Room and Bo. 309 307 - 309 High Street (CL)</p> <p>The Committee noted 1 comment of support and 1 neutral comment from residents on the Dacorum portal at the time of the meeting.</p> <p>Concern</p> <p>The Committee had concerns about noise to nearby residential properties and the longevity of the proposed materials.</p>
20/01606/ADV	<p>Retention of Individual pegged off letters attached to aluminium fascia panel illuminated using a trough light Projecting sign illuminated using trough lights. Canvas awning 230A High Street (MS)</p> <p>No Objection</p>
20/01779/LBC	<p>Replacement of roof tiles Gossoms Lodge, Gossoms End (SR)</p> <p>The Committee noted an objection letter which had been sent to the Committee from BCA Townscape Group ahead of the meeting, objecting to the use of slate tiles. The Committee had also received a letter from the applicant outlining the reasons for using slate tiles.</p> <p>No Objection</p>
20/01755/LDP	<p>Build a wooden structure to replace existing shed, linking drainage to existing main sewer in garden. Orchard House, George Street (CL)</p> <p>Noted</p>
20/01958/RET	<p>Retention of condenser unit with soundproofing Missenden House, 6A Murray Road (CL)</p> <p>Concern</p> <p>The Committee requested that the Planning Officer confirm whether the installed equipment complies with Building Control Regulations.</p>
20/01780/TCA	<p>Works to trees Fell silver birches on right hand side of rear car park due to excessive shading on neighbouring properties The Old Mill London Road (EP)</p> <p>No Objection</p>

	On the condition that the trees felled are replaced with a suitable native species.
20/01852/TCA	Works to trees Berkhamsted Castle, Brownlow Road (JG) No Objection The Committee requested replacement with a suitable native species.
20/01922/TCA	Works to trees 10 Boxwell Road (CL) No Objection
20/01959/TCA	Fell apple trees. Replace with cherry laurel trees. 22 Highfield Road (MS) No Objection
20/02024/TCA	Fell Apple trees Handsworth, Cross Oak Road (LB) No Objection
20/02074/TCA	Work to tree 81 Shrublands Avenue (JS) No Objection
20/01845/TPO	Work to Cedar tree Hillside, Gravel Path (CL) No Objection
20/01849/TPO	Works to trees Headlands Drive (NV) No Objection
20/01890/TPO	Works to trees 3 Tower Close (EP) Objection The Committee agreed with the objection raised by the Tree and Woodlands Officer.
20/01916/TPO	Works to Beech tree 127 High Street (NV) No Objection

20/01995/TPO	Works to trees 6 Gaveston Drive (EP) No Objection
20/02063/TPO	Work to Trees Penrose, 25 Kings Road (LB) No Objection
20/02075/TPO	Works to trees. 4 Greystoke Close (BC) No Objection
20/02083/TPO	Works to trees Cherry Tree House, 1B Chalet Close (BC) Objection The Committee agreed with the concerns raised by the Tree and Woodlands Officer and objected to the removal of 5 spruce trees part of the application.
20/02085/TPO	Work to tree Pilgrims, 3 Shenstone Hill (BC) No Objection

TP 109/20 Planning Appeals

None had been received.

TP 110/20 Planning Appeal Decisions

None had been received.

TP 111/20 Planning decisions

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

TP 112/20 Close of Meeting

The meeting closed at 22:02 pm

Signed.....

Date.....