

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of

TOWN PLANNING COMMITTEE

held in the Council Chambers, Second Floor, Civic Centre

Monday 4th October 2021 at 7.30 pm

MEMBERS PRESENT:

Councillors G Stevens – Vice Chair
P de Hoest
P Fisher
J Jones

ALSO PRESENT:

Officer: D. McGlynn, Deputy Town Clerk (Interim) - minutes

Other: 1 member of the public

TP 142/21 To receive Apologies for Absence

Apologies were received from Cllrs P White, G Corry and A Armytage.

TP 143/21 To receive Declarations of Interest regarding items on the agenda.

Cllr P Fisher declared an interest in application 21/03434/FHA as the applicant was known to him.

Cllrs P Fisher, G Stevens and P de Hoest declared an interest in application 21/03659/TCO as the applicant was known to them.

TP 144/21 Minutes of the Previous Meeting held on 13th September 2021.

The minutes of the meeting held on 13th September 2021 (previously circulated) were approved as a correct record and as such could be duly signed by the Chair.

TP 145/21 Chair's Communications

1. Road Traffic Orders

THE HERTFORDSHIRE (TEMPORARY CLOSING OF CASTLE HILL AVENUE, BERKHAMSTED DURING A 'RESIDENTS 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 Castle Hill Avenue, Berkhamsted from a point in line with the southern boundary of No.13 Castle Hill Avenue north westwards for a distance of approximately 45 metres.

An alternative route will be via Castle Hill Avenue, Bridgewater Road and Castle Hill Avenue.

The section of road will be closed between the hours of 11.00am and 6.00pm on Sunday 26 September 2021, when signs are in place.

The purpose of the Order is to ensure public safety and prevent accidents for the duration of the 'Residents Street Party'.

Papers included within agenda.

2. Tree Preservation Orders

None had been received.

TP 146/21 Licensing Applications

The Committee **noted** that the following Premises Licences had been received:

- i) Caffe Nero, 130 High Street
- ii) Simmons, 234 High Street

TP 147/21 Multi Storey Car Park Update

In the previous meeting, the Committee requested that an update be obtained from Dacorum Borough Council (DBC) on the current uptake of use of the disabled spaces and whether any feedback had been received from the users of the disabled spaces. Cllr G Stevens advised the Committee that DBC had confirmed to him that DBC does not collect any such data about the multi storey car park, nor for any of its car parks in the borough.

TP 148/21 Public Participation

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

TP 149/21 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

21/00965/ROC	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Variation of condition 8 (Development should only be used for the purposes of close care accommodation) attached to planning permission 4/00269/92/FUL (Close care centre for elderly people, comprising 4X1 bed apartments and 4X2 bed apartments.) Kilfillan Park, Kilfillan Gardens, Kilfillian Park (RF).</p> <p>Standing orders were suspended to enable members of the public to speak.</p> <p>The application's agent spoke to set out the context and reasons for the application and provided justifications as to why the condition needed to be removed.</p> <p>Standing orders were reinstated.</p> <p>The Committee noted that the Case Officer for this application was of the opinion that it does not appear to be practical to use this building as a care facility given its size, layout and changes in care provision requirements.</p>
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	No objection
21/02958/FUL	<p>AMENDED/ADDITONAL INFORMATION Construction of home office and garden store in rear garden area 37A and 39 Highfield Road (LB)</p> <p>Concern</p> <p>The Committee was concerned about the lack of clarity around who the intended users of these home offices and garden stores would be and requested that the Case Officer clarifies the intended purposes of these additions. In view of the neighbour comments, any such additions should have a condition that they be restricted to use only by those dwelling at the property (i.e. as part of a C3 property).</p>
21/02785/FUL	<p>AMENDED/ADDITONAL INFORMATION Replacing bedroom window and patio window doors. 25 Nightingale Lodge Cowper Road (LB)</p> <p>No objection</p>
21/03073/FHA	<p>AMENDED/ADDITONAL INFORMATION Single storey rear and side extension & velux windows to loft. 15 Holly Drive (NV)</p> <p>Objection</p> <p>The Committee objected to the proposed extension as it appears to breach the 45 degree rule, which would cause loss of amenity to the neighbours at No 13 and, to a lesser degree, at No 17. There is also a potential breach of the 25 degree line.</p> <p>CS 12, SLP Appendix 3.</p>
21/03406/FUL	<p>Change of use from wine bar (sui generis) to restaurant and takeaway service (Class E) and associated works including change of access, new extraction unit, overhanging sign and branding on the front windows 43 Lower Kings Road (DT)</p> <p>No objection</p>
21/03499/FUL	<p>Install ventilation system gas flue to extract from gas fired pizza oven and install signage on low level flat roof at property Link House, Northbridge Road (DT)</p> <p>No objection</p>
21/03523/ADV	<p>2 sets of externally illuminated fascia text and 2 externally illuminated projection signs. 163-165 High Street (HE)</p> <p>No objection</p>

21/03415/FHA	Demolition of garage. Construction of first floor front extension and 2 storey extensions to return flank. Internal alterations. 24 Hall Park Hill (EP) No objection
21/03419/FHA	A two-storey rear extension with a single storey portion 18 Verney Close (TG) No objection
21/03423/FHA	Replacement of existing conservatory roof with new lantern rooflight and roof light and replacement of French doors and windows to conservatory. 3 Park Street (TG) No objection
21/03417/FHA	Demolition of existing single storey element to the rear of the property and construction of a replacement single storey extension. Cosy Cottage, 25 George Street (EP) No objection
21/03434/FHA	Roof alterations to ground floor rear with new gable roof over French doors, new rooflights, and replacement sash windows 6 Boxwell Road (JM) No objection
21/03459/FHA	Partial demolition of basement level external WC and ground floor balcony; new internally accessible basement WC/utility with window and ground floor balcony; replacement of rear basement window and part of wall with bifold doors 23 Station Road (HE) No objection
21/03424/FHA	Single-storey rear extension 5 Becketts Square (JM) No objection
21/03425/FHA	Loft conversion 5 Becketts Square (JM) Concern The Committee had a concern that the proposed conversion would require the existing roof ridge to be raised by 1.5 m in order to accommodate the new dormer.
21/03571/FHA	Construction of front porch. Two storey side, single storey rear extension and internal alterations 8 Chiltern Close (EP)

	No objection
21/03574/FHA	Proposed ground floor rear extension, to replace an existing conservatory, with new metal framed windows and doors and new rooflights 14 Hall Park (JM) No objection
21/03582/FHA	First floor side extension 11 Winston Gardens (NV) No objection
21/03600/FHA	Demolish existing garage and replace. External hard and soft landscaping with new greenhouse to rear garden. New vehicle gate with hard and soft landscaping to front garden. Braeside, Chesham Road (HE) No objection The Committee had no objection to the replacement garage and greenhouse. However, there was a concern raised about whether the proposed gate piers, at 2 m, would be set sufficiently back from the highway. If there has to be a gate, it would be desirable that this be 5 bar gate.
21/03608/FHA	First floor extension above single storey garage. New double storey glazed entrance hall. Internal alterations. New openings for windows and external doors The Old Cottage, Bank Mill Lane (JM) No objection
21/03613/FHA	Proposed alterations to existing elevations and external landscaping. Works also include for a single storey rear infill extension, two storey side extension and a garage conversion 4 Gresham Court (NV) No objection
21/03526/LBC	2 sets of externally illuminated text, 2 externally illuminated projection signs and 2 internally illuminated menus. Exterior to be painted. 163-165 High Street (HE) No objection
21/03609/LBC	First floor extension above single storey garage. New double storey glazed entrance hall. Internal alterations. New openings for windows and external doors The Old Cottage, Bank Mill Lane (JM) No objection
21/03506/LDP	Increase height of side walls to support roof replacement to flat roof. Installation of 3 skylights. Replacement doors and windows. External render,

	<p>Children's House, 366A High Street (LB)</p> <p>Defer Decision</p> <p>As no elevations were provided, the Committee was unable to comment on this application.</p>
21/03510/LDP	<p>Extension to industrial building Haresfoot Farm, (Commercial) Chesham Road (JG)</p> <p>Noted</p>
21/03511/LDP	<p>New hardstanding Haresfoot Farm, (Commercial) Chesham Road (JG)</p> <p>Noted</p>
21/03512/LDP	<p>New hardstanding (building 4) Haresfoot Farm, (Commercial) Chesham Road (JG)</p> <p>Noted</p>
21/03513/LDP	<p>Replacement of existing flute Haresfoot Farm, (Commercial) Chesham Road (JG)</p> <p>Noted</p>
21/03578/LDP	<p>Conversion of a hip to gable roof, loft conversion with rear dormer and installation of 3 velux windows to front 8 Chiltern Close (EP)</p> <p>Concern</p> <p>The proposed dormer should not go up to the party wall and should be set below ridge.</p> <p>SLP Appendix 3.</p>
21/03448/RET	<p>Change of use from wine bar (sui generis) to retail (A1) and associated works 41 Lower Kings Road (DT)</p> <p>No objection</p>
21/03498/RET	<p>Loft conversion with rear box dormer and raised ridge. 1 Hill View Berkhamsted (EP)</p> <p>Concern</p> <p>The Committee was concerned that this loft conversion was not built in compliance with the original consent.</p>
21/03429/TCA	<p>Fell silver birch tree 18 Kings Road Berkhamsted (TG)</p>

	No objection
21/03659/TCA	Works to trees 17 Boxwell Road (IBD) No objection
21/03426/TPO	Works to Sycamore 27 Coombe Gardens (TG) No objection
21/03505/TPO	Works to trees Lane End House, Shootersway Lane (TG) No objection

TP 150/21 Planning Appeals

None had been received.

TP 151/21 Planning Appeal Decisions

None had been received.

TP 152/21 Planning decision

There was a short discussion regarding the decision schedule which had been circulated with the agenda.

TP 153/21 Close of Meeting

The meeting closed at 20:41.

Signed.....

Date.....