

**BERKHAMSTED TOWN COUNCIL**

Minutes of the Meeting of the

**TOWN PLANNING COMMITTEE**

held via Remote Meeting Technology

**Monday 05 October 2020 at 7.30 pm**

**MEMBERS PRESENT:**

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

**ALSO PRESENT:**

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

**Other:** 3 members of the public

**TP 135/20 To receive Apologies for Absence**

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

**TP 136/20 To receive Declarations of Interest regarding items on the agenda**

Cllr G Stevens declared a personal interest in applications 20/01495/FUL as the architect was known to him and 20/02899/FHA as the applicant was known to him.

Cllr P Fisher declared a personal interest in application 20/02702/FHA as the architect was known to him.

**TP 137/20 Minutes of the Previous Meeting held on 14 September 2020.**

The minutes of the meeting held on 14 September 2020 (previously circulated) were approved as a correct record and as such could be duly signed by the Chair.

**TP 138/20 Chair's Communications**

**1. Road Traffic Orders**

None had been received

**2. Tree Preservation Orders**

None had been received.

**3. Licensing**

None had been received.

#### 4. Dacorum Borough Council's Draft Local Plan (2020-2038) Emerging Strategy for Growth

i) It was **noted** that the Draft Borough Plan (2020-2038) Emerging Strategy for Growth was submitted to Dacorum's Planning and Environment Overview and Scrutiny Committee on the 23<sup>rd</sup> and 30<sup>th</sup> Sept. The documents from the 23<sup>rd</sup> September meeting are available [here](#). The Plan is expected to be released for public consultation later this year.

ii) It was **agreed** that The Local Plan Working Group will comprehensively consider the draft plan, expected in November 2020, in preparation for the formal consultation commencing mid-2021 and report periodically to the Town Planning Committee.

iii) The updated Town Councillor membership of The Local Plan Working Group was **agreed** as follows: Cllr A Armytage, Cllr J Jones, Cllr G Stevens and Cllr P White. Representatives from other organisations, community groups etc., will also be invited to be part of the Working Group.

iv) The Local Plan Working Group Terms of Reference which had been previously circulated were **approved**.

#### 5. Changes to Use Classes from the 1 September 2020

The amendment to the Town and Country Planning (Use Classes) Order 1987, which, effective from the 1<sup>st</sup> of September 2020, changed the planning permission requirements for Change of Use was **noted**. Further information is available on the Planning Portal website [here](#).

#### TP 139/20 Multi Storey Car Park Update

It was noted that the Car Park is operational but that there are some outstanding design issues.

#### TP 140/20 Public Participation

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

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

The Chair of the Berkhamsted Citizens Association spoke of the importance of the council and outside organisations working together via the Local Plan Working Group to look at the plan in great detail. They were concerned that there would be little chance of any specific changes being able to be made to the draft plan.

A representative for the Berkhamsted Residents Action Group requested that all interested parties, including other Parish and Town councils, should come together to vote against the draft local plan at borough council meetings prior to it coming to formal consultation. Their view was that the borough council see the formal consultation as a legal requirement only and do not consider the details of the response itself.

Standing Orders were reinstated.

**TP 141/20 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.**

20/01495/FUL	<p><b>AMENDED/ADDITONAL INFORMATION</b></p> <p>Change of use from Doctor's Surgery (Use Class D1) to single residential dwelling (Use Class C3) and associated works Milton House, Doctors Commons Road (EP)</p> <p><b>No Objection</b></p> <p>The Committee noted an objection from a neighbouring resident on the portal concerning the potential for overlooking, which should not be an issue as frosted glazing is shown due to be used.</p>
20/02454/FUL	<p>Demolition of the existing portico and construction of a new wider portico, new hard landscaping, replacement material of existing boundary fence on a micro-pile foundation, removal of the existing hedge. Following works on shared driveway with neighbouring property (Springfield): Demolition of existing gated entrances and construction of new front entrance gates. High Firs, Meadway (MS)</p> <p><b>No Objection</b></p> <p>The Committee could see no difference in this amended application and had the same comment as when consulted on it September, that a landscape condition be put in place to compensate for the loss of the hedge.</p>
20/02597/FUL	<p>Change of use of first floor from residential to ancillary storage in connection with the auto centre at ground floor. 352 High Street (AP)</p> <p><b>Concern</b></p> <p>The Committee debated the change of use and it was agreed that the loss of accommodation was disappointing.</p> <p>Cllr P White requested it be noted that he did not agree with the majority decision and that he objected to the loss of residential accommodation, preferring it were redeveloped for accommodation purposes rather than used as storage for the tyre shop.</p>
20/02355/FHA	<p>Alterations to the ground floor and a loft conversion, incorporating a rear dormer window and rooflights 8 Clarence Road (LB)</p> <p>The Committee had <b>no objection</b> to the dormer at the rear, but agreed with the Conservation Officer's comments regarding the single roof light to the front roof slope and request this part of the application be amended.</p>
20/02614/FHA	<p>First floor rear extension 5 Midcot Way (LB)</p> <p><b>No Objection</b></p>

20/02601/FHA	<p>Wooden structure to be used as a garden art studio to replace existing wooden shed Orchard House, George Street (JM)</p> <p><b>Concern</b></p> <p>The Committee noted the request from the Environment Agency for a risk assessment. There were concerns that the application gave no reference to how the proposed shed would be insulated and heated and the potential impact on the Canal Scene views.</p>
20/02676/FHA	<p>Installation of a detached timber garden room 22 Highfield Road (MS)</p> <p><b>No Objection</b></p> <p>There were concerns regarding the lack of information about insulation and heating.</p>
20/02702/FHA	<p>Loft conversion with new half-hipped front gable and new front gable window 36 Castle Hill Avenue (AS)</p> <p><b>No Objection</b></p>
20/02847/FHA	<p>Change both hip roofs to gable ends, full width rear dormer, roof lights on front slope, apply render finish to all exterior walls 76 Kings Road (SR)</p> <p><b>Objection</b></p> <p>The Committee objected to the scale of the substantial full width rear dormer, which by virtue of the property's location at the junction of Ashlyn's Road approaching Kings Road would be very prominent and detrimental to the streetscene.</p> <p>CS11, CS12, Appendix 3</p>
20/02899/FHA	<p>Replacement surfacing of existing path, extension of hard landscaping and erection of a garden shed. Pedlars Oak, Ivy House Lane</p> <p><b>No Objection</b></p>
20/02836/LDP	<p>Demolition of existing garage construction of single storey side extension 39 Meadow Road (AS)</p> <p><b>Noted</b></p>
20/02585/TCA	<p>Works to trees 4 Elm Court, Elm Grove (AS)</p> <p><b>No Objection</b></p>

20/02787/TCA	Works to trees 17 Montague Road (AS)  <b>No Objection</b>
20/02844/TCA	Works to Tree 23 North Road (LB)  <b>No Objection</b>
20/02845/TCA	Works to Tree Alton, 36 Kitsbury Road  <b>No Objection</b>
20/02848/TCA	General maintenance to trees Seaton House, 15 Shrublands Road (LB)  <b>No Objection</b>
20/02652/TPO	Works to trees 93 Cross Oak Road (NV)  <b>No Objection</b>  The Committee requested that the Fir tree be replaced with a suitable native species.
20/02767/TPO	Works to Weeping Beech 11 Champions Court (LB)  <b>No Objection</b>
20/02801/TPO	T1: Lime. Reduce crown by 2-4m to create a smaller, balanced crown. To minimise the risk of failure and create a balanced crown. Remove deadwood over 20mm in diameter. 4 Millfield (NV)  <b>No Objection</b>
20/02803/TPO	T2: Beech. Lift crown by approx 1-2m to prevent lorry damage Millfield Lodge, Gravel Path (AS)  <b>No Objection</b>
20/02891/TPO	Works to tree Cranford, 11 Oakwood (AS)  <b>No Objection</b> , to the proposed tree work other than the Sycamore, which the Committee requested be retained unless it is dangerous. If it is felled, then the Committee requested a replacement with a suitable native species.

20/02896/TPO	Works to Trees 2 Beechcroft (AS)  <b>No Objection</b>
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**TP 142/20 Planning Appeals**

None had been received.

**TP 143/20 Planning Appeal Decisions**

None had been received.

**TP 144/20 Planning decisions**

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

**TP 145/20 Close of Meeting**

The meeting closed at 8:35 pm

**Signed**.....

**Date**.....