

⋮
BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held via Remote Meeting Technology

Monday 08 February 2021 at 7.30 pm

MEMBERS PRESENT:

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

ALSO PRESENT:

Councillors: W Conian, Berkhamsted Town Councillor, Castle Ward (left at 8:20pm)
N Taylor, Berkhamsted Town Councillor and Dacorum Borough Councillor, East Ward (left at 20:22pm)

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

Other: 8 members of the public

TP 13/21 To receive Apologies for Absence

Apologies were received from Cllr G Corry.

TP 14/21 To receive Declarations of Interest regarding items on the agenda.

Cllr P de Hoest declared an interest in application 20/03977/FHA as he is the director of a neighbouring residents' association, although not the same Residents Association that have lodged an objection on the portal .

Cllr P Fisher declared an interest in application 21/00115/FHA as an objector was known to him.

Cllr G Stevens declared an interest in application 21/00115/FHA as an objector was known to him and in application 20/03713/FHA as the applicant was known to him.

TP 15/21 Minutes of the Previous Meeting held on 18 January 2021 (previously circulated).

The minutes of the meeting held on 18 January 2021 (previously circulated) were approved as a correct record and as such could be duly signed by the Chair at a later date.

TP 16/21 Chair's Communications

1. Road Traffic Orders

i. THE HERTFORDSHIRE (TEMPORARY CLOSING OF LOWER KINGS ROAD AND THE TOWPATH SITUATED ON THE SOUTH SIDE OF THE 'GRAND UNION CANAL', BERKHAMSTED) ORDER 2021

NOTICE is given that Hertfordshire County Council intends to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, the effect of which will be:-

1. To prohibit all vehicular traffic from using that length of Lower Kings Road, Berkhamsted from its junction with Green Field Road north eastwards to its junction with Broadwater, a distance of approximately 126 metres ("the Road").

An alternative route will be via Lower Kings Road, A4251 High Street, Ravens Lane, Gravel Path, Station Road and Lower Kings Road.

2. To prohibit all pedestrians, pedal cycles and equestrian users from using the towpath situated on the south side of the 'Grand Union Canal', Berkhamsted from a point in line with the eastern boundary of No.51 Lower Kings Road south westwards for a distance of approximately 90 metres ("the Towpath").

An alternative route will be via the footpath situated on the south side of 'The Moor' recreation grounds, Mill Street, Castle Street, Station Road and Lower Kings Road.

The Order is needed because bridge repair works are proposed to be executed on or near the Road and Towpath.

If the Order is made, it shall come into force on 19 February 2021 for a period of up to 6 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Road and Towpath.

ii. THE HERTFORDSHIRE (TEMPORARY CLOSING OF THE FOOTBRIDGE SITUATED OVER THE 'RIVER BULBOURNE' AND THE 'GRAND UNION CANAL' AND THE TOWPATH SITUATED ON THE SOUTH SIDE OF THE 'GRAND UNION CANAL', BERKHAMSTED) ORDER 2021

NOTICE is given that Hertfordshire County Council intends to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, the effect of which will be:-

1. To prohibit all pedestrians from using the footbridge situated over the 'River Bulbourne' and the 'Grand Union Canal', Berkhamsted from a point 41 metres north east of its junction with Park Street north eastwards for a distance of approximately 86 metres ("the Footbridge").

An alternative route will be via the footpath situated on the north side of 'Canal Fields', the footpath situated on the north side of the 'Canal Fields Car Park', the footbridge situated over the 'Grand Union Canal', Berkhamsted Public Footpath No.027, the towpath situated on the south side of the 'Grand Union Canal' and the footbridge situated over the 'River Bulbourne'.

2. To prohibit all pedestrians, pedal cycles and equestrian users from using the towpath situated on the south side of the 'Grand Union Canal', Berkhamsted from a point 540 metres north east of its junction with Lower Kings Road north westwards for a distance of approximately 20 metres ("the Towpath").

An alternative route will be via the footbridge situated over the 'River Bulbourne', Park Street, A4251 High Street, Stag Lane, the footpath situated to the rear of No.6 and No.7 Brook Lane and the towpath situated on the south side of the 'Grand Union Canal'.

The Order is needed because bridge maintenance and associated works are proposed to be executed on or near the Footbridge and Towpath.

If the Order is made, it shall come into force on 1 March 2021 for a period of up to 6 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Footbridge and Towpath.

iii. THE HERTFORDSHIRE (TEMPORARY CLOSING OF GREENES COURT, BERKHAMSTED) ORDER 2021

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 that length of Greenes Court, Berkhamsted from its junction with Lower Kings Road north westwards for a distance of approximately 49 metres ("the Road").

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 bridge maintenance and repair works are proposed to be executed on or near the Road.

If the Order is made, it shall come into force on 1 March 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.

2. Tree Preservation Orders

None had been received.

3. Licensing

The application for variation of premises licence received for The Old Mill, London Road, Berkhamsted had been circulated prior to the meeting.

Whilst the Committee is sympathetic to the changes businesses adopt to operate while customers maintain social distancing during the Covid Pandemic, it objected to the prospect of this being a permanent location for a temporary structure as it compromises the setting of a Listed Building and impacts negatively on car parking and in the adjacent streets. If permission for a temporary structure is granted the Committee request this be for a time-limited period to end on the 31 October 2021. A licence to play music in the Temporary Tent must have due regard for the amenity of residents in George St and Cedar Road and to finish at a suitable time, e.g., 9pm, to minimise disturbance to neighbours. The Committee also objected to the proposed use of amplification and requested that the Environment Officer institute suitable conditions if the application is to be granted.

Cllr N Taylor left the meeting after this item at 20:22pm.

TP 17/21 Local Plan Working Group: consultation response

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

Cllr W Conian queried whether the Environment Bill currently going through parliament would be taken into account in the Plan. Cllr G Stevens advised that the Plan will likely be updated to include details from this at a later date. It was agreed that the Town Council's Sustainable Town Council's Statement on Principles of Development within Berkhamsted, which was previously sent to the Borough in February 2020, will be sent again with the consultation response.

Standing Orders were reinstated.

The Committee had **received** and **reviewed** the Town Council's draft response prior to the meeting.

Cllr P de Hoest requested a point be added in the response highlighting the need for adequate footpath and cycle access. It was agreed that Cllr P de Hoest would send Cllr G Stevens a note detailing where in the response to add this.

The Local Plan Working Group were thanked for the hard work taken in producing the consultation response.

It was **agreed** that Cllr G Stevens and the Deputy Town Clerk will finalise the Town Council response and send it to the Borough Council before the closing date of the 28 February.

Action: Cllr G Stevens/Deputy Town Clerk

Cllr G Stevens advised that the Borough Council had received a response from the Minister of State for Housing to its letter in November 2020 which proposed that it should be able to revise its annual housing figures in the light of the lower household projections published by the Office of National Statistics (ONS) in 2018. The letter will be circulated to the Town Council.

Cllr W Conian left the meeting after this item at 8:20pm.

TP 18/21 Draft Local Plan: proposed draft response to Dacorum

The Committee **received** and **considered** the draft joint letter from Parish and Town Councils in Dacorum to the Leader of Dacorum Borough Council, requesting that the Draft Local Plan be withdrawn.

The Committee **agreed** that the letter was a good initiative and its content was approved in principle. The Committee **authorised** the Clerk, Deputy Clerk or Mayor to sign the final letter on behalf of the Town Council.

Action: Cllr G Stevens/Town Clerk/Deputy Town Clerk

TP 19/21 Multi Storey Car Park Update

It was noted that there had been some flooding in the Car Park which has been reported to the Dacorum officer.

Cllr P de Hoest raised a point about their being insufficient provision of EV charging in the car park, with only a four-hour maximum stay permitted.

TP 20/21 Public Participation

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

TP 20/21 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

20/03713/FHA	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>One and two storey rear extension and roof extension. New front porch and widening of driveway. 62 Swing Gate (CL)</p> <p>Additional information from the Planning Officer had been circulated with the agenda.</p> <p>The Committee would have no objection if the planning officer confirms that LDP legislation overrides the following Policy, Appendix 7 from the saved Local Plan. If this is not the case, then its objection would remain.</p> <p>‘(b) the dormer margins should be set in a minimum of 1m from the flank walls (including party walls with adjoining properties) and set in from the main rear wall.’</p>
20/03865/FHA	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Alterations to existing house; replacement windows throughout, new side and rear windows, front and rear rooflights, rear dormer and raising rear flat roof with green roof. Rose and Crown House, 50 Gossoms End (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 in objection to the application. In their view the front elevations design should be improved to protect the original Victorian fascia, including glazing bars which should be central horizontally and a traditional door. They also objected to the front roof lights which would detract from the property’s character and instead requested Conservation style roof lights. They viewed the proposed placement of the solar panels as inappropriate requiring reconsideration.</p> <p>Standing Orders were reinstated.</p> <p>Concern</p> <p>The Committee had no objection to the proposal in principle but support the comments made by the BCA. They also queried the use of solar panels on the rear North-facing elevation.</p>
21/00108/FHA	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Creation of undercroft with first floor side extension over, single storey porch extension and internal alterations (amended scheme, previous application 20/03590/FHA). 25 Hillside Gardens (EP)</p>

	<p>No Objection.</p> <p>The Committee noted a similar extension nearby and requested that the Planning Officer confirm whether the ground floor extension would result in loss of amenity to the adjacent property.</p>
21/00300/ADV	<p>2X Fascia signs, 1X Projecting sign and 3 X Graphic signs Tesco Metro, 160 High Street (MM)</p> <p>Objection</p> <p>The Committee objected to the internally illuminated bus stop sign, which is contrary to Policy, but had no objection to the other signs.</p>
20/03639/FHA	<p>Garden outbuilding to replace existing timber garden shed. 16 Priory Gardens (CL)</p> <p>No Objection</p>
20/03977/FHA	<p>Construction of Detached Garage 332 High Street (SR)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>The applicant spoke for the application to clarify that since the last meeting, the landscaping had been removed and the access point redesigned.</p> <p>Standing Orders were reinstated.</p> <p>No Objection</p>
21/00056/FHA	<p>Rear extension and partial re-arrangement of the ground floor. Replacement of side wall and increase in width to the annexe, new rear dormer to existing loft conversion. Replacement of garage with new garage structure 69 Charles Street (CL)</p> <p>No Objection</p>
21/00099/FHA	<p>Two storey rear extension, alterations to the existing deck patio, side facing window to first floor bedroom. 2 Becketts Square (RF)</p> <p>No Objection</p>
21/00115/FHA	<p>Demolition of existing single storey lean to at rear, replace with part two storey and part single storey rear extension. 41 Cross Oak Road (NV)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A neighbouring resident objected to the application stating that the drawings do not accurately show the impact the build would have on their property. The plans take the extension beyond the boundary wall and into the neighbour's land in their garden. As the properties are not level, the 45° measurements are not correct and the development would result in loss of</p>

	<p>light. The architect drawings also do not show all of the property windows. In addition, the objector felt that the development is not in keeping with the Conservation Area and would have a detrimental visual impact. They also noted that there was inadequate signage notifying residents of the proposal.</p> <p>Standing Orders were reinstated.</p> <p>Objection</p> <p>The Committee agreed with the comments made by the objector. The Committee objected to this proposed overdevelopment of this plot in the Conservation Area. There was concern that the drawings do not accurately show the impact of the 45° line on the neighbouring properties and the resulting potential loss of amenity. They would like the case officer to review why there was inadequate public notice of the application.</p> <p>CS11, CS12, P120</p>
21/00147/FHA	<p>Single storey front extension and internal alterations 14 Dorriens Croft (MM)</p> <p>Objection</p> <p>The Committee noted the objection from the neighbouring property and objected on the basis of loss of amenity to the adjacent neighbour.</p> <p>CS12</p>
21/00157/FHA	<p>Part demolition and double storey rear extension 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 spoke in objection to the application. It was their view that the proposal development is not in keeping with the Conservation Area, the materials are not appropriate and it could result in loss of light amenity to the adjacent neighbour.</p> <p>Standing Orders were reinstated.</p> <p>Objection</p> <p>The Committee agreed with the comments made by the BCA and noted the comments made by other residents on the Borough website. Whilst it was sympathetic to the need to replace the rear extension due to damp, the proposed development is imposing and neither preserves nor enhances the Conservation Area, fails to respect the setting of the adjacent Quaker Grade II listed building.</p> <p>CS11, CS12, CS27, P120.</p>
21/00161/FHA	<p>Construction of new two-storey annexe building. Brixie Cottage, 33 Shrublands Road (EP)</p> <p>No Objection</p>

	<p>If the Planning Officer is minded to approve the application, the Committee requests that a condition that the annexe should remain in the curtilage of the main dwelling.</p>
21/00232/FHA	<p>Installation of rooflights to rear roof plane The Lodge, Castle Hill (NR)</p> <p>No Objection</p> <p>The Committee requested Conservation style rooflights.</p>
21/00250/FHA	<p>Alterations to boundary treatment and front landscape 17 Gilbert Way (JM)</p> <p>Objection</p> <p>The Committee had no objection to the soft landscaping and replacement low-front hedge, but the double-gate is out of keeping with the street scene.</p> <p>CS12</p>
21/00325/FHA	<p>Demolition of existing garage, construction of single storey rear extension and internal alterations 4 Doctors Commons Road (DT)</p> <p>No Objection</p> <p>The Committee requested that the tree be replaced with a suitable native species.</p>
21/00195/FUL	<p>Rear extension. Internal Alterations to Form single Dwelling. Replace Existing Shopfront. (Resubmission. Previous application 20/03413/FUL) 42 Charles Street (NG)</p> <p>No Objection</p>
21/00220/FUL	<p>Construction of two 4 bed dwellings Land at Larchmoor, Kingshill Way (AP)</p> <p>The Committee had no objection, but requested that the Planning Officer take the Fire Brigade's comments into account.</p>
21/00371/FUL	<p>New two storey detached dwelling with integral garage Opposite Newlyn, George Street (CL)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A representative from the BCA spoke in objection to the application. They objected on the proposal being an overdevelopment with inadequate access, parking provision and insufficient amenity space. It would also have a negative impact on local ecology,</p> <p>Standing Orders were reinstated.</p>

	<p>Objection</p> <p>The Committee agreed with the comments made by the BCA. The proposed development is an overdevelopment of the site, offering poor amenity to future residents. It was requested that the case officer note that the design and access statement does not recognise that the scheme is part of the extended Conservation Area.</p> <p>CS11, CS12, P120</p>
21/00299/LBC	<p>Metal railings to form partial enclosure to the remembrance garden and mesh infill to the entrance to the east wing. East Wing, Castle Campus, Berkhamsted School, Castle Street (NR)</p> <p>No Objection</p>
20/03335/ROC	<p>Variation of Condition 2 (Approved Plans) Attached to Planning Permission 4/02119/19/FUL (Demolition of existing old dairy building. Redevelopment of site to provide a site facility building and associated Development.) Land to Rear Of 25-26 Castle Street (BC)</p> <p>Objection</p> <p>The Committee objected to the proposed use of dreadnought tiles and would prefer that materials used be sympathetic to the area. They also noted a neighbouring resident's concern regarding the security of the proposed fixed ladders and handrails. The Committee requested that these be locked securely in place and that rear access be limited to staff only.</p>
21/00135/ROC	<p>Variation of condition 4 attached to planning permission 4/00703/19/FHA - part single part double storey side extension Willow House, Kingshill Way (JG)</p> <p>No Objection</p>
21/00347/TCA	<p>Ash T1 - fell Sycamore T2 – fell St Johns House, Chesham Road (TG)</p> <p>Concern</p> <p>The Committee requested that the Tree Officer confirm why the trees are to be felled, as no reason had been provided.</p>
21/00066/TPO	<p>Works to tree High View 44 Castle Hill (AS)</p> <p>No Objection</p>
21/00163/TPO	<p>Works to Pine Tree 4 Oakwood (TG)</p> <p>No Objection</p>

21/00117/TPO	<p>Works to Lime Trees 19 Castle Hill (TG)</p> <p>No Objection</p> <p>The Committee noted that the application had been granted on the 5 February 2021.</p>
21/00146/TPO	<p>Works to tree 18 Gaveston Drive (AS)</p> <p>No Objection</p> <p>The application form makes reference to documents that are not on the website, but in the absence of these the Committee took recommendation from the tree surgeon.</p>
21/00192/TPO	<p>Removal of two Leylandii trees 4 Barncroft Road(TG)</p> <p>No Objection</p> <p>The Committee requested replacement with a suitable native species.</p>
21/00366/TPO	<p>Fell Eucalyptus Tree 35 Ellesmere Road (TG)</p> <p>No Objection</p> <p>The Committee requested replacement with a suitable native species, although preferably not Eucalyptus.</p>

TP 21/21 Planning Appeals

Appeal notification received for:

20/01236/FUL

3 Gaveston Drive, Part demolition of existing side extensions and construction of new 4-bed detached dwelling.

The appeal was **noted**.

TP 22/21 Planning Appeal Decisions

None had been received.

TP 23/21 Planning decisions

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

TP 24/21 Close of Meeting

The meeting closed at 21:15 pm

Signed.....

Date.....