

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held via Remote Meeting Technology

Monday 11 May 2020 at 7.30 pm

MEMBERS PRESENT:

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

ALSO PRESENT:

Officer: Mrs J Harley, Deputy Town Clerk (minutes)
Mr T Noakes, Town Clerk Designate
Cllr S Cloughton, Berkhamsted Castle Ward
3 members of the public

TP 55/20 To receive **Apologies for Absence**

Apologies were received from Cllr G Corry.

TP 55/20(i) Cllr A Peeler – Attendance at meetings – Local Government Act 1972

- (i) Section 85 of the Local Government Act 1972 requires a member to attend at least one meeting of Council, committee or a sub-committee within a six-month consecutive period, in order to avoid being disqualified as a Councillor;
- (ii) It was **NOTED** that Cllr A Peeler was last able to attend a meeting on 11 November 2019; this was a meeting of Full Council;
- (iii) The reasons for Cllr Peeler's absence were **APPROVED**: firstly, the extraordinary circumstances and demands placed upon him in his professional capacity during the current pandemic, and secondly, the cancellation by the Town Council of the scheduled meeting of the T & E Committee on 20 April 2020. Cllr Peeler is a member of that Committee and through no fault of his own did not have any opportunity to attend;

It was **RESOLVED** that the six-month requirement be waived in respect of Cllr Peeler for a further three months should he be unable to attend this 11 May meeting.

TP 56/20 To receive **Declarations of Interest** regarding items on the agenda.

Cllr G Stevens declared a personal interest in application 20/00005/FUL as the architect was known to him.

Cllr Paul de Hoest declared a personal interest in application 20/00996/FHA as the applicant was known to him.

Cllrs G Stevens, A Armytage and J Jones declared a personal interest in application 20/00964/FUL as an objector was known to them.

TP 57/20 **Minutes of the Previous Meeting** held on 14 April 2020.

The minutes of the meeting held on 14 April 2020 (previously circulated) were approved in principle as a correct record. These will be signed by the Chair at a future meeting, once meetings in person are permitted.

TP 58/20 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. Revised timetable for Dacorum Borough Council's (DBC) Local Plan 2018-2036: Review of the Local Development Scheme

The Committee **noted** the amended timetable for the emerging Local Plan as approved at DBC's cabinet meeting on the 21 April 2020; dates set out below:

Action/Milestone Date

Consultation (Regulation 19) on Draft Plan	November 2020
Submission of Plan to PINS	May 2021
Public Examination	July 2021
Plan Adopted	June 2022

5. Pre-application proposal document which has been prepared for the Town Council

Prior to the meeting, the Committee had received a report from a firm of architects called Selencky Parsons, regarding their client's proposal for a new family home in Brownlow Road.

The applicants had recently submitted a pre-planning application to Dacorum Borough Council and were advised by the Borough to submit their proposals to the Town Council in advance of the full planning application.

The Chair suspended Standing Orders to enable members of the public to speak.

Mr Fergus Davis and Mr Sam Selencky from Selencky Parsons thanked the Committee for the opportunity to speak at the meeting. They explained that their client had purchased the house and had chosen to demolish, rather than remodel due to a number of factors, including the current building's lack of architectural merits, poor insulation and current inadequate use of the site. The site is located opposite the Castle, but is not in the Conservation Area in its own right. As well as consulting with the Borough and Town Council, they advised that they are speaking with County archaeologists to gauge their feedback. The proposed new build had been designed to respect the existing streetscene and rhythm of the building line, using materials which are congruent with the street. They advised that consultation with neighbours would occur if a formal application was made.

The Committee queried how the zinc would weather and were advised that the zinc is pre-weathered and would remain dark grey.

The Committee acknowledged comments on the proposal which had been received from the BCA Townscape Group.

The Chair reinstated Standing Orders so that the Committee could **consider** feedback to the proposal. It was agreed that the current building has little architectural merit and that the proposed build is of a contemporary design. However, it was agreed that the proposed scale of the building is inappropriate in this heritage setting. The proposed rear dormer is too large, imposing and would be of detriment to the locality. The Committee advised Mr Davis and Mr Selencky that the proposed scale, mass and bulk could be a challenge for a future application. It was also noted that Heritage should be consulted at application stage.

Mr Davis and Mr Selencky thanked the Committee for their feedback and left the meeting after this item at 7:50pm.

TP 59/20 Dacorum Borough Council’s (DBC) Covid-19 Emergency Constitution amendments, relating to the Development Management Committee (DMC)

The Committee **reviewed** and **discussed** the draft proposed process which detailed how the Town Council should comment on planning applications referred to the DMC in light of DBC’s amendments. Relevant extracts from DBC’s report, a follow-up letter sent to the Town Planning Committee Chair and the draft proposed process had been included with the agenda.

The process was **agreed**.

TP 60/20 Multi Storey Car Park Update

Construction is still on hold until further notice. The planned restoration to the Moor, including seeding has not been able to take place as yet, but may be taking place in October.

Cllr P White queried whether the Borough were considering auxiliary pavements for the main road in order to facilitate social distancing. The Chair agreed to investigate. **Action: GS**

TP 61/20 Public Participation

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

TP 62/20 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

20/00005/FUL	<p>AMENDED/ADDITIONAL INFORMATION Construction of new attached dwelling and alterations to existing property including construction of single storey rear extension. Widening of existing crossover to 5.4m. 12 Bourne Road (EP)</p> <p>It was noted that this application had been approved at DMC on the 7th of May.</p>
20/00264/FUL	<p>AMENDED/ADDITIONAL INFORMATION Change of use from office to 2 residential units, refurbishment and works to interior and rear of buildings. (Amended scheme). London Design Studio, 103-105 High Street (SR)</p> <p>No Objection</p>
20/00265/LBC	<p>AMENDED/ADDITIONAL INFORMATION Change of use from office to 2 residential units, refurbishment and works to interior and rear of buildings. (Amended scheme).</p>

	<p>London Design Studio, 103 - 105 High Street (SR)</p> <p>No Objection</p>
20/00386/FUL	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Conversion of existing loft space to create a 1 bedroom flat. Creation of garages for both existing and new flat 374 High Street (SDL)</p> <p>Concern</p> <p>The application presents cramped accommodation and poor amenity space for a future occupier. The means of escape in case of fire were also of strong concern.</p>
20/00054/FHA	<p>Side and rear 2 story extension in replacement of ground floor side extension & rear conservatory 40 Orchard Avenue (EP)</p> <p>No Objection</p>
20/00669/FUL	<p>New menage to create all weather surface for equestrian exercise with new timber fencing The Fishing Lodge, Sharpes Lane (JG)</p> <p>Objection</p> <p>The application proposes a structure in the Green Belt without citing exceptional circumstances; this would be contrary to Green Belt Policy. There were also concerns about the absence of information regarding vehicle movements in and out of the narrow and dangerous access of Sharpes Lane onto the main road.</p> <p>CS5</p>
20/00819/FHA	<p>Loft Conversion with Construction of Rear Dormer Window and Installation of Roof Lights at Front 115 George Street (CL)</p> <p>The Committee noted receipt of an objection from the adjacent neighbour which demonstrated loss of amenity at roof level due to the proposed rear dormer.</p> <p>Objection</p> <p>The proposed scheme's scale, mass and bulk neither enhances nor preserves the Conservation Area. The Committee also concurred with the views of the Conservation Officer on this application.</p> <p>CS11, CS12, P120, Appendix 3 (i), Appendix 7 (vi)</p>

20/00838/TCA	<p>Fell Box Elder Tree 8 Boxwell Road (JG)</p> <p>No Objection</p>
20/00840/TCA	<p>Works to Trees Spey Cottage, Doctors Commons Road (NV)</p> <p>No Objection</p>
20/00863/FHA	<p>Proposed two storey side extension, single storey rear extension and hard landscaping. 53 South Park Gardens (RF)</p> <p>No Objection</p>
20/00865/FUL	<p>Proposed Link Extension to Plant room Haresfoot School, Chesham Road (CL)</p> <p>No Objection</p>
20/00867/FHA	<p>Single storey rear extension to replace conservatory 11 Bridge Street (JS)</p> <p>No Objection</p>
20/00868/TCA	<p>Removal to ground level of Laburnum, Mock Orange, Holly Ivy The Limes, 338 High Street (NV)</p> <p>No Objection</p>
20/00885/FHA	<p>Two storey side and single storey rear extension, rear dormer loft conversion, 3 No front facing velux roof lights, enlarged vehicle cross over and additional off-street parking space 104 Bridgewater Road (JS)</p> <p>The Chair suspended Standing Orders to enable members of the public to speak.</p> <p>The applicant, Mrs Aylott, confirmed that there was no issue of overlooking as windows would only be at the front and the rear. The proposal had been designed with consideration to the neighbouring properties.</p> <p>The Chair reinstated Standing Orders.</p> <p>The Committee agreed that there are lots of examples of similar builds and access to the rear would be retained. It was noted that three 3 off-street parking spaces would remain.</p> <p>No Objection</p>

20/00889/RET	<p>Raised terraced area with steps leading to garden. Rear single storey partly enclosed extension and outbuilding. Terrass, 34 Castle Hill (SR)</p> <p>No Objection</p> <p>The Committee seek clarification from the Planning Officer as to whether other changes to the dwelling been subject to planning application.</p>
20/00899/FHA	<p>Loft conversion with rear dormer window 5 Park View Road (JM)</p> <p>Objection</p> <p>The Committee endorsed the views of the Conservation Officer. The proposed dormer is not sympathetic to the property or the Conservation Area in design or scale.</p> <p>CS11, CS12, P120, Appendix 7 (vi)</p>
20/00912/TPO	<p>Works to trees 5 Tower Close (NV)</p> <p>No Objection</p>
20/00913/TCA	<p>Works to trees Celyn, Doctors Commons Road (BC)</p> <p>The application was no longer available on the portal by the time of the meeting. However, in principle the Committee would have had no objection to the reducing of the ash tree.</p>
20/00929/FHA	<p>Garage conversion & amendments to front lean-to roof 3 Mortain Drive (JM)</p> <p>No Objection</p> <p>The Committee had concerns about the impact on street parking provision resulting from loss of the garage.</p>
20/00930/FHA	<p>Single storey rear extension, porch canopy and amended rear patio Crophorne Cottage, Gravel Path (BC)</p> <p>No Objection</p>
20/00931/FHA	<p>Part single, part two storey rear extension 16 Highfield Road (AP)</p> <p>No Objection</p>

20/00937/FUL	<p>Demolition of existing dwelling and outbuildings. Construction of six-bedroom family dwelling with two new outbuildings Little Kingshill, Kingshill Way (EP)</p> <p>Objection</p> <p>The application is for a substantial dwelling in a prominent location and it is vital that, if approved, it remains a single dwelling within the entire curtilage of the site.</p> <p>The proposed development will represent a challenge to the Green Belt Policy, where permission should be granted to replacement buildings provided it supports the local economy and has no impact on the character and appearance of the countryside.</p> <p>If approved, any trees which could be damaged as a result of building work should have root protection measures in place and any lost trees replaced on site.</p> <p>CS5</p>
20/00945/FHA	<p>Conversion of outbuilding to live work space 11 Highfield Road (NG)</p> <p>No Objection</p>
20/00946/FUL	<p>Demolition of existing buildings and erection of new buildings to accommodate 6 dwellings 58-60 High Street (AP)</p> <p>The Committee noted objections to the application which had been received from a resident in Gravel Path, the BCA Townscape Group and the Chiltern Society.</p> <p>Objection</p> <p>Number 58 High Street is a locally listed building in a state of disrepair and number 60 would require extensive remodelling in order to prove adequate for new tenants. The site of the buildings is in the Conservation Area in proximity of the Grade II listed Baptist Church.</p> <p>The Committee considered the existing buildings should not have to be demolished in order for No 58 to be renovated and that the frontage should be restored. The buildings form part of the original history of Berkhamsted and should be maintained and redeveloped in a manner in keeping with the historic surroundings. The NPPF deems that development of a heritage asset requires clear and convincing justification and should be completed in a manner which conserves an asset. The accompanying report in the application which asserts that number 58 is beyond economic repair and the lack of architectural merit of number 60 were noted.</p>

	<p>The proposal is for six small flats and the flat which would be located in the basement would only have daylight from the light well, resulting in inadequate amenity to a future resident.</p> <p>There is a lack of external amenity space for future residents, other than the provision of parking spaces, which is contrary to amenity policy.</p> <p>The drawings are conflicting, with one showing three rear gabled dormers.</p> <p>The proposal represents overdevelopment of the site and includes the unjustified demolition of a locally listed building.</p> <p>CS11, CS12</p> <p>Cllr S Cloughton left the meeting after this item at 20:24.</p>
20/00964/FUL	<p>Construction of detached dwelling Highlands, Kings Road (BC)</p> <p>The Committee noted objections which had been received from four neighbouring residents.</p> <p>Objection</p> <p>The Committee's key issues with the proposed dwelling were that the proximity and height of the proposed dwelling could result in loss of amenity to the adjoining neighbours. The Committee also had issue with the design, layout and land use and the scheme's noticeable lack of garden and landscaping. If approved, a landscaping plan and retention of substantial hedges should be conditioned.</p> <p>Appendix 3 (i), BCA12</p>
20/00986/FHA	<p>Rear single storey extension. Works to main entrance and loft conversion 32 Ashlyns Road (EP)</p> <p>Objection</p> <p>The rear box dormer should be set below the ridge in order to comply with policy and match the neighbouring property. There was also concern regarding the material finish proposed to the front of the property; the Committee would prefer that materials used should be consistent with and match the neighbouring properties.</p> <p>CS12, Appendix 7 (vi)</p>

20/00966/FUL	<p>Reconfiguration of the 1st, 2nd and 3rd floor residential layouts to accommodate a two bedroom flat on each floor 230A High Street (JS)</p> <p>Concern</p> <p>The Committee were concerned that the rooms may not comply with living standards and queried whether the single access complies with fire regulations.</p>
20/00996/FHA	<p>Installation of a new hut in the garden to use as a Studio and Garden Room The Hoist, 2 Masons Yard, Chapel Street (JM)</p> <p>No Objection</p>
20/00999/FHA	<p>Single storey rear extension 127 George Street (NV)</p> <p>Concern</p> <p>The Committee were concerned that the width of the proposed extension could result in loss of light to its neighbour.</p>
20/01015/FHA	<p>Front Side two story extension and loft conversion 160 Bridgewater Road (EP)</p> <p>Concern</p> <p>The siting of the rear dormer should comply with Policy being too close to the party wall and sit below the ridge line.</p> <p>Appendix 7 (vi)</p>
20/01026/FHA	<p>Single storey rear extension with balcony at first floor level Arisden, Kingshill Way (BC)</p> <p>No Objection</p>

TP 63/20 Planning Appeals

None had been received.

TP 64/20 Planning Appeal Decisions

None had been received.

TP 65/20 Planning decisions

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

TP 66/20 Close of Meeting

The meeting closed at 21:20 pm

Signed.....

Date.....