

**BERKHAMSTED TOWN COUNCIL**

Minutes of the Meeting of the

**TOWN PLANNING COMMITTEE**

held via Remote Meeting Technology

**Tuesday 14 April 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  
Mr T Noakes, Town Clerk Designate  
1 member of the public

**TP 44/20** To receive **Apologies for Absence**

Apologies were received from Cllr G Corry.

**TP 45/20** To receive **Declarations of Interest** regarding items on the agenda.

Cllr A Armytage, Cllr J Jones declared a personal interest in application 20/00631/FUL as an objector was known to them.

Cllr G Stevens declared a personal interest in the following applications: 20/00631/FUL as an objector and the applicant were known to him; 20/00758/FHA as an objector was known to him; and 20/00745/FHA as the architect was known to him.

Cllr P Fisher declared a personal interest in applications 20/00117/FHA and 20/00119/LBC as the architect was known to him.

**TP 46/20** **Minutes of the Previous Meeting** held on 23 March 2020.

The minutes of the meeting held on 23 March 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 47/20 Chair's Communications**

### **1. Road Traffic Orders**

#### **THE HERTFORDSHIRE (TEMPORARY TRAFFIC MANAGEMENT MEASURES ON VARIOUS ROADS AND FOOTPATH IN BERKHAMSTED AND HEMEL HEMPSTEAD) 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, the effect of which will be:-

1. 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:-

a) that length of Torrington Road, Berkhamsted from its junction with Cowper Road south eastwards for its entire length.

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.

b) that length of Station Road, Berkhamsted from its junction with Lower Kings Road south eastwards to its junction with Gravel Path, a distance of approximately 434 metres.

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

c) that length of Charles Street, Berkhamsted from its junction with Cross Oak Road south eastwards to its junction with A416 Kings Road, a distance of approximately 559 metres.

An alternative route will be via Cross Oak Road, A4251 High Street and A416 Kings Road.

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

If the Order is made, it shall come into force on 27 April 2020 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 Roads and Footpath.

### **2. Tree Preservation Orders**

None had been received.

### **3. Licensing**

None had been received

### **TP 48/20 Multi Storey Car Park Update**

Cllr G Stevens gave an update on the progress of the Multi Storey Car Park as advised by the Project Officer. Construction is currently at a standstill due to the Covid-19 Pandemic. Water is pending connection as is power to the substation and the EV charging points. The S178 works are also on hold until works can recommence.

### **TP 49/20 Public Participation**

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

### **TP 50/20 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council**

20/00117/FHA	<b>AMENDED/ADDITIONAL INFORMATION</b> Internal House alterations, front porch canopy, new external doors, windows and rooflights Old Mill Cottage, Bank Mill Lane (EP)  <b>No Objection</b>
20/00119/LBC	<b>AMENDED/ADDITIONAL INFORMATION</b> Internal House alterations, front porch canopy, new external doors, windows and rooflights. Old Mill Cottage, Bank Mill Lane (EP)  <b>No Objection</b>
20/00715/FHA	<b>AMENDED/ADDITIONAL INFORMATION</b> Demolition of conservatory, construction of single storey rear extension and first floor side extension. Landscaping to rear garden including alterations to retaining wall (amended scheme) 47 Egerton Road (SR)  <b>No Objection</b> , to the application, but the Committee expressed concern over the scheme's lack of adequate parking.
20/00592/FHA	Demolition of conservatory, new single storey rear extension and conversion of garage to games room 2 Headlands Drive (CL)  <b>No Objection</b>

20/00610/TCA	<p>Fell Fruit Tree 328 High Street (RF)</p> <p><b>No Objection</b>, the Committee requested replacement with a suitable native species.</p>
20/00631/FUL	<p>Construction of new dwelling with access via existing driveway. Demolition of existing garage and construction of two new detached double garage Fullers Cross Oak Road (CL)</p> <p>The Chair suspended Standing Orders to enable members of the public to speak.</p> <p>Mr M Allen, thanked the Chair for being able to be present and speak at the meeting in light of the current circumstances. He outlined his key objections to the proposed application, which included:</p> <ul style="list-style-type: none"> <li>• The accuracy of comment in the Design and Access Statement, which he said recorded inaccurate statements from himself and those of other neighbouring properties, implying that they had expressed no objections to the proposal, which Mr Allen said was not the case. The Evergreen hedge which borders the neighbouring properties, including his own, is a concern as it would act as the main screen with its height at the discretion of the new owner and so could negatively impact on the neighbouring properties amenity. Mr Allen said that the proposed development is contrary to Policy CS4 as it does not represent an appropriate build in the Borough's countryside.</li> <li>• That the application presents as a backland development which would detract from the open environment and cause noise and visual intrusion. The application proposes a substantial build to be set in the garden of Fullers, which would considerably reduce the size of the plots of both houses, resulting in overdevelopment, contrary to Dacorum's own policy on Tandem Development. Further, NPPF deems gardens as Greenfield, not Brownfield sites and development on them should be discouraged. Future occupants of Fullers would have an overbearing view of the front of the new property and likewise, the proposed new houses residents would have visual intrusion from Fullers.</li> <li>• The impact on neighbourhood amenity, contrary to the NPPF and Dacorum's Policy CS12. The build's entrance would be at the side of Fullers and would create considerable disturbance to both the occupants of the Spinney and future occupants of Fullers. Mr Allen would be impacted by noise from the rear of the new property and potentially from overlooking from upstairs of the new property. The rear garden of the new property would be shaded by its roof and bordering hedge would could result in an oppressive environment.</li> </ul> <p>Mr Allen concluded by explaining that the proposed developments size, scale and plot coverage would appear visually obtrusive and cramped and would have an adverse impact on adjacent properties.</p>

	<p>The Chair thanked Mr Allen and reinstated Standing Orders.</p> <p><b>Objection</b></p> <p>The Committee agreed that Mr Allen’s concerns were based on material planning grounds and that the proposed development could potentially be viewed as an overdevelopment due to the scale of the building of the plot but recognised that an objection on those grounds may not be sustained at Development Management. However, it did agree that the proposed does not adhere to the spacing and large gardens guidelines outlined in BCA12 and therefore objected to the application on those grounds. It also objected to the scale, mass and bulk of the proposed build and expressed regret at the proposal of a backland development.</p> <p>BCA12</p>
20/00668/FHA	<p>Loft Conversion with two dormer windows Mayfly Cottage 3 Canal Court (NG)</p> <p><b>No Objection</b></p>
20/00672/LDP	<p>Loft conversion with rear dormer and 3 front roof lights. Demolition of part existing conservatory. Single storey rear extension 23 Priory Gardens (RF)</p> <p><b>Noted</b>, although the Committee raised a concern regarding the large flat roof dormer, which would not be set beneath the roof line and would set an unhelpful precedent.</p>
20/00702/FHA	<p>Hard and soft landscaping works to garden. Replacement of 2 no. existing bulkhead light fittings (located on inside of front wall) with similar fittings, albeit with cowling to better direct light 8 Boxwell Road (JG)</p> <p><b>No Objection</b></p>
20/00722/LDP	<p>New out-buildings ancillary to the dwelling house on the site. Little Kingshill, Kingshill Way (MS)</p> <p><b>Noted</b></p>
20/00745/FHA	<p>Single storey front and rear and two storey side extensions, and formation of parking area in front garden 12 Chaucer Close (CL)</p> <p><b>No Objection</b></p>

20/00755/FUL	<p>Construction of 3 storey private dwelling, leisure building and garages. Land at The Rear Of 11 Meadway (RF)</p> <p><b>Withdrawn</b></p> <p>The application had been withdrawn by the agent shortly before the meeting.</p>
20/00758/FHA	<p>Two storey side and single storey rear extensions 24 Finch Road (NV)</p> <p>The Committee noted a letter and accompanying picture which had been received from an objector prior to the meeting. The documents outlined the objectors concerns that the proposed development would have a considerable negative impact on his amenity, including loss of light.</p> <p><b>Objection</b></p> <p>Although the front porch is acceptable, the proposed scale of the rear and second storey extensions would result in an overbearing development which would cause loss of amenity to the adjacent neighbour.</p> <p>CS12</p>
20/00760/FUL	<p>No 5 Holliday Street - Demolition of existing ground floor rear extension and replacement with a new two storey rear extension. No 6 Holliday Street - New first floor extension over existing and part new extension at ground floor, to the rear 5 And 6 Holliday Street (CL)</p> <p><b>No Objection</b></p>
20/00763/TPO	<p>Fell Purple Cherry Plum Tree 4 Rosehill (NV)</p> <p>It was noted that the tree officer had recommended removal due to decay.</p> <p><b>No Objection</b>, the Committee requested replacement with a suitable native species.</p>
20/00767/LDP	<p>Additions to the existing roof of the dwelling/house Little Kingshill, Kingshill Way (MS)</p> <p><b>Noted</b></p>
20/00788/TCA	<p>Works to trees Eaglesfield, Montague Road (EP)</p> <p><b>Concern</b>, over the loss of a mature magnolia tree. The Committee requested a replacement in another location.</p>

20/00799/FHA	Demolition of existing single storey rear extension, and construction of new 2 storey rear extension, with replacement of existing timber cladding on rear elevation to match that of new extension Struan, 5 Hall Park (NG)  <b>No Objection</b>
20/00802/LDP	Construction of two rear extensions: One two storey and one as an additional storey to an existing single storey part of the original dwelling/house Little Kingshill, Kingshill Way (MS)  <b>Noted</b>
20/00805/FHA	Proposed ground floor side extension with garage conversion, front porch and floor plan redesign 16 Tortoiseshell Way (BC)  <b>Concern</b>  The road has limited parking space and the application does not outline how it would mitigate the loss of parking space resulting from the garage conversion.

**TP 51/20 Planning Appeals**

None had been received.

**TP 52/20 Planning Appeal Decisions**

None had been received.

**TP 53/20 Planning decisions**

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

**TP 54/20 Close of Meeting**

The meeting closed at 8:22 pm

**Signed**.....

**Date**.....