

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held via Remote Meeting Technology

Monday 14 September 2020 at 7.30 pm

MEMBERS PRESENT:

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

ALSO PRESENT:

Councillors: W Conian, Berkhamsted Town Councillor, Castle Ward (left at 8:10pm)

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

Other: 2 members of the public

TP 124/20 To receive Apologies for Absence

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

TP 125/20 To receive Declarations of Interest regarding items on the agenda

None were received.

TP 126/20 Minutes of the Previous Meeting held on 24 August 2020.

The minutes of the meeting held on 24 August 2020 (previously circulated) were approved as a correct record and as such could be duly signed by the Chair.

TP 127/20 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. Major Reform of National Planning Framework – consultation

The Committee **received** and discussed the content of the draft response to the Changes to the current Planning System consultation and thanked the Working Group members for their time and effort in preparing it. The draft response was then **agreed** with an action to submit it to the Ministry of Housing, Communities and Local Government by the deadline date of the 01 October 2020.

Action: Cllr G Stevens/Deputy Town Clerk

TP 128/20 Multi Storey Car Park Update

The Multi-Storey Car Park opened on the 1st of September.

TP 129/20 Public Participation

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

TP 130/20 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

19/03171/RET	<p>AMENDED/ADDITIONAL INFORMATION Retrospective planning application for replacement of post and rail fencing on the south east elevation with a 6ft close board fence and erection of a garden structure (pergola) within 1m of the highways boundary 22 Ashlyns Road (BC)</p> <p>Concern</p> <p>The Committee noted the highways concern regarding ownership of the verge.</p>
19/03207/FUL	<p>AMENDED/ADDITIONAL INFORMATION Change of use from A1 (Shops) to A3 (Restaurants and Cafes) 5-7 Lower Kings Road (NG)</p> <p>No Objection</p>
20/02549/FHA	<p>AMENDED/ADDITIONAL INFORMATION Two storey side/rear extension and single storey rear extension (amended scheme) 24 Finch Road (NV)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>An adjacent neighbour outlined their objection to the application, which had been altered to move the second-storey rear extension back by approximately 79cm. This adjustment, the objector stated, means that the extension would still overshadow the rear of their property, leading to a loss of light.</p> <p>Standing Orders were reinstated.</p> <p>The Committee discussed the application and noted that the previous application for this scheme had been refused by Dacorum Borough Council on the 17th July 2020.</p>

	<p>Objection</p> <p>The scale, mass and bulk of the proposed rear extension would lead to a material loss of amenity to the adjoining neighbour.</p> <p>CS12, Appendix 3</p>
20/02234/FUL	<p>Conversion of existing public house to form three residential dwellings, including a first-floor extension above the single storey element of the building, amended access and vehicular parking arrangements, and associated hard and soft landscaping The Crystal Palace, Station Road (EP)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>Cllr W Conian spoke to the Committee regarding her concerns about the application, which included the potential loss of a valuable community asset and locally listed building which has a significant heritage value. In addition, she felt that there had been insufficient investigation into alternative models allowing the retention of the premises as a public house.</p> <p>Standing Orders were reinstated.</p> <p>Objection</p> <p>The Committee objected to the proposed inappropriate redevelopment of this locally listed building in the Conservation Area which neither preserves nor enhances the character or appearance of the area. Both the current building and its usage are important assets to the community and the Committee objected to the potential loss of this historic public house.</p> <p>CS11, CS12, P120</p> <p>Cllr W Conian left after this item at 8:10pm.</p>
20/02387/FUL	<p>Proposed extension to Oxbridge house to create additional warehouse/storage space (Use class B8) Oxbridge House, Northbridge Road (JG)</p> <p>No Objection</p> <p>The Committee requested that the Planning Officer confirm whether the proposed building is a wraparound or standalone. It also noted the comments made by the Canal and Riverside Trust, Environmental Health and Environmental and Community Protection.</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</p> <p>No Objection</p>

	<p>The Committee requested a landscape condition be put in place to compensate for the loss of the hedge.</p>
20/02294/FHA	<p>Addition of balcony to side elevation of property 1 Mcdougall Road (EP)</p> <p>No Objection</p>
20/02386/FHA	<p>Single storey rear extension Sennen, 6 Admiral Way (EP)</p> <p>No Objection</p>
20/02396/FHA	<p>Single storey rear extension to replace existing conservatory, dormer to garage roof and alterations to garage into annexe. 2 Bridle Way (EP)</p> <p>The Committee noted a letter of objection from an adjacent neighbour.</p> <p>Objection</p> <p>The Committee had no objection to the single storey rear extension but objected to the proposed change of use of the garage into an annexe, as the dormer window could result in overlooking and loss of amenity to the adjacent neighbour.</p> <p>CS12, Appendix 3</p>
20/02447/FHA	<p>Proposed Loft Conversion with false Chimneys 39 Shrublands Avenue (MS)</p> <p>The Committee noted a letter of objection which had been sent to the Committee from a neighbouring resident, in which they outlined their objection to this retrospective application where a false chimney had been installed on the rear of the roof and is also strapped to the adjacent neighbours' roof. The placement of the false chimney imposes onto the neighbouring properties.</p> <p>The Committee also noted that the case is being investigated by Enforcement at Dacorum as the actual placement and size of the false chimney which has been installed was not granted as part of the original planning consent granted in June 2019.</p> <p>Objection</p> <p>The Committee objected to the scale and location of the false chimney in a road subject to an Article 4 Direction.</p> <p>CS12</p>
20/02496/FHA	<p>Single storey rear extension incorporating a roof light Cedar House, Graemesdyke Road (EP)</p> <p>No Objection</p>

20/02581/FHA	Side and rear extension following demolition of garage 30 Upper Hall Park (LB) No Objection
20/02380/TCA	Works to tree Old Orchard, Rectory Lane (LB) No Objection
20/02425/TCA	Works to Trees The Hoist, 2 Masons Yard, Chapel Street (LB) No Objection
20/02448/TCA	Works to tree 87 Cross Oak Road (JG) Noted
20/02416/TPO	Work to trees 2 Headlands Drive (AS) No Objection
20/02495/TPO	Works to trees White Oaks, 1 Lane End (AS) No Objection
20/02401/LDP	Insertion of first floor window in side elevation Fairhill, The Common (AS) Noted
20/02432/LDP	Single storey rear extension and loft conversion to existing detached bungalow 15 Fieldway (LB) Noted
20/02449/LDP	Loft conversion 3 St Katherines Way (EP) Concern The Committee were concerned that the elevated position of the Juliet balcony may result in overlooking of the properties at the rear.

TP 131/20 Planning Appeals

None had been received.

TP 132/20 Planning Appeal Decisions

None had been received.

TP 133/20 Planning decisions

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

TP 134/20 Close of Meeting

The meeting closed at 21:11pm

Signed.....

Date.....