

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held via Remote Meeting Technology

Monday 16 November 2020 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:

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

Other: 9 members of the public

TP 157/20 To receive Apologies for Absence

Apologies were received from Cllr G Corry.

TP 158/20 To receive Declarations of Interest regarding items on the agenda.

The Committee members declared an interest in application 20/03257/FHA as the applicant was known to them.

Cllrs G Stevens, A Armytage and J Jones declared an interest in application 20/01403/ROC as an objector was known to them.

TP 159/20 Minutes of the Previous Meeting held on 26 October 2020.

The minutes of the meeting held on 26 October 2020 (previously circulated) were approved as a correct record and as such could be duly signed by the Chair.

TP 160/20 Chair's Communications

1. Road Traffic Orders

i. THE HERTFORDSHIRE (TEMPORARY CLOSING OF GRAVEL PATH, BERKHAMSTED) ORDER NO.2 2020

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 Gravel Path, Berkhamsted from its junction with Meadway south westwards for a distance of approximately 53 metres ("the Road"), except for access.

An alternative route will be via Gravel Path, The Common, Water End Road, Potten End Hill, B440 Leighton Buzzard Road, A4146 (Leighton Buzzard Road/Station Road), A4251 (London Road/High Street), Ravens Lane and Gravel Path.

The Order is needed because water main repair works are proposed to be executed on or near the Road.

If the Order is made, it shall come into force on 1 December 2020 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 (papers included as an addendum to the agenda).

ii. THE HERTFORDSHIRE (TEMPORARY CLOSING OF STATION ROAD, BERKHAMSTED) ORDER NO.2 2020

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 Station Road, Berkhamsted from a point in line with the northern boundary of No.3A Station Road south eastwards for a distance of approximately 94 metres ("the Road"), except for access.

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

The Order is needed because utility service works are proposed to be executed on or near the Road.

If the Order is made, it shall come into force on 6 December 2020 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 (papers included as an addendum to the agenda).

iii. THE BOROUGH OF DACORUM (BERKHAMSTED) (PROHIBITION AND RESTRICTION OF WAITING) (AMENDMENT NO. 1) ORDER 2020

NOTICE IS HEREBY GIVEN THAT DACORUM BOROUGH COUNCIL pursuant to arrangements made with Hertfordshire County Council under Section 19 of the Local Government Act 2000 and the Local Government (Arrangements for Discharge of Functions) (England) Regulations 2012 with the Hertfordshire County Council, and in exercise of the powers conferred on that County under sections 1, 2(1), 2(2) and 4 of the Road Traffic Regulation Act 1984, propose to make the above Order.

The general effect of the Order would be to provide "at any time" waiting and loading restrictions in: (a) Manor Street, both sides, for 10 metres north-east of its junction with High Street (Berkhamsted); and (b) High Street (Berkhamsted), the north-east side, for 10 metres south-east-east of its junction with Manor Street.

An electronic copy of the proposed Order showing the proposals, a statement of reasons for proposing to make the Order and other related documents may be examined online at <http://www.dacorum.gov.uk/home/community-living/parking-and-travel/waiting-restrictions> under the title "New DBC Traffic Regulation Orders" or on request by contacting parking@dacorum.co.uk) until the end of six weeks from the date on which the Order is made or, as the case may be, the Council decides not to make the Order.

If you have any queries about the proposals please contact the Parking Operations Officer: e-mail dacorum-consultation@projectcentre.co.uk or at the address stated below.

The Council is legally obliged to consider any formal objections and representations to the proposals, which should be sent in writing to: Parking Operations Officer at the address stated in the Order for consideration and must be received in The Forum by 4 pm on 3 December 2020 or e-mailed to dacorum-consultation@projectcentre.co.uk by 11.59 pm on that date (papers included as an addendum to the agenda).

2. Tree Preservation Orders

None have been received.

3. Licensing

None have been received.

TP 161/20 Multi Storey Car Park Update

There were no reports.

TP 162/20 Public Participation

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

TP 163/20 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

20/03181/FHA	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Two storey side and single storey rear extensions and loft conversion 3 St Katherines Way (NV)</p> <p>Objection</p> <p>The Committee's objection had not altered from when the application was last considered in October 2020, which is that it proposes a significant overdevelopment of the site. They also noted objections from neighbouring residents on the portal.</p> <p>CS12</p>
20/01429/FUL	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Demolition of existing detached house, to be replaced with a new detached home. Mabuhay, Brownlow Road (JG)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>The applicant spoke in favour of the application to advise that he had positively engaged with neighbours and coordinated with the planning officer to answer the concerns of Historic England, whose final comments were still pending at the time of this meeting.</p> <p>A representative from the BCA Townscape Group spoke in objection to the application as: the materials are inappropriate, it will negatively impact the castle, it will detract from a site of historic significance and the rear dormers are over dominant.</p>

	<p>Standing Orders were reinstated.</p> <p>Objection</p> <p>The Committee took note of the caution suggested by Historic England and await their final comments. The scale, mass and bulk of the proposed developed is over dominant and inappropriate for this heritage setting. It is out of keeping with the streetscape and would be viewable from the Castle, which is in the Conservation Area.</p> <p>CS11, CS12, CS 27</p>
20/01403/ROC	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Variation of Conditions 2 (Approved Plans) 3 (Landscape works) 5 (Fire Hydrants) attached to planning permission 19/02793/ROC (Variation of Condition 2 (approved plans) attached to planning permission 4/01684/18/FUL (construction of two detached houses) providing for the re-siting of the forward projection of Plot 1 to the north-west and minor alterations to the fenestration of both Plot 1 and Plot 2.) Land to Rear Of 7 And 9 Anglefield Road (MS)</p> <p>Standing Orders were suspended to enable members of the public to speak</p> <p>The applicant spoke in favour of the application to advise that specialist consultees and officers were supportive of the application and referred to the application agent to give further detail.</p> <p>The application agent spoke in favour of the application to state that the proposed variation of the reuse of the existing gravel driveway is a sustainable option, as a replacement driveway would mean digging to a depth which would remove natural ground and damage adjacent tree roots.</p> <p>Neighbouring residents spoken in objection to the application which they stated was breaking the previous applicant's assurance that the driveway surface would be improved. Their view was that the proposed gravel driveway would be unsuitable in terms of access, tree root protection and drainage.</p> <p>Standing Orders were reinstated.</p> <p>Objection</p> <p>There remains insufficient evidence that the proposed variation would maintain a high standard of sustainable construction, including adequate drainage, contrary to policy CS29 and specified as a condition in the decision notice for application 19/02793/ROC. Further, the current driveway provides inadequate access to all users, contrary to both policy CS12 and the conditions set out in the existing application. Without satisfactory evidence that the new SMP complies with these policies, the Committee objected to this variation and would expect to see it at Development Management in the future.</p> <p>CS12, CS29</p>

20/03396/ADV	<p>1 shopfront fascia sign and 1 hanging sign Peter John Interiors, 250 High Street (AS)</p> <p>No Objection</p>
20/03212/FHA	<p>Proposed single storey rear extension, new linked double garage with home office over and attached garden and cycle store to side 23 Barncroft Road (JM)</p> <p>Objection</p> <p>The Committee noted neighbours' objections on the portal. Whilst the Committee had no objection to the changes to the main dwelling, they objected to the location, scale of the garage and the proposed colour, which would be out of keeping.</p> <p>CS11, CS12</p>
20/03213/FHA	<p>Removal of existing conservatory and garage and construction of a single storey rear and side extension with internal alterations 24 Lochnell Road (NV)</p> <p>Concern</p> <p>The Committee were concerned about the potential loss of access to the rear of the property.</p> <p>Appendix 3 (v)</p>
20/03221/FHA	<p>Rear infill extension, replacement of lean too roof with feature roof truss and duo pitched roof, installation of velux roof windows. Reduce site boundary parapet wall. Rebuild garden site boundary walls with facing brick / painted brick walls as existing. Milton Cottage, 287 High Street (JM)</p> <p>No Objection</p>
20/03248/FHA	<p>Construction of raised patio to the rear 10 Gilpins Ride (EP)</p> <p>The committee noted an objection from a neighbour.</p> <p>Objection</p> <p>The proposed raised patio would result in substantial loss of amenity to the neighbour.</p> <p>CS12</p>
20/03257/FHA	<p>First floor rear extension and outbuilding to form office 11 George Street (NV)</p> <p>No Objection</p>

	The Committee had no objection to the outbuilding, provided it conforms with planning policy on height.
20/03270/FHA	Removal and replacement of raised decked area to rear. Excavation of ground and creation of light wells serving basement room. Removal of side door and garage and infilling of aperture. Gossoms Lodge, Gossoms End (SR) No Objection
20/03272/FHA	Single storey front and rear extensions. Alterations to existing garage. Provision of staircase access / modification of existing front steps. 33 Egerton Road (JM) No Objection
20/03297/FHA	Loft conversion with rear dormer window, new rooflights and new front window at 1st floor level 71 Shrublands Avenue (JM) Objection The property is subject to an Article 4 Direction and although the Committee had no objection to the new window at the front, they objected to the front roof light as there are no precedents on the street. CS12
20/03312/FHA	Small front extension to left of and flush with existing front porch with matching mono pitch canopy 42 Victoria Road (EP) No Objection
20/03325/FHA	Single storey side and rear extension, including demolition of existing garage, and internal alterations 14 Lochnell Road (JM) No Objection The Committee requested that the fenestration to the side be of obscured glazing.
20/03352/FHA	Single Storey rear extension. Replacement roof post to front entrance. New render to replace painted brickwork finishes 9 Hall Park Hill (NV) No Objection
20/03366/FHA	Single storey extension with a pitched roof and 2 velux windows. 9 Haynes Mead (CL) No Objection
20/03245/FUL	Construction of four-bedroom dwelling, with altered access off Shootersway

	<p>Redwood, 4 Blegberry Gardens (NV)</p> <p>No Objection</p>
20/03281/FUL	<p>Detached single storey building to create an isolation admission suite consisting of four-bedroom en suites, lounge, kitchen, bathroom and laundry. Ashlyns Nursing Home, Chesham Road (RF)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>Representatives from B & M Care Homes spoken in favour of the application to advise that the proposed isolation suite is essential in providing protection for new and existing residents.</p> <p>Standing Orders were reinstated.</p> <p>No Objection</p>
20/03370/FUL	<p>Replacement of existing timber frame score board shed with timber frame shed to house mobile scoreboard Pavilion, Chesham Road (NG)</p> <p>No Objection</p>
20/03271/LBC	<p>Removal and replacement of raised decked area to rear. Excavation of ground and creation of light wells serving basement room. Removal of side door and garage and infilling of aperture. Gossoms Lodge, Gossoms End (SR)</p> <p>No Objection</p>
20/03206/LDP	<p>Increase in width existing window to 2nd floor rear bedroom. 14 Park Street (LB)</p> <p>Noted</p>
20/03335/ROC	<p>Variation of Condition 2 (Approved Plans) and Condition 3 (Materials) 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>
20/03265/TCA	<p>Works to tree 18 Boxwell Road (LB)</p> <p>It was noted that the application had already been granted.</p>

20/03356/TCA	Works to trees 4 Cloister Garth (LB) No Objection
20/02962/TPO	Works to Trees 20 Oakwood (AS) No Objection
20/03224/TPO	Works to tree 121 Cross Oak Road (LB) No Objection
20/03298/TPO	Works to trees High View, 44 Castle Hill (AS) No Objection

TP 164/20 Planning Appeals

To **note** the virtual planning appeal hearing to be held on Wednesday the 18th of November at 10am, relating to application number 4/02934/18/MFA, Demolition of existing buildings and redevelopment of the land for 17 residential apartments within a mansion block with associated, vehicular access, car parking, landscaping and engineering Works, The Old Orchard Shootersway.

Anyone wishing to attend the hearing should contact the Planning Inspectorate, whose details are on the letter which was circulated with the agenda.

The appeal was **noted**.

TP 165/20 Planning Appeal Decisions

None had been received.

TP 166/20 Planning decisions

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

TP 167/20 Close of Meeting

The meeting closed at 21:18 pm

Signed.....

Date.....