

**BERKHAMSTED TOWN COUNCIL**

**Minutes of the Meeting of the**

**TOWN PLANNING COMMITTEE**

**held in the Main Hall, Civic Centre, Berkhamsted**

**Monday 17<sup>th</sup> January 2022 at 7.30 pm**

**MEMBERS PRESENT:**

**Councillors:** G. Stevens – Vice Chair  
A. Armytage  
G. Corry  
J. Jones  
P de Hoest  
P Fisher

**ALSO PRESENT:**

**Officers:** D. McGlynn, Deputy Town Clerk - minutes

**TP 1/22 To receive Apologies for Absence**

Apologies were received from Cllr P. White.

**TP 2/22 To receive Declarations of Interest regarding items on the agenda**

Cllr G. Stevens declared an interest in the following applications:

21/04670/FHA as an objector had contacted him for guidance on the process;  
21/04774/FHA as the Agent was known to him;  
21/04649/FUL as he has previously met with the Applicant, their Agent and the Dacorum Borough Council (DBC) Planning Officer on a site visit; and  
21/04678/TPO as the Applicant was known to him.

**TP 3/22 Minutes of the Previous Meeting held on 20<sup>th</sup> December 2021**

The minutes of the meeting of the **Town Planning Working Party** held on 20<sup>th</sup> December 2021 (previously circulated) were approved as a correct record and as such could be duly signed by the Chair.

**TP 4/22 Chair's Communications**

**1. Road Traffic Orders**

None have been received.

**2. Tree Preservation Orders**

None have been received.

**TP 5/22 Licensing Applications**

The Committee **discussed** the following Premises Licences:

- i) **Dojo Asian Fusion Ltd**, 43 Lower Kings Road;
- ii) **Hanako Flowers Ltd**, 140 High Street (Variation).

The Committee agreed that it had **no objection** to these licences.

No pavement licences had been received.

#### **TP 6/22 Multi Storey Car Park Update**

The Committee was informed that a meeting had been held between DBC and the BTC Parking Forum to discuss issues around the Multi Storey Car Park and that the minutes of this meeting had been circulated to the Council. It was noted that further follow-up meetings were planned.

#### **TP 7/22 Letter to Dacorum Borough Council regarding tree conservation**

The Committee **discussed** the issues surrounding conservation of trees in Berkhamsted and the current DBC process for Tree Protection Orders (TPO) and Trees in a Conservation Area (TCA). Having considered the wording and suggested amendments of a draft letter to be sent to Dacorum Borough Council, it was **agreed** to redraft two letters, one to be sent to DBC from the Town Planning Committee and one from the Clerk on behalf of the Council.

**Action:** Chair/Vice Chair/Deputy Town Clerk

#### **TP 8/22 Little Heath Solar Park Public Consultation**

The Committee **noted** that Energi Generation was currently holding a public consultation in respect of its proposal to develop Little Heath Lane Solar Park, a 25MW scheme located on land east of Little Heath Lane.

#### **TP 9/22 Public Participation**

To suspend Standing Orders to invite **public participation** on items on the agenda. No Members of Public were present at the meeting.

#### **TP 10/22 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.**

21/03683/FUL	<b>AMENDED/ADDITIONAL INFORMATION</b> Canopy to front elevation, installation of HVAC equipment to the rear elevation and replacement of existing fire escape door with new timber door. Claridge House 200 High Street (JM)  <b>No objection</b> , subject to the satisfactory results of the noise impact assessment.
21/04353/FHA	<b>AMENDED/ADDITIONAL INFORMATION</b> Proposed two storey front extension, removal of existing hipped roof and new gabled roof formed with front facing rooflights, rear facing dormer and gable. 12 West Road (JM)  <b>No objection</b>
21/04453/FHA	<b>AMENDED/ADDITIONAL INFORMATION</b> Single Storey Rear Extension, installation of roof lights and construction of outbuilding. 16 Cowper Road (TG)  <b>Concern</b>  The Committee requests that the Planning Officer investigates the loss of sunlight to the amenity of the neighbouring property at no. 15.

21/04463/FHA	<p><b>AMENDED/ADDITIONAL INFORMATION</b> Demolition of the existing outbuilding. Two-storey side and rear extensions and single storey front extension. 8 Edlyn Close (JM)</p> <p><b>No objection</b></p>
21/04546/FHA	<p><b>AMENDED/ADDITIONAL INFORMATION</b> Garage conversion and front extension above existing garage 24 Greystoke Close (JM)</p> <p><b>Objection</b></p> <p>The dwelling occupies a prominent position on the development and the proposed plans are out of keeping with the street scene. The Committee also noted the objection from the neighbour.</p> <p>CS12</p>
21/04669/FHA	<p><b>AMENDED/ADDITIONAL INFORMATION</b> Construction of a loft conversion consisting of hip to gable roof conversion, front dormer &amp; velux, and partial dormer and flat roof extension to rear over part of existing 1st floor extension. Scheme amended to set rear dormer inboard of gable end and reduce size of rear dormer/extension to reduce impact on side elevation and perceived bulk. 61 Egerton Road (TG)</p> <p><b>No objection</b></p>
21/04466/TPO	<p><b>AMENDED/ADDITIONAL INFORMATION</b> Fell Horse chestnut tree and works to Sycamore tree 1 Hill Mead (IBD)</p> <p>In light of the Planning Officer's comments, the Committee has <b>no objection</b> to this application but requests that, in future, an official Tree Report from an approved consultant or contractor is provided before felling any tree which is protected under a TPO.</p>
21/04616/FHA	<p>Demolition of existing ground floor extensions and first floor dormer. Construction of two storey and single storey rear extension. Replacement windows and removal of pebble dash with new render to external facades. Handsworth Cross Oak Road (LB)</p> <p><b>No objection</b></p>
21/04644/FHA	<p>Single storey side return extension. 257 High Street (JM)</p> <p><b>No objection</b></p>
21/04653/FHA	<p>Single Storey Rear Extension 5 Elizabeth II Avenue (IBD)</p> <p><b>No objection</b></p>

21/04670/FHA	<p>Demolition of existing rear extension and construction of two storey rear extension 51 Highfield Road (LB)</p> <p><b>Objection</b></p> <p>The current proposal adopts a contemporary modernist style that is out of character with the Conservation Area. Although the existing extension is overbearing to its neighbour and merits improvement, the proposed development of the upper storey is over bearing in terms of its mass and bulk. The Committee also noted that the current proposals were to be withdrawn and resubmitted by the Applicant with changes.</p> <p><b>CS12 CS 27</b></p>
21/04674/FHA	<p>New Botanical Greenhouse Whitelea Shootersway Lane (JM)</p> <p><b>No objection</b></p>
21/04697/FHA	<p>New front entrance with covered canopy, single storey front extension &amp; change to single storey roof at rear to create first floor accommodation 13 Gilbert Way (HE)</p> <p><b>No objection</b></p>
21/04708/FHA	<p>Proposed conversion of part of existing garage, single storey front and side extensions including front porch. Extension of existing drive. 4 Ballinger Court (NV)</p> <p>The Committee noted the comments from neighbours.</p> <p><b>No objection</b></p>
21/04709/FHA	<p>Changes to fenestrations, loft conversion with 4 no. rooflights and internal refurbishment 2 Tresco Road (TG)</p> <p><b>No objection</b></p>
21/04739/FHA	<p>Single storey rear extension. 55 Elizabeth II Avenue (TG)</p> <p><b>No objection</b></p>
21/04746/FHA	<p>Two storey rear extension and single storey side extension and alterations to front facade 325 High Street (HE)</p> <p>The Committee noted that the Applicant had withdrawn their previous application which had included a garage and cross over to which the Committee objected on safety grounds. This proposed development has removed the garage.</p> <p><b>No objection</b></p>
21/04774/FHA	<p>Demolition of single storey side addition, provision of two storey and single storey side extensions. Minor alteration to driveway layout 2 Murray Road (HE)</p> <p>The Committee noted the objection from the neighbour.</p> <p><b>No objection</b></p>

21/04795/FHA	<p>Single storey rear extension, subdivision of first floor rear bedroom into two single bedrooms 56 Gossoms End (JM)</p> <p><b>Concern</b></p> <p>The Committee had no objection to ground floor rear extension. With regards to the proposed plans for the first floor, the Committee requested that the Planning Officer consider whether the sub-division into two single bedrooms complies with national space standards.</p>
21/03834/FUL	<p>A Single storey rear demolition of the outrigger at No. 3 - 5 Prince Edward Street and a two storey rear extension to provide a 2 storey mixed use scheme comprising of retail units on the ground floor with residential units above. 3-5 Prince Edward Street (DT)</p> <p><b>Concern</b></p> <p>The Committee draws the attention of the Planning Officer to the fact that the site is currently used by adjacent businesses and residents and that the impact of the proposed development on these existing site occupiers should be considered. The Committee noted comments from Highways regarding the proposed barrier and street furniture and also requested that the Planning Officer investigates the adequacy of parking facilities under the proposed scheme.</p>
21/04649/FUL	<p>Construction of new storage building to use for salvage, re-purposing and recycling of scenery and props associated with the entertainment industry which includes a biomass boiler with CHP capability. Haresfoot Farm (Commercial) Chesham Road (AP)</p> <p><b>No objection</b></p>
21/04626/FUL	<p>Works to remove and reinstate new picket fences, gates and shed to include repairs to boundary walls Lock Cottage Ravens Lane (HE)</p> <p><b>No objection</b></p>
21/04627/LBC	<p>Works to remove and reinstate new picket fences, gates and shed to include repairs to boundary walls Lock Cottage Ravens Lane (HE)</p> <p><b>No objection</b></p>
21/04652/LDP	<p>Single story flat roof rear extension that will enlarge the kitchen area. Weatherby House 5 The Hemmings (IBD)</p> <p><b>Noted</b></p>
21/04705/RET	<p>3 new windows in west elevation Bramley House Kingshill Way (JM)</p> <p><b>No objection</b></p>

21/04792/ROC	Variation of Condition 2 attached to planning permission 20/00964/FUL subsequently allowed at appeal - APP/A1910/W/3256852 - Construction of a detached dwelling Highlands Kings Road (BC)  <b>Concern</b>  The Committee noted that it was difficult to see the nature of the proposed changes being made under this Application
21/04655/TPO	Works to Golden Conifer. Fell Cypress 20 Oakwood (IBD)  The Committee requested that this application be referred to a Trees and Woodlands Officer and that the felled tree be replaced with a suitable native species.
21/04678/TPO	Fell Ash tree 82 Upper Hall Park (IBD)  The Committee requested that this application be referred to a Trees and Woodlands Officer and that the felled tree be replaced with a suitable native species.
21/04799/TPO	Works to Horse Chestnut tree 1 Ruscote Cross Oak Road (IBD)  <b>No objection</b>
22/00017/TPO	Tree works Angle Place Cottage Montague Road (IBD)  <b>No objection</b>
21/04754/TCA	Fell trees 7 Chapel Street (IBD)  The Committee noted that this application had already been decided by DBC but requested any felled trees be replaced with a suitable native species.

### TP 11/22 Planning Appeals

The Committee noted that no Planning Appeals had been received.

### TP 12/22 Planning Appeal Decisions

There was a short discussion regarding the outcome of 3 appeals that had been made.

### TP 13/22 Planning decisions

There was a short discussion regarding the schedule of planning decisions made between 13<sup>th</sup> December 2021 and 9<sup>th</sup> January 2022 which had been circulated with the agenda.

### TP 14/22 Close of Meeting

The meeting closed at 20:55.

Signed.....

Date.....