

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Main Hall, Ground Floor, Civic Centre

Monday 17 May 2021 at 7.30 pm

MEMBERS PRESENT:

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

ALSO PRESENT:

Officers: Mr Tony Noakes, Town Clerk
Mrs J Harley, Deputy Town Clerk (minutes)

Councillors: S Claughton, Town Mayor and Dacorum Borough Councillor, Castle Ward.

Other: 3 members of the public

TP 60/21 To Elect a Chair for the forthcoming year.

Cllr G Stevens proposed and Cllr F Fisher seconded that Cllr P White be appointed as Chair for the forthcoming year. There being no other nominations, Cllr P White was appointed unanimously.

TP 61/21 To Elect a Vice Chair for the forthcoming year.

Cllr P White proposed and Cllr G Corry seconded that Cllr G Stevens be appointed as Vice Chair for the forthcoming year. There being no other nominations, Cllr G Stevens was appointed unanimously.

TP 62/21 To receive Declarations of Interest regarding items on the agenda.

Cllr G Stevens declared an interest in applications 21/01551/FHA, 21/01565/FHA and 21/01802/FHA as the architects were known to him.

Cllr A Armytage declared an interest in application 21/01743/FUL as an objector was known to him.

TP 63/21 To receive Apologies for Absence

Apologies were received from Cllr J Jones.

TP 64/21 Minutes of the Previous Meeting held on 12 April 2021 (previously circulated).

The minutes of the meeting held on 12 April 2021 (previously circulated) were approved as a correct record and as such could be duly signed by the Chair at a later date.

TP 65/21 Chair's Communications

1. Road Traffic Orders

i) THE HERTFORDSHIRE (TEMPORARY CLOSING OF GILPINS RIDE, BERKHAMSTED) ORDER 2021

NOTICE is given that the 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 Gilpins Ride, Berkhamsted from its junction with Gravel Path south eastwards, north eastwards and south eastwards for its entire length ("the Road").

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.

The Order is needed because footway maintenance works are proposed to be executed near the Road.

If the Order is made, it shall come into force on 10 May 2021 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.

ii) THE HERTFORDSHIRE (TEMPORARY CLOSING OF A416 CHESHAM ROAD, BERKHAMSTED) ORDER 2021

NOTICE is given that the 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 A416 Chesham Road, Berkhamsted from its junction with the A41 (unnamed road) roundabout south westwards for a distance of approximately 125 metres ("the Road").

An alternative route will be via A41 (unnamed road/Tring Bypass/Aston Clinton Road/Tring Road/High Street/Exchange Street), A413 (Walton Street/Wendover Road/unnamed road/ Nash Lee Road/London Road/Aylesbury Road/unnamed road), A355 (Gore Hill/London Road West) and A416 (Station Road/Chesham Road/Amersham Road/Red Lion Street/St Marys Way/Broad Street/Berkhampstead Road/Nashleigh Hill/Ashley Green Road/ Chesham Road).

The Order is needed because electrical works are proposed to be executed near the Road.

If the Order is made, it shall come into force on 24 May 2021 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.

iii) THE HERTFORDSHIRE (TEMPORARY CLOSING OF BULLBEGGARS LANE, BERKHAMSTED/POTTEN END) ORDER 2021

NOTICE is given that the 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 Bullbeggars Lane, Berkhamsted/Potten End from a point 354 metres north east of its junction with A4251 London Road north eastwards to its junction with Little Heath Lane, a distance of approximately 1458 metres (“the Road”).

An alternative route will be via Bullbeggars Lane, A4251 London Road and Little Heath Lane.

The Order is needed because carriageway patching works are proposed to be executed on the Road.

If the Order is made, it shall come into force on 24 May 2021 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.

iv) THE HERTFORDSHIRE (TEMPORARY CLOSING OF HOLLY DRIVE, BERKHAMSTED) ORDER 2021

NOTICE is given that the 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 Holly Drive, Berkhamsted from a point in line with the eastern boundary of No.13 Holly Drive north westwards for a distance of approximately 72 metres (“the Road”), except for access.

An alternative route will be via Holly Drive, Woodlands Lane, Swing Gate Lane, A4251 High Street, Victoria Drive and Holly Drive.

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 31 May 2021 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.

2. Tree Preservation Orders

None have been received.

3. Licensing

An application had been received from Three Piece Bar Ltd in respect of a Premises Licence / Club Premises Certificate for the following premises:

Three Piece Events
Bank Mill Wharf
Bank Mill Lane
Berkhamsted

Prior to the meeting, it was advised that the application had been withdrawn.

4. Adoption of the Dacorum Strategic Design Guide Supplementary Planning Document

It was **noted** that the Dacorum Strategic Design Guide Supplementary Planning Document (SPD) was adopted by Dacorum Borough Council on 24th February 2021.

The purpose of the SPD is to outline the Council's design expectations for high quality, inclusive and sustainable places that reflect and respond to Dacorum's local character. It also provides detailed guidance for the design of commercial areas, and business and industrial units. It will be a material consideration in determining planning applications.

The Dacorum Strategic Design Guide SPD, the Consultation Statement and the Adoption Statement are available online at to view on Dacorum's website: [http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/supplementary-planning-documents-\(spds\)](http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/supplementary-planning-documents-(spds))

The Town Council consulted on the document in August 2020.

Cllr G Stevens advised that the National Design Code is now under consideration and may impact the content of Dacorum's Guide.

TP 66/21 Neighbourhood Plan

- i) After a discussion on the long-term logistics and processes involved, an interest by Berkhamsted Town Council to develop an appropriate neighbourhood Plan was **confirmed**.
- ii) It was agreed to **investigate** the process and seek support from Dacorum Borough Council in light of new funding streams from MHCLG, applications close 31st May.

Further, it was agreed that, if as a result of the investigation, more information on funding was available in time, then that aspect will be discussed at Finance and Policy on the 24th of May.

Action: Cllr G Stevens, Town Clerk

TP 67/21 Multi Storey Car Park Update

There was nothing to report.

TP 68/21 Public Participation

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

TP 69/21 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

21/01332/FHA	Loft conversion, rear facing dormer and front facing velux roof lights 8 Admiral Way (NV) The Committee noted an objection from a neighbour regarding the potential loss of light.
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	<p>Concern</p> <p>The proposed dormer is full-width and is not set below the ridge line.</p>
21/01337/FHA	<p>A single storey side return and rear extension to the existing house, including interior reconfiguration (amended scheme, previous application 20/03839/FHA). 36 Victoria Road (EP)</p> <p>Objection</p> <p>This proposed wide structure fills the plot width with a solid and taller brick wall than the current fence and screen. The Conservation Officer suggests a lighter structure would be preferable. In its current format, the Committee agreed that the proposed extension is an overdevelopment.</p> <p>CS12 (g)</p>
21/01338/FHA	<p>Single storey rear extension and internal alterations 2 Sherwood Mews, Park Street (JM)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>An adjacent neighbour spoke in objection to the application. They made reference to photographs circulated previously showing the impact the scale of the proposed rear extension would have on their amenity, in particular their North West reception room's natural light would be overshadowed by the extension. In addition, the proposed roofline is large and would ruin the amenity of both adjacent neighbours,</p> <p>An objection had also been received from the other adjacent neighbour prior to the meeting with similar objections as above.</p> <p>Standing Orders were reinstated.</p> <p>Objection</p> <p>The Committee objected to the proposed full-width extension which by nature of its scale would breach the 45 degree line and lead to loss Of amenity to both adjacent dwellings. In addition, the proposed extension is out of keeping with the Conservation area.</p> <p>CS12 (g), P120 Appendix 3 (iv)</p>
21/01348/FHA	<p>Wrap around side / rear single storey extension 26 Ridgeway (MM)</p> <p>No Objection</p>
21/01430/FHA	<p>Modification to existing conservatory. 38 Trevelyan Way (JM)</p> <p>No Objection</p>

21/01510/FHA	<p>Insertion of rooflights to rear roofslopes Randolph House, 17 Manor Street (LB)</p> <p>No Objection</p>
21/01539/FHA	<p>Loft conversion and rear extension. 55 High Street (NV)</p> <p>The Committee noted an objection from the BCA Townscape Group. The Group were uncertain whether the proposed developments are overbearing given the limited plans available and would be guided by the Conservation Officer's views.</p> <p>Objection</p> <p>The proposed loft conversion would be obtrusive given the slope of Highfield Road. The rear extension is almost full-width and may result in loss of amenity and privacy. The Committee therefore objected to the scale of the proposed changes to a modest dwelling as an overdevelopment. In addition, the development is inappropriate in the Conservation Area.</p> <p>CS12, P120</p>
21/01551/FHA	<p>Single storey extension and internal alterations 27 Brook Lane (TG)</p> <p>No Objection</p>
21/01554/FHA	<p>Two storey side extension, singles storey rear extension and new roof windows 18 St Margarets Close (NV)</p> <p>Concern</p> <p>The Committee requested the safe removal of the asbestos garage roof. Members noted the concern of the Upper Hall Park neighbour regarding possible overlooking into the rear roof space and requested that windows be obscured to prevent this.</p>
21/01565/FHA	<p>Loft conversion with rear dormer and alterations to fenestration; removal of chimney and replacement with replica 30 North Road (LB)</p> <p>No Objection</p>
21/01577/FHA	<p>Part single part double storey, rear and front extensions. Alterations to window openings 51 Bridgewater Road (JM)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A resident spoke in objection to the application, representing 3 houses which sit at the rear of the property. The resident objected to the proposed density</p>

	<p>as being dominant and overbearing and which would result in overlooking and loss of privacy. In addition, the materials to be used and the style and size of the proposed windows is inappropriate and not in keeping with character area policy BCA13.</p> <p>Standing Orders were reinstated.</p> <p>Concern</p> <p>The Committee were concerned about the scale, mass and bulk of the proposal and agreed it was out of keeping with the street scene.</p>
21/01603/FHA	<p>Conversion of existing loft to habitable space with addition of new roof/gable windows. Convert existing single rear door to double doors 1A Shrublands Road (EP)</p> <p>The Committee noted an objection received from the BCA Townscape Group who in agreement with the Conservation Officer, objected to the front roof light.</p> <p>Objection</p> <p>The Committee objected to the front roof light.</p> <p>CS12</p>
21/01614/FHA	<p>Two storey side and single storey rear extensions and loft conversion (amended scheme, previous application: 20/03181/FHA) 3 St Katherines Way (NV)</p> <p>The committee noted the comments from neighbour in Mortain Drive regarding overlooking.</p> <p>Concern</p> <p>The Committee were concerned about the size of the proposed full-depth windows. If approved, the Committee requested that they are obscured glazing.</p>
21/01688/FHA	<p>House extensions and alterations with new front gables, front linking dormer and enlarged rear dormer plus new front porch canopy Val-de-mar, 1 Bank Mill (NV)</p> <p>Concern</p> <p>The rear dormer to be set below the ridgeline.</p>
21/01699/FHA	<p>Rear extension. New porch and potting shed 18 Charles Street (JM)</p> <p>No Objection</p>
21/01747/FHA	<p>Loft conversion and removal of central chimney 13 Hall Park Hill (NV)</p>

	No Objection
21/01775/FHA	Single-storey rear extension and internal alterations. 4 Gravel Path (NV) No Objection
21/01781/FHA	Installation of 2No. roof lights. One to the front roof pitch and a second to the rear roof pitch 15 Cowper Road (LB) No Objection
21/01802/FHA	Loft conversion with rear dormer and rooflight and two front rooflights 14 Shrublands Avenue (NV) Objection The Committee queried whether the property is subject to an Article 4 Direction. There was no objection to the loft conversion but the Committee objected to the front rooflights. CS12
21/01809/FHA	Demolition of existing single storey lean to and replacement with single storey extension. Internal adaptations and loft conversion with new dormer to the side. 31 Montague Road (LB) Concern The Committee requested Conservation style rooflights.
21/01460/FUL	External alterations to the Public House (Sui Generis) and construction of a garden bar extension. The Crystal Palace, Station Road (EP) The Committee noted comments made by the BCA Townscape Group on the application. The Group welcomed the revitalisation of the Crystal Palace as a working public house and hoped the applicant will open a dialogue with The Castle Trust, Berkhamsted Local History & Museum Society and the DBC Conservation Officer who can comment on the design and content of the pub and its uses. The Committee endorsed the comments made by the BCA and also those of The Castle Trust, who are concerned that the proposed internal modifications and choice of external building materials do not respect the historic fabric of the building or the supporting role it plays to the local heritage community. Concern The Committee had strong concerns that any external alterations made should respect and retain key features which properly link to the property's heritage and its importance to the community as an asset.

	<p>It was agreed that the Town Council should write to the applicant to endorse the application and to request that it is completed in a sympathetic manner.</p>
21/01682/FUL	<p>Demolition of existing detached house, to be replaced with a new detached home (amended scheme, previous application 20/01429/FUL). Mabuhay, Brownlow Road (JG)</p> <p>The Committee noted an objection received from the BCA Townscape Group who objected on the grounds of inappropriate materials, its impact of the Castle and its potential impact on wildlife, requesting that a newt survey be completed.</p> <p>The Committee also noted an objection from The Castle Trust, who drew attention to the fact that the applicant has used the same consultants as the Trust for their Heritage Statement and this consultant has incorrectly used some of the same data incorrectly, and under-represents the area of the scheduled site, suggesting it only covers the area of the Castle's motte and bailey when Historic England's Map shows that the scheduled site encompasses the entire area within the roads bounding the Castle, namely Brownlow Road, Whitehill and New Road. The Conservation Area boundary runs around the Castle site, with the Castle being within the Conservation Area and the proposed development site immediately outside and abutting it. As a consequence, any development of the site directly impacts the Conservation Area and is clearly visible from within it.</p> <p>Objection</p> <p>The Committee's view on the application had not changed from its objection in January 2021. 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. It also continued to agree with Dacorum's reasons for refusing the application in February 2021, in particular that...'the proximity of the proposed replacement dwelling to the Scheduled Ancient Monument (Berkhamsted Castle) would, as a result of its bulk, mass and scale, cause less than substantial harm to the setting of the heritage asset which is of the highest level of significance.' Further, there is no public benefit to the proposal and the use of Zinc is not suitable and is environmentally less sustainable. If the case officer is minded to approve, the Committee request that appropriate native species high level screening be a condition.</p> <p>NPPF (paragraph 193), CS27, CS11, P120</p>
21/01743/FUL	<p>Demolition of existing bungalow and construction of two detached dwellings with integral garages 4 Barncroft Road (CL)</p> <p>The Committee noted an objection which had been received from an adjacent neighbour objecting to the overdevelopment of the plot.</p> <p>Objection</p> <p>The plot is large, but the two dwellings are located well into the plot with minimal amenity space to the rear which conflicts with Policy at 11 ½ m and is an overdevelopment of the site. Other properties in this area have better</p>

	<p>scale. The design for a pair of buildings is out of keeping with the streetscene and the footprint and spacing does not conform with BCA12.</p> <p>CS12, BCA12</p>
21/01853/FUL	<p>Removal of existing single storey lean-to extension and replace with flat roof single storey extension providing teaching space and storage space Berkhamsted Pre-Prep School, Haresfoot School, Chesham Road (CL)</p> <p>Concern</p> <p>The Committee were concerned about the use of fibre cement plank in a black hardie finish as it is less sustainable than timber. The proposed materials do not comply with the guidance set out in the Dacorum Strategic Design Guide.</p>
21/01824/ADV	<p>Two sets of replacement building letters, two replacement totems and a new fascia panel at the car park entrance. A number of non-illuminated panel signs in and around the car park. Waitrose Ltd, St Johns Well Lane (JM)</p> <p>Objection</p> <p>The Committee objected to internally illuminated hanging signs in the Conservation Area. The Committee also noted inconsistent parking duration times.</p>
21/01495/LDP	<p>Single storey rear extension 15 Victoria Road (NV)</p> <p>Noted</p>
21/01680/LDP	<p>Single storey side extension Harriotts End Farm House, Chesham Road (LB)</p> <p>Noted</p>
21/01313/RET	<p>Retention of works: Overcladding gable end wall of the property. 28 George Street (BC)</p> <p>No Objection</p>
21/00965/ROC	<p>Variation of condition 8 (Development should only be used for the purposes of close care accommodation) attached to planning permission 4/00269/92/FUL (Close care centre for elderly people, comprising 4X1 bed apartments and 4X2 bed apartments.) Kilfillan Park, Kilfillan Gardens (RF)</p> <p>Objection</p> <p>There is a lack of information given to justify the removal of the condition. More information is needed about whether the properties are overpriced and whether there are restricted covenants.</p>

21/01499/ROC	<p>Variation of condition 2 (approved plans) attached to planning permission 20/03706/FHA - Single storey rear extension and associated internal alterations. Loft conversion with new rooflight and rear dormer. Garage conversion. Change rear extension from pitched roof to flat roof substitute MEB6 for MEB6 R01 62 Upper Hall Park (JM)</p> <p>No Objection</p>
21/01341/TCA	<p>Works to trees 9 Ellesmere Road (AS)</p> <p>The application had already been granted.</p>
21/01546/TCA	<p>T1 - Lime tree - Fell to ground level Shirley, 84 Cross Oak (AS)</p> <p>The application had already been granted.</p>
21/01746/TCA	<p>Works to trees 14 Gravel Path (TG)</p> <p>No Objection</p> <p>Works should be undertaken in accordance with guidance from the RSPB. The Committee requested replacement with a suitable native species.</p>
21/01845/TCA	<p>T1 - Lift lower crown of Beech tree. T2 - Fell and treat stump of small Holly. 14 Chapel Street (TG)</p> <p>No Objection</p> <p>Works should be undertaken in accordance with guidance from the RSPB.</p>
21/01349/TPO	<p>Works to tree. 2 Ballinger Court (AS)</p> <p>No Objection</p> <p>Works should be undertaken in accordance with guidance from the RSPB.</p>
21/01432/TPO	<p>Works to tree Redlands, Graemesdyke Road (TG)</p> <p>No Objection</p> <p>Works should be undertaken in accordance with guidance from the RSPB.</p>
21/01514/TPO	<p>Work to trees 6 Millfield (AS)</p> <p>No Objection</p> <p>Works should be undertaken in accordance with guidance from the RSPB.</p>

21/01606/TPO	<p>Fell Tree 2 Gilpins Ride (TG)</p> <p>Objection</p> <p>The mature cedar should be retained if it is healthy and there is no reason for its removal.</p>
21/01613/TPO	<p>Works to Beech Tree 20 Lochnell Road (TG)</p> <p>No Objection</p> <p>The Committee referred back to the case officer as the tree appears to be Highways. Works should be undertaken in accordance with guidance from the RSPB.</p>
21/01689/TPO	<p>Works to trees. 12 The Spinney (TG)</p> <p>No Objection</p> <p>Works should be undertaken in accordance with guidance from the RSPB.</p>
21/01854/TPO	<p>Works to T1 - Beech tree 16 Gilpins Ride (TG)</p> <p>No Objection</p> <p>Works should be undertaken in accordance with guidance from the RSPB.</p>

TP 70/21 Planning Appeals

None had been received.

TP 71/21 Planning Appeal Decisions

None had been received.

TP 72/21 Planning decisions

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

TP 73/21 Close of Meeting

The meeting closed at 21:20 pm.

Signed.....

Date.....