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**BERKHAMSTED TOWN COUNCIL**

Minutes of the Meeting of the

**TOWN PLANNING COMMITTEE**

held via Remote Meeting Technology

**Monday 18 January 2021 at 7.30 pm**

**MEMBERS PRESENT:**

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

**ALSO PRESENT:**

**Councillors:** S Cloughton, Berkhamsted Town Councillor, Dacorum Borough Councillor (Castle Ward) (Left at 20:41pm)  
N Taylor, Berkhamsted Town Councillor, Dacorum Borough Councillor (Castle Ward) (Left at 20:41pm)

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

**Other:** 5 members of the public

**TP 01/21 To receive Apologies for Absence**

Apologies were received from Cllr G Corry and Cllr P White.

**TP 02/21 To receive Declarations of Interest regarding items on the agenda.**

Cllr G Stevens declared an interest in application 20/03879/FHA as the applicant was known to him.

Cllr G Stevens declared an interest in application 20/04048/FHA as the applicant was known to him.

Cllr P de Hoest declared an interest in application 20/03977/FHA as the applicant was known to him in his capacity as Chair of the St Johns Well Respite Association.

**TP 03/21 Minutes of the Previous Meeting held on 21 December 2020 (previously circulated).**

The minutes of the meeting held on 21 December 2020 (previously circulated) were approved as a correct record and as such could be duly signed by the Chair.

**TP 04/21 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

### TP 05/21 Local Plan Working Group

It was noted that after the agenda for this meeting had been issued, the consultation date for the Local Plan had been extended until the 28 February 2021.

Cllr G Stevens had circulated a draft response to the Committee prior to the meeting which reflected the views of the Working Party that had met by technology and asked for feedback on its content. The Committee agreed with the general thrust of the text which, in particular disputed the high number of dwellings proposed for the Borough's Draft Plan, which had been imposed by the Ministry based on its contentious algorithm.

The Plan envisages the substantial release of land currently in Green Belt to land in south Berkhamsted and in Northchurch. The response disputes this redesignation as it follows from the flawed prediction of housing and population growth.

Cllr P de Hoest requested there be reference made to the lack of cycling and walking provision made and that rights of way be adequately retained, removed or new ones added where needed, to include better access over the A41.

The provision of affordable housing remains a key requirement and there was discussion over whether the assumed 40% affordable should be set at a higher level as included in the draft reply.

It was **agreed** that members of the Working Group and Council would send any comments to Cllr Stevens in time for a revised response to be agreed at the next Town Planning meeting on the 8 February 2021.

**Action: Councillors/Local Plan Working Group**

### TP 06/21 Multi Storey Car Park Update

It was noted that the remedial work is still outstanding.

### TP 07/21 Public Participation

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

### TP 08/21 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

20/01429/FUL	<b>AMENDED/ADDITIONAL INFORMATION</b> Demolition of existing detached house, to be replaced with a new detached home, Mabuhay Brownlow Road (JG)  Standing Orders were suspended to enable members of the public to speak.
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	<p>Representatives from the applicant's agent spoke in favour of the application. They stated that the updated heritage statement meets the requirement of the NPPF and that Historic England's planning condition to include and retain screening planting in front of the proposed dwelling would be met were the application to be granted.</p> <p>A representative from the BCA Townscape Group spoke against the application for the reasons of scale, mass and bulk, unsuitable colour and materials and a design and build which is larger than the existing house and impose unfavourably on a scheduled ancient monument. In addition, the Heritage Statement did not appear to be that positive about the amendments.</p> <p>Standing Orders were reinstated.</p> <p>The Committee noted additional information which had been sent by the Planning Officer with regard to the updated Heritage Statement. The comments from the BCA were endorsed and it was agreed that the scale and bulk in the proposed location was unsuitable. The planning condition to add screening would be incongruous as large trees would negatively increase visibility of the proposed build, rather than detract from it.</p> <p><b>Objection</b></p> <p>Despite the revised comments received from Historic England, the Committee continued to agree with their original comment. 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. CS11, CS12, CS 27</p>
20/02847/FHA	<p><b>AMENDED/ADDITIONAL INFORMATION</b> Change both hip roofs to gable ends, full width rear dormer, roof lights on front slope, apply render finish to all exterior walls 76 Kings Road (SR)</p> <p><b>No Objection</b></p> <p>However, the description does not reflect the amended plan.</p>
20/02914/FHA	<p><b>AMENDED/ADDITIONAL INFORMATION</b> Loft conversion with rear dormer, conservation rooflights and associated internal alterations 87 Shrublands Avenue (HE)</p> <p><b>No Objection</b></p>
20/03043/FHA	<p><b>AMENDED/ADDITIONAL INFORMATION</b> Demolition of existing single storey element to the rear of the existing property and construction of replacement part single storey part two storey extension Cosy Cottage, 25 George Street (SR)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p>

	<p>The adjoining neighbour spoke to the Committee about their objection to the amended application which had not made any significant changes. Their key concerns remained and include: boundary issues, potential loss of light to their kitchen and living room as a result of the rear double storey and pitched roof single storey extensions, loss of privacy in their garden, which is behind the proposed extension, the extensions not being in keeping with the Conservation Area and loss of amenity due to a proposed relocation of their existing right of way. They advised that the Conservation Officer also continues to object.</p> <p>Standing Orders were reinstated.</p> <p><b>Objection</b></p> <p>The Committee objected to the application as an overdevelopment in the Conservation Area which would result in overshadowing, overlooking and loss of amenity to the adjoining neighbour.</p> <p>CS12, App 3 (i ii, iv)</p>
20/03433/FHA	<p><b>AMENDED/ADDITIONAL INFORMATION</b>  Infill single storey rear extension with 2 rooflights. Loft conversion with addition of a dormer on the rear with 3 rooflights to the front.  15 Greenway (AS)</p> <p><b>Objection</b></p> <p>The Committee objected to the size, scale and design of the amended dormer.</p> <p>CS27</p>
20/03485/TPO	<p><b>AMENDED/ADDITIONAL INFORMATION</b>  Works to Trees  3 Gilpins Ride (NV)</p> <p><b>No objection</b></p>
20/03435/FHA	<p>Single Storey Rear Extension  7 Elizabeth II Avenue (NV)</p> <p><b>No Objection</b></p>
20/03737/FHA	<p>Single storey front extension  60 Elizabeth II Avenue (MM)</p> <p>The application had already been granted consent.</p>
20/03879/FHA	<p>Single storey rear extension  16 Lombardy Drive (TG)</p> <p><b>No Objection</b></p>

20/03881/FHA	<p>Demolition of existing single storey rear extension and first floor bathrooms in ground floor roof space. Construction of part single storey flat roof rear extension and part two storey rear extensions made up of two gable roofs. Infill extension to North East corner. Materials to rear elevation to be changed. Replacement of garage door, single window on front replaced with two windows 32 Castle Hill Avenue (NV)</p> <p><b>No Objection</b></p> <p>The Committee noted the concerns raised by the adjacent neighbour but had no objection. They requested that the rear upper windows be obscured glazing to avoid loss of privacy.</p>
20/03888/FHA	<p>Single storey side/rear extension 118 Bridgewater Road (AS)</p> <p><b>No Objection</b></p>
20/03920/FHA	<p>Demolition of existing modern conservatory and erection of single storey extension 5 Manor Close (MM)</p> <p><b>No Objection</b></p>
20/03954/FHA	<p>Replacement roof to rear conservatory 3 Brackenhill (MM)</p> <p>The application had already been granted consent.</p>
20/03959/FHA	<p>Demolition of existing single storey rear extension. Construction of replacement part single storey, part two storey rear extension. Construction of flat roof dormer window to existing loft conversion 65 Charles Street (CL)</p> <p><b>Objection</b></p> <p>The Committee noted the concerns from number 63 Charles Street.</p> <p>The replacement part two storey rear extension is overbearing and would result in loss of amenity to the adjacent neighbour.</p> <p>CS12</p>
20/03977/FHA	<p>Construction of Detached Garage 332 High Street (SR)</p> <p><b>No Objection</b></p>
20/03999/FHA	<p>Single storey rear extension and renovations to property 87 Charles Street (NV)</p> <p><b>No Objection</b></p>

20/04001/FHA	<p>Demolition of Existing Carport and Garage and Erection of Single Storey Rear extension High Garth, North Road (AS)</p> <p>The Committee had <b>no objection</b> to the single storey rear extension but drew attention to the comment made by the neighbour with regard to proximity.</p>
20/04025/FHA	<p>28 Hall Park Gate Single storey and two storey front extension, single storey side and rear extensions, garage conversion and insertion of rooflights (AS)</p> <p><b>No Objection</b></p>
20/04029/FHA	<p>Two storey side, single storey rear extension and internal alterations. 8 Chiltern Close (EP)</p> <p><b>No Objection</b></p>
20/04044/FHA	<p>Proposed single storey rear and side extensions with partial double storey rear extension. 59 Elizabeth II Avenue (AP)</p> <p><b>No Objection</b></p>
20/04048/FHA	<p>Extension to existing house to create additional accommodation above the garage The Bothy, Berkhamsted Place (EP)</p> <p><b>No Objection</b></p> <p>The Committee requested that the case officer assess any potential overlooking issues as the drawings do not adequately show the distance to the neighbouring properties.</p>
20/04071/FHA	<p>Extension to existing (1910 - 1920) link corridor to rear of property to make into usable room. To extend corridor so that it is in line with existing 1927 extension. Gorseside, The Common (NR)</p> <p><b>No Objection</b></p>
20/03873/FUL	<p>Installation of black and yellow rising arm barrier 199 High Street (CL)</p> <p>In principle, the Committee had <b>no objection</b>, subject to the applicant satisfying the concerns of HCC highways.</p>
20/03940/FUL	<p>Retention of temporary canvas tent to rear of public house, to provide covered external space for public house customers The Old Mill, London Road (EP)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p>

	<p>Cllr S Claughton told the Committee of a number of residents from streets near and far who had been in contact to express their objection to the application as they had been impacted previously by noise from the canvas tent, which had been erected without permission. There should be a balance struck between helping support a business and the surrounding residents.</p> <p>Standing Orders were reinstated.</p> <p><b>Objection</b></p> <p>While the Committee is sympathetic to the changes businesses adopt to operate while customers maintain social distancing during the Covid Pandemic, it objected to the prospect of this being a permanent location for a temporary structure as it compromises the setting of a Listed Building and impacts negatively on car parking and in the adjacent streets. If permission for a temporary structure is granted the Committee request this be for a time-limited period to end on the 31 October 2021. A licence to play music in the Temporary Tent must have due regard for the amenity of residents in George St and Cedar Road and to finish at a suitable time, e.g., 9pm, to minimise disturbance to neighbours. The Committee also objected to the proposed use of amplification and requested that the Environment Officer institute suitable conditions if the application is to be granted.</p> <p>CS12</p> <p>Cllrs S Claughton and N Taylor left after this item at 20:41pm</p>
20/04072/LBC	<p>Extension to existing (1910 - 1920) link corridor to rear of property to make into usable room. To extend corridor so that it is in line with existing 1927 extension.</p> <p>Gorseside, The Common (NR)</p> <p><b>No Objection</b></p>
21/00025/FHA	<p>Demolition of garage and replacement garage extension. Proposed loft extension, dormer and alterations to roof lights. Alterations to rear patio terrace, landscaping and internal alterations.</p> <p>27 Castle Hill Avenue (NV)</p> <p><b>Defer Decision</b></p> <p>There were no drawings on the portal.</p>
21/00035/FHA	<p>Demolition of conservatory, alterations to roof at rear. Construction of part two storey / part single storey rear extension. Internal alterations.</p> <p>6 Oxfield Close</p> <p><b>No Objection</b></p>
20/03896/LDP	<p>Loft conversion.</p> <p>25 Queens Road (AS)</p> <p><b>Noted</b></p>

	The Committee requested Conservation style rooflights.
20/04009/LDP	Loft conversion, including a rear facing dormer 12 Farm Place (CL)  <b>Objection</b>  The full width rear dormer does not comply with Policy  Appendix 7: A 7.2 (vi) Dormer Windows (b)
21/00019/LDP	Loft conversion 6 Ashlyns Road (AS)  <b>Noted</b>
20/04022/RET	Retention of marquee to provide necessary teaching/learning space Berkhamsted School, Castle Street (BC)  <b>No Objection</b> , the Committee requested this be for temporary use until normal classes are able to be resumed.
21/00042/ROC	Variation of condition 3 attached to planning permission 4/01264/19/FHA (Proposed two storey side extension and single storey rear extension). 11 St Margarets Close (RF)  <b>No Objection</b>
21/00020/TCA	Works to Trees 72 Cross Oak Road  <b>No Objection</b>
20/03922/TCA	Works to trees 11 Chapel Street (LB)  <b>No Objection</b>
20/04028/TCA	Prune T1 Horsechestnut Claremont, Doctors Commons Road (MM)  <b>No Objection</b>
20/04066/TPO	Work to trees Woodland Opp. 6 Castle Gateway (AS)  <b>Concern</b>  The Committee were concerned that the trees may not be in the ownership of the applicant and may be public ownership and request that the Planning Officer confirm.



**TP 09/21 Planning Appeals**

Appeal notification received for: Abeegale House 13 Shrublands Road, Conversion of building to six self-contained flats, partial demolition of building at rear and construction of one dwelling.

The Committee noted an objection to the appeal which had been received from a resident.

The appeal was **noted**.

**TP 10/21 Planning Appeal Decisions**

None had been received.

**TP 11/21 Planning decisions**

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

**TP 12/21 Close of Meeting**

The meeting closed at 21:20 pm

**Signed**.....

**Date**.....