

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING WORKING PARTY

held via remote technology (Zoom)

Monday 20th December 2021 at 7.30 pm

MEMBERS PRESENT:

Councillors: P. White – Chair
G. Stevens – Vice Chair
A. Armytage
P. de Hoest
P. Fisher

ALSO PRESENT:

Officers: D. McGlynn – Deputy Town Clerk - minutes

Others: 1 Member of Public

TPWP 1/21 To receive, consider and discuss the Town Planning Committee Agenda and Addendums as previously circulated and make any recommendations to the Proper Officer of the Council (or Officer delegated by the Proper Officer) as required.

- (i) Due to the recent significant increase in risks posed by Covid-19, whereby physical meetings of the Committee cannot be held safely and virtual meetings are not legally permitted, it was decided to hold this meeting remotely as a working group: the Town Planning Working Party (TPWP). This decision was made under the terms of the Temporary Scheme of Delegation which was approved as an operative measure by Full Council on 14th June 2021 ("**Scheme of Delegation**") to facilitate effective decision making while COVID-19 restrictions are in place and when physical meetings cannot be held safely and while virtual meetings for Full Council and Committees are not legally permitted. It allows the Proper Officer of the Council (or Officer delegated by the Proper Officer) to take on an executive role during this time in order to make decisions based on recommendations made by the working groups that will temporarily replace the Berkhamsted Town Council standing committees. Such decisions will only be made after consultation with the Town Mayor (or Deputy Town Mayor is the Mayor is unavailable) and the Chair and Vice Chair of the Town Planning Committee.
- (ii) Therefore, under this Scheme of Delegation, the TPWP met to **receive, consider and discuss** the previously circulated Agenda, and Addendums to the Agenda, of the Town Planning Committee meeting which had been scheduled for 20th December 2021 (the "TP Agenda") and **make its recommendations** to the Proper Officer (or Officer delegated by the Proper Officer) of the Council in respect of the town planning matters therein.
- (iii) After due discussion and consideration of the TP Agenda, as set out below, the TPWP **noted** each item, **made comments** and, in the case of the Planning Applications, set out its **recommendations** for the Proper Officer (or Officer delegated by the Proper Officer) in respect of Consultee comments to be submitted to the relevant Planning Officers at the Dacorum Borough Council ("DBC") Planning Office and/or to the relevant Planning Inspectorate Case Officer.

TP 192/21 To receive Apologies for Absence

Apologies were received from Councillors G. Corry J. Jones MJ Hardinge.

TP 193/21 To receive Declarations of Interest regarding items on the agenda

Cllr G. Stevens declared an interest in application 21/04496/RET as he had previously met and attended a site visit with the Applicant, their Agent and the DBC Planning Officer.

Cllr P. de Hoest declared an interest in applications 21/02443/RET and 21/02419/FUL as both Applicants of each application are known to him.

TP 194/21 Minutes of the Previous Meeting held on 30th November 2021

The minutes of the meeting of Town Planning Committee held on 30th November 2021 (previously circulated) were approved as a correct record and as such, it was recommended that they be duly signed by the Chair. However, it was noted that the comments on application 21/04353/FHA may have contained a factual error and, as such, it was recommended that this application be reconsidered at the next Town Planning meeting on 17th January 2022 and, if an error of fact was indeed made, that the necessary steps be taken to correct the error.

TP 195/21 Chair's Communications

1. Road closures

There were none received.

2. Tree Preservation Orders

There were none received.

TP 196/21 Licensing Applications

There were none received.

TP 197/21 Multi Storey Car Park Update

Cllr G. Stevens advised the TPWP that a meeting between DBC and BTC Parking Forum was being scheduled for 5th January 2022 and that the Agenda for this meeting would be issued shortly. Cllr de Hoest requested that an item be added to the Agenda to discuss the payment system at the multi storey car park.

TP 198/21 Public Participation

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

TP 199/21 To consider, for recommendation by the Town Planning Working Group and resolution by the Proper Officer (or Officer delegated by the Proper Officer), forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

21/03794/FHA	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Construction of top lit rear dormer, top lit extension to existing rear dormer, and front rooflight 5 Hamilton Road (LB)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>The neighbour who lives in 4 North Road, to the rear of the property, spoke in objection to the application on the grounds that it invaded the privacy of his property, was out of keeping with the street scene and was an overdevelopment of the site.</p> <p>Standing Orders were reinstated.</p>
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	<p>Objection</p> <p>There was an objection to the proposed plans for the rear dormer as it would directly overlook the garden and living space of the neighbour at the rear of the property, resulting in a significant loss of amenity and of privacy. It was also considered that the proposed plans are a gross overdevelopment of the property in terms of scale, mass and bulk and are not in keeping with the conservation area. There was also an objection on the grounds of light pollution. It was also noted that the drawings for the proposed dormers are not clear on matters of materials or glazing.</p> <p>CS11, CS12, CS27</p>
21/02443/RET	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Temporary (10 years) planning permission (retrospective) for three level 5.8 metres high timber activity frame built between two well established trees in the front garden, with associated enclosed staircases and 1.2m high railing enclosures 22 Shrublands Road (HE)</p> <p>No Objection</p> <p>The Applicant is encouraged to fully engage with the case officer in order to alleviate any concerns and to make suitable changes to the structure.</p>
21/02419/FUL	<p>AMENDED/ADDITIONAL INFORMATION Conversion of building to seven self-contained flats. Abeegale House 13 Shrublands Road (AP)</p> <p>Objection</p> <p>There was an objection to the proposed parking arrangements on the grounds that it is considered there are an inadequate number of spaces for the number of dwellings, the spaces are too narrow and there is no provision of EV parking spaces. Furthermore, given that the parking arrangements do not provide for adequate turning capacity and Shrublands Road is a busy thoroughfare, there is a concern that drivers would have difficulty exiting the carpark in forward gear. In addition, the new access road would change the street scene on Shrublands Road.</p> <p>There was also an objection on the grounds of Amenity Space. The proposed development lacks amenity space and therefore, is considered an overdevelopment of the site.</p> <p>CS12, SLP Appendix 3</p>
21/03906/FHA	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Installation of air source heat pump in garden within one metre of boundary. 19 Westfield Road (EP)</p> <p>No objection</p>
21/04432/HPA	<p>Single storey rear extension measuring 5.6m deep with a maximum height of 3.7m and maximum eaves height of 2.7m 15 Holly Drive (NV)</p> <p>No objection</p>

21/04026/FHA	<p>Infill front extension to garage. Garage conversion, new windows & doors and render to facades 164 Bridgewater Road (IBD)</p> <p>No objection</p>
21/04463/FHA	<p>Two-storey side and rear extensions and single storey front extension. 8 Edlyn Close (JM)</p> <p>Concern</p> <p>There was a concern that the proposed development extends up to the boundary of the property, which may set an unwelcome precedent of overdevelopment on this street. It is requested that the Planning Officer considers this issue carefully.</p>
21/04465/FHA	<p>Two storey rear extension. Small single storey side extension. Solar photovoltaic panels to side roof 10 Hall Park Gate (TG)</p> <p>No objection</p>
21/04477/FHA	<p>Single Storey Side and rear extensions, new garage and alteration to front porch Midwater Bank Mill Lane (HE)</p> <p>No objection</p>
21/04485/FHA	<p>Porch extension Briars Chase Gravel Path (IBD)</p> <p>No objection</p>
21/04501/FHA	<p>Loft conversion to existing house roof with rear dormer window and rooflights. Existing rear deck raised by 150mm. Replace glazed roof, doors and window to existing ground floor extension. Internal alterations. 16 Shrublands Road (TG)</p> <p>No objection</p>
21/04503/FHA	<p>Single storey front and rear extensions with pitched roof front dormers. 5 Becketts Square (JM)</p> <p>Concern</p> <p>Whilst there was no objection to the proposed development, a concern was raised about the proposed two dormers to the front of the property as they are out of keeping with the street scene.</p>
21/04505/FHA	<p>Proposed single storey rear extension with new rooflight, sliding doors, window and associated internal alterations. Garage conversion with new front window and new side access doors. 24 Castle Hill (EP)</p> <p>No objection</p>

21/04532/FHA	<p>New timber sash windows to rear extension, external insulation to existing annex and demolition and re-building existing southeast single storey flank wall connecting main dwelling to annex 103 High Street (EP)</p> <p>No objection</p>
21/04533/LBC	<p>New timber sash windows to rear extension, external insulation to existing annex and demolition and re-building existing southeast single storey flank wall connecting main dwelling to annex 103 High Street (EP)</p> <p>No objection</p>
21/04559/FHA	<p>Single storey side and rear extension, heat pump, PV solar panels, front juliet balcony and Car Port 7 Berkhamsted Hill Cottages The Common (LB)</p> <p>No objection</p>
21/04567/FHA	<p>Demolition of existing conservatory, construction of new single storey rear extension and first floor side extension. Replacement of first floor cladding with render finish. 10 Oakwood (JM)</p> <p>No objection</p>
21/04568/FHA	<p>First floor side front and rear extension 9 Coppins Close (HE)</p> <p>No objection</p>
21/04619/FHA	<p>Demolition of previous extension & removal of existing garage. New side and rear extension along with refurbishment of existing. Addition of roof space accommodation, new detached gargage with studio space over. Heatherdale George Street (LB)</p> <p>Objection</p> <p>There was an objection to this application on the grounds of overdevelopment of the site.</p> <p>CS12</p>
21/04070/FUL	<p>Proposed 3 bedroom new build detached dwelling. 1A Bridgewater Road (AP)</p> <p>Objection</p> <p>There was an objection to this application on the grounds of overdevelopment of the site. There is also concern that the proposed development damages the ecology of the site.</p> <p>CS12</p>
21/04418/RET	<p>Retention of raised ridge. 1 Hill View (EP)</p> <p>The Working Group queried DBC's process for ensuring compliance with terms of LDP consent. Action: Deputy Town Clerk</p>

	<p>Concern</p> <p>A concern was raised about this application as the Applicant failed to comply with the terms of the LDP consent. Any action taken by the Case Officer to ensure compliance with the terms of the LDP would be supported.</p>
21/04496/RET	<p>Retrospective consent for CHP enabled biomass system within existing building 4, including external flue. Haresfoot Farm (Commercial) Chesham Road (AP)</p> <p>No objection</p>
21/04544/ROC	<p>Variation of conditions 2 (approved plans) and 3 (Materials) attached to planning permission 21/00399/FHA (First floor extension, new front entrance projection and alterations to existing house.) Ponderosa Barncroft Road (NV)</p> <p>No objection</p>
21/04523/TCA	<p>Works to tree 1 George Street (IBD)</p> <p>No objection</p>
21/04545/TCA	<p>Fell Holly Tree 37 Shrublands Avenue (IBD)</p> <p>No objection, on the condition that the removed tree is replaced with another tree of a suitable native species.</p>
21/04459/TPO	<p>Works to Willow tree 18 Lochnell Road (IBD)</p> <p>No objection</p>
21/04466/TPO	<p>Fell Horse chestnut tree and works to Sycamore tree 1 Hill Mead (IBD)</p> <p>Objection – there was an objection to the felling of the horse chestnut tree. Any tree felling should be on the basis of advice from a tree expert.</p> <p>There was no objection to the pruning works to either the horse chestnut tree or the sycamore tree.</p>
21/04590/TPO	<p>Works to trees 5 Brackenhill (IBD)</p> <p>No objection</p>
21/04130/FHA	<p>AMENDED/ADDITIONAL INFORMATION Single storey front extensions, garage conversion and alterations Highfield House 4 Connaught Gardens (TG)</p> <p>No objection</p>
21/04546/FHA	<p>Garage conversion and front extension above existing garage 24 Greystoke Close (JM)</p> <p>No objection</p>

21/04597/LDP	Loft conversion with rear dormer, front roof lights and hip to gable3-5 Prince 30 Woodlands Avenue (JM) Noted ; however, the DBC Planning Officer's attention is drawn to the fact that the proposed dormer is nearly the full width of the property.
21/04601/FUL	The construction of stabling, shelter and feed/tack room for private use Dutch Barn Castle Hill (DT) Objection The proposed development is situated on Green Belt land. There was an objection to extending the urban area into an Area of Outstanding Natural Beauty. CS10
21/04614/LDP	Insertion of 3 x roof lights to front elevation of existing roof 12 Farm Place (HE) No objection
21/04453/FHA	Single Storey Rear Extension, installation of roof lights and construction of outbuilding. 16 Cowper Road (TG) Defer decision

TP 200/21 Planning Appeals

21/01961/FHA	APPEAL (FAST TRACK) Replacement fence and gates. Moorings 13 Anglefield Road (RF) This Fast Track Appeal was noted .
21/00701/FUL	APPEAL Detached dwellinghouse and associated parking Land At 28 Hall Park (RF) The Working Party recommended that the Committee's previous comments be submitted directly to the Case Officer at the Planning Inspectorate, as well as a copy to the DBC Planning Officer.

TP 201/21 Planning Appeal Decisions

None had been received.

TP 202/21 Planning decisions

There was a short discussion regarding the recent decisions schedule made by DBC between 22nd November 2021 and 12th December 2021 that had been circulated with the agenda.

TPWP 2/21 The next Berkhamsted Town Planning meeting is scheduled for 17th January 2022.

TPWP 3/21 Close of Meeting

The meeting closed at 21.30.

Signed.....

Date.....