

:
BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held via Remote Meeting Technology

Monday 21 December 2020 at 7.30 pm

MEMBERS PRESENT:

Councillors: G Stevens - Chair
P White - Vice Chair
A Armytage
P de Hoest (arrived 7:33pm)
P Fisher
J Jones

ALSO PRESENT:

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

Other: 1 member of the public

TP 181/20 To receive Apologies for Absence

Apologies were received from Cllr G Corry.

TP 182/20 To receive Declarations of Interest regarding items on the agenda.

Cllr P Fisher declared a personal interest in application 20/03757/TCA as the applicant was known to him.

Cllr G Stevens declared a personal interest in the following applications:

20/03713/FHA as the architect was known to him;

20/03799/FUL as the architect was known to him; and

20/03891/TPO as the householder was known to him.

TP 183/20 Minutes of the Previous Meeting held on 07 December 2020 (previously circulated).

Cllr G Stevens made reference to the draft proposed changes to the planning process, which had been put forward by Dacorum Borough Council (minute ref TP 172/20).

As agreed at the meeting on the 07 December, the Town Council wrote formally to the Borough to object to the draft proposals and copied in the MP for South West Hertfordshire.

These draft proposals were referenced at a meeting of the Borough's Development Management Committee on the 17 December 2020 and it was advised that further information would be released in early January 2021.

The minutes of the meeting held on 07 December 2020 (previously circulated) were then approved as a correct record and as such could be duly signed by the Chair.

1. Road Traffic Orders

i. THE HERTFORDSHIRE (TEMPORARY CLOSING OF ANGLEFIELD ROAD, BERKHAMSTED) ORDER 2021

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 Anglefield Road, Berkhamsted from a point in line with the western boundary of No.2 Anglefield Road south eastwards to a point in line with the eastern boundary of No.12 Anglefield Road ("the Road"), a distance of approximately 127 metres, except for access.

An alternative route will be via Anglefield Road, Cross Oak Road, Charles Street, North Road and Anglefield Road.

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

If the Order is made, it shall come into force on 25 January 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 SWING GATE LANE, BERKHAMSTED) ORDER 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 Swing Gate Lane, Berkhamsted from its junction with Hillside Gardens south eastwards to its junction with St Margarets Close ("the Road"), a distance of approximately 50 metres, except for access.

An alternative route will be via Hillside Gardens, Cedar Road, Upper Hall Park and Swing Gate Lane.

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

If the Order is made, it shall come into force on 11 January 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 MANOR STREET, BERKHAMSTED) ORDER 2021

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 Manor Street, Berkhamsted from its junction with Chapel Street south westwards for a distance of approximately 50 metres ("the Road"), except for access.

An alternative route will be via Chapel Street, Castle Street, A4251 High Street and Manor Street

or via Chapel Street, Ravens Lane, A4251 High Street and Manor Street.

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

If the Order is made, it shall come into force on 25 January 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 had been received.

3. Licensing

None had been received

TP 185/20 Local Plan Working Group

The Committee received an update from Cllr G Stevens about a meeting of the Local Plan Working Group which had been held on the 15 December 2020. The meeting notes had been previously circulated. Cllr Stevens emphasised that as well as the formal Town Council response, individuals are encouraged to respond to the consultation separately.

Following the meeting on the 15 December 2020, there had been a Government amendment to the annual housing numbers the Borough is required to deliver: 1023 rather than 922.

It was noted that the Berkhamsted Citizens Association had subsequently written to the Assistant Director of Planning, Development and Regeneration at the Borough to request that the consultation be withdrawn.

Another meeting of the Town Council's Local Plan Working Group is scheduled for the 23 December 2020.

TP 186/20 Multi Storey Car Park Update

It was noted that the Town Clerk had recently been in contact with the project officer at Dacorum to discuss several issues with the car park.

There have been instances of anti-social behaviour with youths cycling and skateboarding in the car park. Increased presence of a PCSO is due to be implemented to discourage this.

The entrance barrier sensor on the left-hand side entrance has been knocked down and steel posts will be installed to protect them.

A snagging list of outstanding issues has also been sent by members of the parking forum to the officer and progress of these will be followed up in the new year.

TP 187/20 Public Participation

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

TP 188/20 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

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>The application had been granted on the 16 December 2020. It was noted that the Committee had had no objection to the application at its meeting on the 16 November 2020.</p>
20/03654/FHA	<p>Single Storey Rear Extension, and External Alterations 48 Woodlands Avenue (LB)</p> <p>No Objection</p>
20/03685/FHA	<p>Construction of new porch. Garage conversion and changes to windows. Loft conversion including a new roof profile, rooflights and rear dormer. 14 Coram Close (AS)</p> <p>No Objection</p>
20/03701/FHA	<p>Infill rear two storey extensions to form new utility & store at ground floor and two new en-suites at first floor and repositioning of existing front door & hall/lounge windows Swing Gate House, Swing Gate Lane (JG)</p> <p>No Objection</p> <p>The Committee requested that the two trees due to be removed are replaced with a suitable native species.</p>
20/03706/FHA	<p>Single storey rear extension and associated internal alterations. Loft conversion with new rooflight and rear dormer. Garage conversion. 62 Upper Hall Park (AS)</p> <p>Concern</p> <p>The Committee had no objection to the proposed changes to the dwelling but expressed concern at the garage conversion which would result in loss of parking.</p>
20/03713/FHA	<p>One and two storey rear extension and roof extension. New front porch and widening of driveway. 62 Swing Gate Lane (CL)</p> <p>Objection</p> <p>The Committee had no objection to the proposed rear extension and roof extension but objected to the size and bulk of the rear dormer which does not comply with Policy.</p> <p>SLP Appendix 7 A7.2 (vi)(b)</p>

20/03720/FHA	<p>Works to basement, rear side infill, replacement of a conservatory and loft conversion 80 Ellesmere Road (CL)</p> <p>After discussion, Cllr P White proposed and Cllr P de Hoest seconded that the Committee object to the application based on the potential loss of amenity to the neighbouring property. There was a vote with 3 for, 2 against and 1 abstention. It was therefore resolved to object to the application on the grounds set out below.</p> <p>Objection</p> <p>The proposed drawings show a potential loss of light to the adjacent neighbour due to the height of the dividing wall between the properties.</p> <p>CS12, Appendix 3</p>
20/03839/FHA	<p>A single storey side return and rear extension to the existing house, including interior reconfiguration 36 Victoria Road (EP)</p> <p>Objection</p> <p>The drawings fail by its mass and bulk to demonstrate there would be no loss of amenity to the neighbour.</p> <p>CS12</p>
20/03865/FHA	<p>Alterations to existing house; replacement windows throughout, new side and rear windows, front and rear rooflights, rear dormer and raising rear flat roof with green roof. Rose and Crown House, 50 Gossoms End</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A representative from the BCA Townscape Group spoke in objection to the application. They requested that the front elevations design be improved to protect the original Victorian fascia, including glazing bars which should be central horizontally and a traditional door. They also objected to the front roof lights which would detract from the property's character and instead requested Conservation style roof lights. They view the proposed placement of the solar panels as inappropriate requiring reconsideration.</p> <p>Standing Orders were reinstated.</p> <p>Concern</p> <p>The Committee had no objection to the proposal in principle but support the comments made by the BCA. They also queried the use of solar panels on the rear North-facing elevation.</p>
20/03799/FUL	<p>Change of use from Doctor's Surgery (Use Class D1) to single residential dwelling (Use Class C3) and associated works. Revised scheme including removal of conservatory, construction of single storey rear extension and new garage</p>

	<p>Milton House, Doctors Commons Road (EP)</p> <p>No Objection</p>
20/03757/TCA	<p>Fell Cherry Tree 17 Boxwell Road (MM)</p> <p>No Objection</p> <p>The Committee requested replacement with a suitable native species.</p>
20/03774/TCA	<p>Works to Chestnut tree 13 Greenway (MM)</p> <p>No Objection</p> <p>Subject to work being executed by a qualified tree surgeon.</p>
20/03805/TCA	<p>Works to trees at land rear of garages 7-11 at the bottom of Bedford street Towpath Adjacent to Bedford Street Garages, Bedford Street (AS)</p> <p>No Objection</p> <p>The Committee requested replacement with shrubbery which would not encroach on the Towpath.</p>
20/03842/TCA	<p>Works to trees 8 Torrington Road (MM)</p> <p>No Objection</p>
20/03646/TPO	<p>Works to Trees 4 Ilex Court, Montague Road (MM)</p> <p>No Objection</p>
20/03688/TPO	<p>Works to Beech Tree Copsem House, Graemesdyke Road (MM)</p> <p>No Objection</p>
20/03703/TPO	<p>Works to trees Carbury House, 23 Castle Hill (LB)</p> <p>The application had already been granted.</p>
20/03704/TPO	<p>Work to tree Castle Campus, Berkhamsted School, Castle Street (AS)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A representative from the BCA Townscape Group spoke in objection to the application as there was no supporting tree report to verify decay and warrant removal of the False Acacia.</p>

	<p>Standing Orders were reinstated.</p> <p>Concern</p> <p>There is inadequate evidence supporting the application and proposed removal of the tree.</p>
20/03752/TPO	<p>Works to Tree. 121 Cross Oak Road (LB)</p> <p>The application had already been granted.</p>
20/03817/TPO	<p>Works to Lime Tree The Firs, Lane End (MM)</p> <p>No Objection</p> <p>Subject to the work being executed by an arborist.</p>
20/03891/TPO	<p>Works to trees Garden House, Cross Oak Road (AS)</p> <p>No Objection</p>
20/03843/TPO	<p>Works to tree 21 St Margaret's Close (LB)</p> <p>The application had already been granted.</p>
20/03892/TPO	<p>Works to trees Berkhamsted Collegiate School (LB)</p> <p>The application had already been granted.</p>

TP 189/20 Planning Appeals

None had been received.

TP 190/20 Planning Appeal Decisions

None had been received.

TP 191/20 Planning decisions

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

TP 192/20 Close of Meeting

The meeting closed at 21:01 pm

Signed.....

Date.....