

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Main Hall, Ground Floor, Civic Centre

Monday 21 June 2021 at 7.30 pm

MEMBERS PRESENT:

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

ALSO PRESENT:

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

Other: 5 members of the public

TP 85/21 To receive Apologies for Absence

Apologies were received from Cllr P White

TP 86/21 To receive Declarations of Interest regarding items on the agenda.

G Stevens declared an interest in the following applications:

21/02239/FHA as the applicant was known to him;
21/02258/FHA as the architect was known to him;
21/02104/FUL as the architect was known to him;
21/02122/ROC as the architect was known to him; and
21/02346/TPO as the applicant was known to him.

All members declared an interest in 21/01602/TKA as the application relates to Berkhamsted Town Council.

A Armytage declared an interest in application 21/02104/FUL as an objector was known to him.

Cllr P Fisher declared an interest in application 21/02133/FHA as the applicant was known to him.

TP 87/21 Minutes of the Previous Meeting held on 01 June 2021 (previously circulated).

The minutes of the meeting held on 01 June 2021 (previously circulated) were 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 VARIOUS ROADS IN 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 the following lengths of roads ("the Roads"):-

1.that length of Beech Drive, Berkhamsted from its junction with Woodlands Avenue north westwards to its junction with Three Close Lane, a distance of approximately 178 metres.

An alternative route will be via Woodlands Avenue, Swing Gate Lane, A4251 High Street and Three Close Lane.

2.that length of Chesham Road, Berkhamsted from its junction with A4251 High Street south westwards to its junction with the A41 (unnamed road)/A416 Kingshill Way roundabout, a distance of approximately 1149 metres.

An alternative route will be via A4251 High Street and A416 (Kings Road/Kingshill Way).

3.that length of Oak Drive, Berkhamsted from its junction with Woodlands Avenue south eastwards for a distance of approximately 84 metres.

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 works are proposed to be executed on or near the Roads.

If the Order is made, it shall come into force on 5 July 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 Roads.

ii) THE HERTFORDSHIRE (TEMPORARY CLOSING AND TEMPORARY WAITING RESTRICTIONS IN VARIOUS ROADS IN 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 the following lengths of roads ("the Roads"), except for access and to prohibit all vehicles from waiting at any time on both sides of these lengths of Roads whilst works are in progress:-

1.that length of Kingsdale Road, Berkhamsted from its junction with A416 Kings Road south westwards for its entire length.

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.

2.that length of Park Street, Berkhamsted from its junction with A4251 High Street north eastwards for its entire length.

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 works are proposed to be executed on or near the Roads.

If the Order is made, it shall come into force on 5 July 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 Roads.

iii)THE HERTFORDSHIRE (TEMPORARY CLOSING OF THE HAWTHORNS/FINCH ROAD AND WHITEWOOD ROAD, BERKHAMSTED DURING A 'RESIDENTS STREET PARTY') ORDER 2021

NOTICE is given that Hertfordshire County Council intends to make an Order under Section 16(A) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using the following lengths of roads: -

1. that length of The Hawthorns/Finch Road, Berkhamsted from its junction with Shrublands Road south westwards, south eastwards and south westwards to its junction with Orchard Avenue, a distance of approximately 405 metres.

An alternative route will be via Shrublands Road, Shrublands Avenue, Greenway and Finch Road.

2. that length of Whitewood Road, Berkhamsted from its northernmost junction with Finch Road north eastwards for its entire length.

There is no alternative route available for vehicles whilst the event takes place. However vehicular access to properties in this road will be maintained whenever possible throughout the duration of the event.

The sections of roads will be closed between the hours of 1.00pm and 10.00pm on Friday 9 July 2021, when signs are in place.

The purpose of the Order is to ensure public safety and prevent accidents for the duration of the 'Residents Street Party'

2. Tree Preservation Orders

None had been received.

3. Licensing

i) Application for Pavement Licence received for: Cafe Epicure Ltd, 223 High Street.

It was noted that Enforcement have queried the number of tables proposed and the Committee agreed with this query.

ii) Premises Licence/Club Premises Licence received for: Hanako, 140 High Street

iii) Application for Pavement Licence received for: Costa, 162-166 High Street.

The Committee queried whether there would be suitable access for buggies/wheelchair access.

TP 89/21 Multi Storey Car Park Update

There were no updates.

TP 90/21 Public Participation

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

TP 91/21 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

21/01337/FHA	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>A single storey side return and rear extension to the existing house, including interior reconfiguration (amended scheme). 36 Victoria Road (EP)</p> <p>Objection</p> <p>The Committee's reasons for objection remain as previous and are that 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>
21/01539/FHA	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Single storey rear extension 55 High Street (NV)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>The applicants spoke to advise that, following objections, the application has been revised to consist of a modest rear extension only which will not impact the amenity at number 57.</p> <p>Standing Orders were reinstated.</p> <p>No Objection</p> <p>The Committee praised the application for the sympathetic redesign.</p>
21/01843/FHA	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Part demolition, single storey rear and first floor rear extensions 291 High Street (EP)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A representative from the BCA Townscape Group spoke to advise that the Group were agreeable to the materials proposed, but that it had noted the</p>

	<p>neighbour at no.293 is concerned at potential loss of light caused by the proposed back extension.</p> <p>Standing Orders were reinstated.</p> <p>No Objection</p> <p>The changes made are a better conformity with the streetscene. The Committee requested a condition stipulating that the materials, type and bond match the existing so that the extension does not jar with the adjacent Grade II listed building.</p>
21/01863/FHA	<p>AMENDED/ADDITIONAL INFORMATION Single storey rear extension, excavation for patio 18 Castle Street (MM)</p> <p>No Objection</p> <p>The Committee noted the comments made by the planning officer regarding misplacement of the 45° line.</p>
21/01957/FHA	<p>AMENDED/ADDITIONAL INFORMATION Two storey side extension and part garage conversion 19 Connaught Gardens (MM)</p> <p>No Objection</p> <p>The Committee noted comments made by the planning officer.</p>
21/01976/FHA	<p>AMENDED/ADDITIONAL INFORMATION Demolition of existing outbuilding and construction of replacement oak framed outbuilding. Swing Gate House, Swing Gate Lane (MM)</p> <p>No Objection</p> <p>The Committee requested that a condition be made as per the tree officer's observations.</p>
21/01682/FUL	<p>AMENDED/ADDITIONAL INFORMATION Demolition of existing detached house, to be replaced with a new detached home (amended scheme). Mabuhay, Brownlow Road (JG)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A representative from the BCA Townscape Group spoke to object to the application. They advised that the additional documents do not alter the Group's opinion, whose objection remains.</p> <p>Standing Orders were reinstated.</p> <p>Objection</p>

	<p>The Committee noted the small amendment made in the form of a few new trees. It drew attention to the letter of objection from the Castle Trust, which sets out substantive reasons why the proposals fail to address the principal reasons for objections</p> <p>Given the importance of the location and its setting in context of the Historic Monument the Committee objected to the application for the same reasons as previous, which are that 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>
21/02044/FUL	<p>Single storey rear extension 222 High Street (RF)</p> <p>Concern</p> <p>If the officer is minded to approve, the consent should be limited to the current tenant only, with any change of ownership requiring a new application.</p>
21/02090/FHA	<p>Two storey and single storey rear and side extension 62 Victoria Road (NV)</p> <p>No Objection</p>
21/02119/FHA	<p>Replacement of existing front door with heritage composite part glazed door 36A Charles Street (LB)</p> <p>No Objection</p>
21/02133/FHA	<p>Single-storey side extension Homestead, Shootersway (LB)</p> <p>No Objection</p>
21/02140/FHA	<p>Partial ground floor side infill, first floor rear extension and new roof dormer to the existing dwelling 79 Shrublands Avenue (JM)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A representative from the BCA Townscape Group spoke to object to the application for the following reasons: the proposed dormer is too large, there</p>

	<p>is no specification for the replacement timber windows and the drawings are incoherent and contradictory.</p> <p>Standing Orders were reinstated.</p> <p>Objection</p> <p>The Committee agree with the comments made by the BCA and the Conservation Officer. The application is a breach of the Article 4 Directive and the drawings are unclear on aspects of the design. The Committee suggested that the application be withdrawn and resubmitted once the issues referred to have been addressed.</p>
21/02144/FHA	<p>Single storey rear extension. Alteration to flank wall windows. Replace flat roof to front bay window with a pitched roof 20 Queens Road (LB)</p> <p>No Objection</p>
21/02152/FHA	<p>Double & single storey side extension and the creation of a usable off-road parking space 9 North Road (JM)</p> <p>No Objection</p> <p>The Committee noted comments made by the Conservation and Design team regarding matching brick stock, timber and paint.</p>
21/02170/FHA	<p>Garage conversion, single storey rear extension, pitched roof to replace existing flat roof to side projection 21 Castle Hill Avenue (LB)</p> <p>No Objection</p>
21/02204/FHA	<p>Proposed ground floor wraparound extension, floor plan redesign and all associated works. Ingledene, 29 Queens Road (NV)</p> <p>Concern</p> <p>The Committee were concerned that there may be loss of access to the rear of the property.</p>
21/02213/FHA	<p>Loft conversion 62 Ellesmere Road (LB)</p> <p>No Objection</p> <p>The Committee requested Conservation style rooflights.</p>
21/02219/FHA	<p>Replacement windows 28 Nightingale Lodge, Cowper Road (LB)</p> <p>No Objection</p>

21/02232/FHA	<p>Construction of detached garage Meadow Way, Cross Oak Road (JM)</p> <p>Objection</p> <p>By its scale, mass and bulk and its location to the front of the notional building line, the application fails to comply with Policy.</p> <p>CS11, CS12</p>
21/02337/FHA	<p>Single storey rear extension and removal of existing outbuilding. 14 Cobb Road (LB)</p> <p>No Objection</p> <p>The Committee requested that the materials match.</p>
21/02239/FHA	<p>Single storey rear extension 16 Crossways (LB)</p> <p>No Objection</p>
21/02252/FHA	<p>First floor side extension and alterations. 60 Bridgewater Road (MM)</p> <p>No Objection</p>
21/02258/FHA	<p>Construction of single storey side extension to replace existing conservatory, and new basement level garden room under extended terrace with associated landscaping 48 Castle Hill (TG)</p> <p>No Objection</p>
21/02274/FHA	<p>Rear extension, reroofing of the stores and enlargement of the porch 39 Durrants Road (MM)</p> <p>Concern</p> <p>In principle, the Committee had no objection, but imprecise drawings do not correctly show where the boundaries of the two properties are in relation to the reroofing of the stores.</p>
21/02276/FHA	<p>Hip to gable roof extension, with rear dormer window and rooflights to front roofslope, to facilitate loft conversion to habitable accommodation Low Briery, 148 Bridgewater Road (NV)</p> <p>No Objection</p>
21/02304/FHA	<p>Proposed alterations to existing flat roof at front of property to mono pitch roof, construction of 2nd storey side and 2 storey rear extension 9 Lombardy Drive (JM)</p> <p>Concern</p>

	The Committee were concerned about potential loss of amenity to the rear due to the proposed full depth windows and Juliet balcony in new bedroom number four.
21/02366/FHA	Proposed facade alterations and associated works to proposed ground floor rear extension Wayside, Doctors Commons Road (MM) No Objection
21/02381/FHA	Single storey front and side extension. Internal works. 43 Westfield Road (LB) No Objection
21/02386/FHA	Demolition of existing single storey rear kitchen extension, and replacement with larger single storey rear extension, also incorporating reduction of first floor bedroom window height at rear elevation of house to suit new roof pitch 7 Cross Oak Road (JM) Defer Decision The drawings are all in gifs, not PDFs, and so were not adequately viewable.
21/02217/FHA	Single storey rear extension 5 Castle Hill Avenue (TG) No Objection
21/02076/FUL	Proposed new fencing and access gates providing for safeguarding of pupils Kitcheners Field, Castle Hill (NG) Standing Orders were suspended to enable members of the public to speak. A representative from the BCA Townscape Group spoke to object to the application which is within the Chilterns AONB. The proposed fencing neither conserves nor enhances the land. There is also insufficient justification for installation of the fencing. Standing Orders were reinstated. Objection The area is in the AONB and there is no report to justify the proposed enclosure of this area. AONB, CS24, CS25
21/02104/FUL	Replacement dwelling Garden Cottage, Kingshill Way (DT) Standing Orders were suspended to enable members of the public to speak. Neighbours adjacent to the plot objected to the application. They stated that the proposed new wall and roof style will be overbearing and reduce

	<p>sunlight to their property. In addition, the new proposed access would exit directly onto their garden.</p> <p>Standing Orders were reinstated.</p> <p>Objection</p> <p>The Committee noted the objections from the immediate neighbours regarding loss of amenity. The proposals are an overdevelopment and not in keeping with the streetscene with regard to scale, mass and bulk.</p> <p>CS12, Appendix 3 (iv, v)</p>
21/02020/LBC	<p>Refurbish four windows and one door, replace seven windows and a set of doors. 1 Ernest Lindgren House, Archive Mews (LB)</p> <p>No Objection</p>
21/02045/LBC	<p>Single storey rear extension 222 High Street (RF)</p> <p>Concern</p> <p>If the officer is minded to approve, the consent should be limited to the current tenant only, with any change of ownership requiring a new application.</p>
21/02175/LDP	<p>Remove Conservatory and replace with a single storey rear extension 88A Kings Road</p> <p>Noted</p>
21/02077/LDP	<p>Proposed loft conversion including new dormer to rear and installation of velux window on side elevation. 14 Cedar Road (JM)</p> <p>Noted</p>
21/01830/RET	<p>Retention of new wooden fence on rear boundary, 2m high with a wooden trellis of 2ft on top 17 Gravel Path (MM)</p> <p>Concern</p> <p>The Committee noted the objection from the adjacent neighbour. The scale of fence and trellis provides good screening but the Committee were concerned that the height does not confirm with Policy.</p>
21/02122/ROC	<p>Removal/Variation of condition 2 (Materials) and condition 9 (approved plans) attached to planning permission 20/03799/FUL (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.) Milton House, Doctors Commons Road (EP)</p>

	<p>No Objection</p>
21/01602/TKA	<p>Berkhamsted Town Council propose taking ownership of a telephone kiosk Telephone Kiosk Opposite Church High Street (AP)</p> <p>The Committee noted a comment sent in from a resident requesting that more information be provided regarding the Town Council's intentions for the kiosk.</p> <p>This application is from BT to the Borough Council to consult on the Town Council taking ownership of the Grade II listed telephone box</p> <p>If successful, then the Town Council will apply to Dacorum separately for all required planning permission and will provide full details of its intentions.</p> <p>No Objection</p>
21/02064/TCA	<p>Works to trees The Old Cottage, Bank Mill Lane (TG)</p> <p>No Objection</p> <p>Works should be undertaken in accordance with guidance from the RSPB.</p>
21/02097/TCA	<p>Work to trees Celyn, Doctors Commons Road (TG)</p> <p>Concern</p> <p>Any works should maintain adequate screening in order to avoid loss of privacy to the neighbour. Works should be undertaken in accordance with guidance from the RSPB.</p>
21/02350/TCA	<p>Works to T1 Copper Beech Tree Cairnpark, 330 High Street (TG)</p> <p>No Objection</p> <p>Works should be undertaken in accordance with guidance from the RSPB.</p>
21/02118/TPO	<p>Works to horse chestnut and Blue Atlas Cedar 18 Oakwood (TG)</p> <p>No Objection</p> <p>Works should be undertaken in accordance with guidance from the RSPB.</p>
21/02127/TPO	<p>Fell sycamore tree 27 Coombe Gardens (TG)</p> <p>Objection</p> <p>There is no report given which justifies the felling of the sycamore.</p>

21/02346/TPO	Works to oak tree Chilterns, Cross Oak Road (TG) No Objection Works should be undertaken in accordance with guidance from the RSPB.
21/02377/TPO	Works to trees Oakdene, Wayfarers Park (TG) No Objection Works should be undertaken in accordance with guidance from the RSPB.

TP 92/21 Planning Appeals

None had been received.

TP 93/21 Planning Appeal Decisions

None had been received.

TP 94/21 Planning decisions

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

TP 95/21 Close of Meeting

The meeting closed at 21:10 pm.

Signed.....

Date.....