

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held via Remote Meeting Technology

Monday 22 March 2021 at 7.30 pm

MEMBERS PRESENT:

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

ALSO PRESENT:

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

Other: 3 members of the public

TP 38/21 To receive Apologies for Absence

Apologies were received from Cllr G Corry.

TP 39/21 To receive Declarations of Interest regarding items on the agenda

Cllr A Armytage declared a personal interest in application 21/00644/FHA as the applicant was known to him.

Cllr P Fisher declared a personal interest in applications:
21/00115/FHA as an objector was known to him;
21/00787/FHA as his property backs onto the property of the applicant; and
21/01026/FHA as the applicant was known to him.

Cllr G Stevens declared a personal interest in applications:
21/00713/FHA as the applicant was known to him;
21/00812/FHA as the applicant was known to him;
21/00807/LDP as the applicant was known to him;
21/00830/FHA as the architect was known to him;
21/00845/FHA as the architect was known to him;
21/00701/FUL as the architect was known to him; and
21/00936/TPO as the applicant was known to him.

TP 40/21 Minutes of the Previous Meeting held on 01 March 2021 (previously circulated).

The minutes of the meeting held on 01 March 2021 (previously circulated) were approved as a correct record and as such could be duly signed by the Chair at a later date.

TP 41/21 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 42/21 Multi Storey Car Park Update

There was nothing to report.

TP 43/21 Public Participation

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

TP 44/21 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

21/00300/ADV	AMENDED/ADDITIONAL INFORMATION 2X Fascia signs, 1X Projecting sign and 3 X Graphic signs Tesco Metro, 160 High Street (MM) No Objection
20/03720/FHA	AMENDED/ADDITIONAL INFORMATION Works to basement, rear side infill, replacement of a conservatory and loft conversion 80 Ellesmere Road (CL) The Committee noted amended drawings which had been sent by the Planning Officer showing removal of the rear roof light. The Conservation Officer had also given approval to the dormer amendments. No Objection
21/00025/FHA	AMENDED/ADDITIONAL INFORMATION 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 27 Castle Hill Avenue (NV) No Objection
21/00115/FHA	AMENDED/ADDITIONAL INFORMATION Demolition of existing single storey lean to at rear, replace with a single storey rear extension 41 Cross Oak Road (NV)

	<p>Standing Orders were suspended to enable members of the public to speak.</p> <p>The applicant spoke for the application. They explained that the two-storey extension from the previous application had been amended to single storey. The windows would not result in overlooking and a party wall agreement will be implemented. The water pump feature will be retained as requested by the Conservation Officer.</p> <p>Standing Orders were reinstated.</p> <p>No Objection, on the condition that the water pump is retained.</p>
20/03940/FUL	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Temporary Canvas tent to the rear of the public house to provide covered external space for dining and drinking customers only and relocation of toilets to the other side of the river. The Old Mill, London Road (EP)</p> <p>Concern</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 Grade II Listed Building. The Committee was pleased that the use of the tent would be limited to dining and drinking customers only and would not be used for entertainment. It requested that there be a condition stipulating that no amplification from the car park be permitted. The duration of the permission, if granted, should be for a time-limited period and should terminate when Covid restrictions are lifted or at the latest 31st October 2022.</p>
21/00644/FHA	<p>Garage conversion with changes to fenestration and new roof lantern, single storey Orangery extension to rear, single storey boot room extension to side, Garden room to rear of garden. External render added entire property 23 Castle Hill Avenue (TG)</p> <p>No Objection</p>
21/00661/FHA	<p>Replacement garage 25 Ashlyns Road (NV)</p> <p>No Objection</p>
21/00713/FHA	<p>Replacement conservatory roof 95 Cross Oak Road (TG)</p> <p>No Objection</p>
21/00715/FHA	<p>Single storey side extension with rooflights, garage conversion, replacement front dormer, new porch canopy and associated alterations. 4 Pages Croft (MM)</p> <p>No Objection</p>

21/00736/FHA	<p>Single storey side extension Cedar House, 1 The Hemmings (TG)</p> <p>No Objection, subject to a condition to protect the tree roots to the adjacent hedges.</p>
21/00743/FHA	<p>First floor side and front extension to main house, extension and conversion of existing garage and new detached garage Anna Maria House, 23 Meadway (EP)</p> <p>No Objection</p>
21/00765/FHA	<p>Single storey front extension, garage conversion, single storey and second storey rear extension Arewa Shootersway Lane (AS)</p> <p>Concern</p> <p>The Committee had concern about the scale of the proposed changes, as the home office proposed to the front of the garage will impact on the building line.</p>
21/00766/FHA	<p>Garage conversion, single storey and first floor rear extensions, side facing windows to the flank elevation Arewa Shootersway Lane (AS)</p> <p>No Objection</p>
21/00773/FHA	<p>Part-single part-double storey front and side extension, enlargement of front canopy, facade alterations and installation of acoustic fence Orchard House 1A Barncroft Road (MM)</p> <p>No Objection, subject to the conditions requested by the Tree Officer and EPC.</p>
21/00787/FHA	<p>Single storey rear extension and internal alterations 26 West Road (AS)</p> <p>Concern</p> <p>The Committee had concern about the proposed size of the parapets to the extension.</p>
21/00812/FHA	<p>Demolition of existing outbuilding, construction of a single storey front and rear extensions, two storey side extension, new and replacement windows and alterations to existing driveway 15 Westfield Road (EP)</p> <p>Concern</p> <p>The Committee noted that there was no mention to the 45° line and the impact of the extension to habitable rooms at adjacent Number 17.</p>

21/00821/FHA	Two storey side extension, single storey rear extension, front Juliet balcony and Car Port 7 Berkhamsted Hill Cottages, The Common (LB) No Objection
21/00830/FHA	One and two storey side and rear extensions 5 Castle Hill Close (MM) No Objection
21/00836/FHA	Rear mansard loft conversion to existing pitched roof 5 Cross Oak Road (TG) No Objection
21/00845/FHA	One and two storey rear extension and alterations to fenestration 1 Millfield (MM) No Objection
21/00849/FHA	Garage Conversion 39 Ridgeway (TG) No Objection
21/00872/FHA	Alterations to boundary treatment and front landscaping. Access gates. 17 Gilbert Way (LB) Concern The Committee requested a condition to include hedges and landscaping in order to soften the impact of the wall and access gates.
21/00891/FHA	Conversion of double garage into habitable room. Construction of single garage. Gillams, Cross Oak Road (MM) No Objection
21/00899/FHA	Single story rear extension and loft alterations with rear dormer window 12 Kings Road (LB) No Objection The Committee requested Conservation style roof lights.
21/00907/FHA	Single Storey Side Extension with wraparound Rear Extension and Front Extension 52 Durrants Lane (TG) No Objection

21/00984/FHA	<p>Single storey rear extension Whitehill Cottage, Gravel Path (TG)</p> <p>No Objection</p>
21/00989/FHA	<p>First floor extension over garage, 2 storey and part single storey rear extensions 3 Castle Hill (NV)</p> <p>Concern</p> <p>The Committee had concern about the scale, mass and bulk of the proposed extension which is out of keeping with the street scene.</p>
21/00994/FHA	<p>Proposed rear infill extension at ground floor with new full width pitched roof, rooflight and new steel framed doors. Proposed first floor rear extension with new pitched roof. Loft conversion with rear dormer and front rooflights 28 Victoria Road (LB)</p> <p>No Objection</p> <p>The Committee requested Conservation style roof lights.</p>
21/01026/FHA	<p>Loft Conversion consisting of rear dormer with conservation style window. Together with 3no. conservation style roof windows to front roof slope. 26 Boxwell Road (MM)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A representative from the BCA Townscape Group objected to the application. The property is subject to an Article 4 Direction and is in the Conservation Area. The Group objected to the insertion of 3 conservation style roof windows to the front roof slope which is not consistent with neighbouring properties.</p> <p>Standing Orders were reinstated.</p> <p>Objection</p> <p>While the Committee did not object to the rear dormer, it did object to proposed front roof lights on a property subject to an Article 4 Direction in the Conservation Area.</p>
21/00701/FUL	<p>Detached dwelling and associated parking Land At 28 Hall Park (RF)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A representative from the BCA Townscape Group objected to the application as it is an overdevelopment for the plot, the design is out of keeping, the materials are inappropriate and the roof line does not fit with the neighbouring properties.</p> <p>Standing Orders were reinstated.</p>

	<p>Objection</p> <p>The design is out of character with the street scene. The scheme is an overdevelopment of the cramped site and would introduce a jarring presence to the street scene. It was also unclear whether there would be overlooking and loss of amenity to the neighbour on the right-hand side.</p> <p>Contrary to BCA1, CS11, CS12</p>
21/00734/FUL	<p>Construction of raised amenity area and rear fence 104 High Street (CL)</p> <p>Concern</p> <p>Conditions required to prevent nuisance to residents from customers using the external area.</p>
21/00909/FUL	<p>Demolition of attached outbuilding, construction of rear extensions and side extensions forming new dwelling, provision of front canopy, alterations to car parking arrangements and dividing of plot. 47 Ridgeway (MD)</p> <p>No Objection</p>
21/00728/LBC	<p>Construction of small canopy over back door. (Alteration to design in approved application 20/00551/FHA) Gorseside, The Common (MM)</p> <p>No Objection, subject to the comments of the Conservation Officer being taken into account.</p>
21/00807/LDP	<p>Proposed loft conversion with rear dormer window and roof lights to the front roof slope 15 Westfield Road (EP)</p> <p>Noted</p> <p>It was noted that the dormer is full width, contrary to SLP App 7 vi) b)</p>
21/01039/LDP	<p>Construction of garden room 5 Manor Close (JG)</p> <p>The application had already been granted.</p>
21/00727/TCA	<p>Works to trees 3 Torrington Road (TG)</p> <p>No Objection</p> <p>The Committee requested replacement with a suitable native species.</p>
21/00856/TCA	<p>Works to tree 61 Shrublands Avenue (TG)</p> <p>No Objection</p>

21/00906/TCA	Works to trees 69 Shrublands Avenue (TG) No Objection
21/00926/TCA	Works to trees. 24 Charles Street (TG) The application had already been granted.
21/00928/TCA	Works to Tree 60 Kitsbury Road (TG) The application had already been granted.
21/01028/TCA	Works to tree. 3 Charles Street (TG) The application had already been granted.
21/01038/TCA	Works to trees Trees Kitsbury Terrace (TG) No Objection
21/00925/TPO	Works to tree. The Firs Lane End (TG) No Objection , subject to a report and tree officer approval.
21/00936/TPO	Works to trees 10 Oxfield Close (TG) No Objection , subject to tree officer approval.
21/00970/TPO	Works to Silver birch 18 Shrublands Avenue (TG) No Objection , subject to tree officer approval.
21/01002/TPO	Work to Horse chestnut tree Aubrey House, 30 Meadway (AS) No Objection , subject to tree officer approval.

TP 45/21 Planning Appeals

The Planning appeal received for Haresfoot Farm, Chesham Road was **noted**.

TP 46/21 Planning Appeal Decisions

None had been received.

TP 47/21 Planning decisions

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

TP 48/21 Close of Meeting

The meeting closed at 21:06 pm.

Signed.....

Date.....