

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Main Hall, Ground Floor, Civic Centre

Monday 23 August 2021 at 7.30 pm

MEMBERS PRESENT:

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

ALSO PRESENT:

Officer: Tony Noakes, Town Clerk (minutes)

Other: 3 members of the public

TP 118/21 To receive Apologies for Absence

Apologies were received from Cllr A Armytage and Cllr P White.

TP 119/21 To receive Declarations of Interest regarding items on the agenda.

Cllr G Stevens declared an interest in application 21/02960/FHA as the applicant was known to him.

The Committee declared an interest in application 21/02829/FUL as a supporter for the application was known to them.

TP 120/21 Minutes of the Previous Meeting held on 02 August 2021 (previously circulated).

The minutes of the meeting held on 02 August 2021 (previously circulated) were approved as a correct record and as such could be duly signed by the Chair.

TP 121/21 Chair's Communications

1. Road Traffic Orders

i) THE HERTFORDSHIRE (TEMPORARY CLOSING AND TEMPORARY WAITING IN BERKHAMSTED) ORDER 2021

that length of Whitehill Road, Berkhamsted from its junction with A416 Chesham Road south eastwards, north eastwards, south eastwards, south westwards and south eastwards for a distance of approximately 1652m.

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 1 September 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 OF ELM GROVE, BERKHAMSTED) ORDER 2021

NOTICE is given that the 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 Elm Grove, Berkhamsted from a point in line with the southern boundary of No.2 Elm Grove north eastwards for a distance of approximately 50 metres (“the Road”), except for access.

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 utility service works are proposed to be executed on or near the Road.

If the Order is made, it shall come into force on 13 September 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 HOLLIDAY STREET, BERKHAMSTED) ORDER 2021

NOTICE is given that the 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 Holliday Street, Berkhamsted from a point in line with the southern boundary of No.8 Holliday Street north eastwards for a distance of approximately 28 metres (“the Road”), except for access.

An alternative route will be via Holliday Street, A4125 High Street, Ravens Lane and Holliday Street.

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

If the Order is made, it shall come into force on 15 September 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 122/21 Multi Storey Car Park Update

It was noted that the items on the snagging list sent to Dacorum are still outstanding.

TP 123/21 Public Participation

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

TP 124/21 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

21/01824/ADV	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Two sets of replacement building letters, two replacement totems and a new fascia panel at the car park entrance. A number of non-illuminated panel signs in and around the car park.</p> <p>Waitrose Ltd, St Johns Well Lane (JM)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A representative from the applicant's agent spoke in favour of the application. They ran through the changes to the application in response to concerns, which include a non-illuminated totem at the Lower Kings Road entrance. The application is now supported by the Conservation Officer at Dacorum.</p> <p>Standing Orders were reinstated.</p> <p>No Objection</p>
21/02888/FHA	<p>Proposed ground floor side extension, floor plan redesign and all associated works</p> <p>5 Chapel Street (NV)</p> <p>No Objection</p>
21/02913/FHA	<p>Replacement of existing first floor and roof with new first floor and roof, together with rear, single storey extension.</p> <p>2 Briar Way (JM)</p> <p>Concern</p> <p>The raised ridge is 1m higher than the neighbour's property.</p>
21/02923/FHA	<p>Single storey side extension and internal alterations.</p> <p>25 Bridgewater Road (TG)</p> <p>No Objection</p> <p>The Committee requested that the new fenestration to the first-floor bathroom should be obscured glazing with no opening below 1.6m.</p>

21/02926/FHA	<p>Hip to gable roof extension, rear dormer window and front rooflights to facilitate a loft conversion and single storey rear 146 Bridgewater Road (BC)</p> <p>No Objection</p> <p>The Committee requested that the dormer be set below the ridge line.</p>
21/02960/FHA	<p>Small extension to rear of garage to create a discrete workshop area as part of the existing garage 3 Ashlyns Court (DT)</p> <p>No Objection</p>
21/02962/FHA	<p>Installation of a free-standing greenhouse The Grey House, Kitsbury Road (JM)</p> <p>No Objection</p>
21/02974/FHA	<p>New single storey rear extension to replace existing oak framed conservatory 5 Brackenhill (TG)</p> <p>No Objection</p>
21/02988/FHA	<p>Two storey side extension including demolition of existing garage, roof and bay window alterations to existing front elevation, and storm canopy. 2 Finch Road (NV)</p> <p>No Objection, but the Committee drew attention to the absence of garage or shed space for a property of this scale.</p>
21/03008/FHA	<p>Loft conversion and raise roof ridge. Remodelling of first floor to accommodate proposed stairs to loft 109 George Street (NV)</p> <p>No Objection</p> <p>The Committee requested Conservation style rooflights</p>
21/03058/FHA	<p>Partial demolition of existing rear extension to create a patio area. Internal works to improve layout - change location of utility room & WC, and revise top floor layout by reinstating 2 separate bedrooms & creating new en-suite. External works comprising demolition and rebuilding of garden boundary wall. Installation of new external doors, windows and traditional roof lantern. 103 High Street (EP)</p> <p>No Objection</p>
21/03060/FHA	<p>Loft conversion 62 Ellesmere Road (LB)</p> <p>No Objection</p>

21/03073/FHA	<p>Single storey rear and side extension & velux windows to loft. 15 Holly Drive (NV)</p> <p>Objection</p> <p>The Committee requested revised drawings which show the full impact of the proposed full-width extension on the adjacent neighbours.</p> <p>SLP Appendix 3</p>
21/03084/FHA	<p>1 & 2 storey house extensions including a new lantern rooflights. Demolition of an existing garage/annex building. Construction of a new double garage and a new attached annex building. Little John, 3 Meadway (TG)</p> <p>No Objection</p>
21/03110/FHA	<p>Two storey rear extension, new canopy, timber over-cladding and new render to existing house, and associated external works. 26 Millfield (JM)</p> <p>No Objection</p>
21/03153/FHA	<p>Front porch, single storey rear extension and two storey side extension 61 Bridgewater Road (EP)</p> <p>No Objection</p> <p>The Committee noted the absence of either a garage or storage space.</p>
21/02829/FUL	<p>Overflow parking area with associated landscaping Berkhamsted Golf Club, The Common (DT)</p> <p>The Committee noted an objection from the BCA Townscape Group who view the parking area as an intrusion into the Green Belt and the Chilterns AONB. Its construction will neither conserve nor enhance the landscape, and encloses previously open land without commensurate benefit to the general public. The additional planting proposed will emphasise the development rather than screen it. The additional car parking spaces will encourage greater car use, which is against Council policy.</p> <p>The Committee also noted the objection from The Chiltern Society. The Society argue that the public will not benefit from the development and there are no exceptional circumstances which outweigh the harm of the development to the Green Belt and Chilterns AONB.</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A representative from the Golf Club spoke in favour of the application. They advised of the history of the application and the proposed changes which aim to improve the overflow parking facility which has been in use for over 40 years. Improvements proposed include tree planting and landscaping and permeable hardstanding which will prevent water run-off. The use of a honeycomb structure, infilled with shingle will prevent damage to the grass land and blend with the surrounding landscape.</p>

	<p>A resident spoke in favour of the application and did not agree with the objections made by either the BCA Townscape Group or The Chiltern Society.</p> <p>Standing Orders were reinstated.</p> <p>It was noted that the site is within the parish of Nettleden and Potten End and the structure was already in existence. Following a discussion among the Committee that included consideration of text from CS 4, 5 and 6, it was agreed to register –</p> <p>Concern</p> <p>The Committee request that a condition be put in place to restrict the size of the overflow car park in order to retain the openness of the site in the Green Belt and Chilterns AONB. Although planting is proposed, there were concerns about its failure to become established in this exposed location.</p> <p>In light of the Borough’s new Parking Standards, the Committee would also like to see the provision of EV charging points in the car park.</p> <p>It also noted that Potten End Parish Council has yet to comment.</p>
21/03059/LBC	<p>Partial demolition of existing rear extension to create a patio area. Internal works to improve layout - change location of utility room & WC, and revise top floor layout by reinstating 2 separate bedrooms & creating new en-suite. External works comprising demolition and rebuilding of garden boundary wall. Installation of new external doors, windows and traditional roof lantern 103 High Street (EP)</p> <p>No Objection</p>
21/02932/LDP	<p>Construction of a rear dormer 5 Hamilton Road (LB)</p> <p>Noted</p>
21/03086/LDP	<p>Single storey rear / side extension 4 Millfield (TG)</p> <p>Noted</p>
21/03067/TCA	<p>Works to trees 101 Cross Oak Road (TG)</p> <p>No Objection</p>
21/02973/TPO	<p>Works to Trees Swiss Cottage, 19 Kingsdale Road (TG)</p> <p>No Objection</p> <p>The Committee requested replacements of felled trees with suitable native species.</p>

21/03062/TPO	Fell Silver Birch Tree 15 Manor Street (TG) No Objection
21/03070/TPO	Works to trees 1 Gilhams Court, High Street (TG) No Objection

TP 125/21 Planning Appeals

None had been received.

TP 126/21 Planning Appeal Decisions

None had been received.

TP 127/21 Planning decision

There was a short discussion regarding the decision schedule which had been circulated with the agenda.

TP 128/21 Close of Meeting

The meeting closed at 20:46 pm.

Signed.....

Date.....