

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of

TOWN PLANNING COMMITTEE

held in the Council Chambers, Second Floor, Civic Centre

Monday 25th October 2021 at 7.30 pm

MEMBERS PRESENT:

Councillors: P White – Chair
G Stevens – Vice Chair
A Armytage
G Corry
J Jones

ALSO PRESENT:

Officer: D. McGlynn, Deputy Town Clerk (Interim) - minutes

Other: 3 members of the public

TP 154/21 To receive Apologies for Absence

Apologies were received from Cllrs P de Hoest and P Fisher.

TP 155/21 To receive Declarations of Interest regarding items on the agenda.

Cllr G Stevens declared an interest in application 21/03816/FHA as the architect and the applicant was known to him.

Cllr G Stevens also declared an interest in application 21/03849/FHA as the architect was known to him.

Cllr G Stevens further declared an interest in application 21/03794/FHA as objector has spoken to him extensively.

Cllrs P White declared an interest in the Licensing application for Cafe Epicure Ltd, 223 High Street, as the owner is known to him.

TP 156/21 Minutes of the Previous Meeting held on 4th October 2021.

The minutes of the meeting held on 4th October 2021 (previously circulated) were approved as a correct record and as such could be duly signed by the Vice Chair.

TP 157/21 Chair's Communications

1. Road Traffic Orders

There were none received.

2. Tree Preservation Orders

There were none received.

TP 158/21 Licensing Applications

The Committee discussed the following Pavement Licences that had been received:

- i) Hanako Flowers Ltd, 140 High Street;
- ii) Copper House Bar, 196 High Street;
- iii) Café Epicure Ltd, 223 High Street.

The Committee **noted** these but did have a concern about pavement accessibility for the Copper House Bar, 196 High Street license and a concern about the safety of the Café Epicure Ltd, 223 High Street license, due to its proximity to the main road.

The Committee discussed and **noted** the following Pavement Licence that had been received:

- i) Daisy & Co (Jams Kitchen), 247 High Street.

TP 159/21 Multi Storey Car Park Update

There were no updates. The Committee agreed to keep this item on the agenda going forward.

TP 160/21 212 – 220 High Street: Presentation on initial plans for redevelopment

Standing Orders were suspended in order to **receive** a brief presentation from the owner of 212 – 220 High Street (formally M&Co) on their initial plans for redevelopment of the premises. Initial plans were presented to the Committee which included a restaurant and a retail outlet on the ground floor and office space on the upper floors.

Standing Orders were reinstated.

TP 161/21 Public Participation

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

TP 162/21 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

21/03794/FHA	<p>Rear Dormer 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 for the following reasons:</p> <ul style="list-style-type: none">• The proposed plans for the addition of and an extension to the dormer windows to the rear would be detrimental to the visual amenity of the property and be out of keeping with the conservation area;
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	<ul style="list-style-type: none"> • it would also result in a significant loss of privacy and would directly look into the garden of No. 4 North Road and ground floor living space, causing lack of amenity; and • it would cause light and noise pollution. <p>Standing Orders were reinstated.</p> <p>Objection</p> <p>The Committee objected 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. The Committee also consider 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. The Committee also objected on the grounds of light pollution.</p> <p>CS11, CS12</p>
21/03835/FHA	<p>Single storey rear extension 6 The Pines North Road (TG)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A neighbour spoke to point out that the drawings and elevations for the proposed development were not available to view on the Dacorum Borough Council Planning Portal and therefore they were unable to give an opinion, either for or against.</p> <p>Standing Orders were reinstated.</p> <p>Defer Decision</p> <p>As the elevations and drawings for this proposal had not been made available on the Planning Portal prior to the day of the meeting, the Committee was unable to comment on this application.</p>
21/03721/FHA	<p>Loft conversion and raise roof ridge, new slate roof tiles. 109 George Street (NV)</p> <p>No objection</p>
21/03756/FHA	<p>First Floor Front Dormer. 37 Long View (NV)</p> <p>No objection</p>
21/03775/FHA	<p>Single storey side return extension. 257 High Street (JM)</p> <p>No objection</p>
21/03777/FHA	<p>First storey extension above existing ground floor side extension. Addition to the front porch area.</p>

	1 Priory Gardens (HE) No objection
21/03790/FHA	Ground floor rear extension with one roof light, first floor rear/side wrap around extension including roof enlargement, garage conversion and internal alterations. 40 Durrants Lane (TG) No objection
21/03796/FHA	Proposed single & 2 storey rear extensions with new external doors and windows. Loft conversion with new rear window, front shallow pitched dormer and rooflights. New detached garage. 4 Whitewood Road (TG) No objection
21/03802/FHA	Single storey front & rear extensions. 38 London Road (NV) No objection
21/03816/FHA	New pitched roof over existing garage, alterations to fenestration and internal alterations. 2 Hall Park Gate (IBD) No objection
21/03843/FHA	Construction of single storey Oak Framed Car Port Meadow Way Cross Oak Road (JM) Objection The Committee objected to the proposed development on the grounds of scale, mass and bulk. CS11, CS12
21/03851/FHA	Single storey front two storey front and side extension with a single storey rear extension 61 Bridgewater Road (EP) No objection
21/03849/FHA	Removal of part of existing rear extension and construction of two storey side extension with basement. Harriotts End Farm House Chesham Road (LB) No objection
21/03850/FHA	Proposed part two storey and part single storey rear extension, new front and side windows and internal alterations 14 Holly Drive (HE)

	No objection
21/03865/FHA	<p>First floor rear extension over existing house Single storey rear extension. New window openings to house and associated external works 51 Ellesmere Road (NV)</p> <p>No objection</p>
21/03930/FHA	<p>Loft conversion to include 1 x front facing roof lights, 2 x front facing dormers and 1 x rear facing dormer. 12 Farm Place (HE)</p> <p>Objection</p> <p>The Committee objected to the proposed development on the following grounds:</p> <ul style="list-style-type: none"> • Loss of privacy due to overlooking the neighbouring properties at no. 7 and no. 8 Dorset Close; • The proposed dormers are full width and as such, do not comply with the Local Plan Policy Schedule; • The proposed dormers would go above the ridgeline and create a significant change of roofscape, which would be out of keeping with the rest of the development. <p>SLP Appendix 3.</p>
21/03683/FUL	<p>Installation of associated signage and canopy to front elevation, installation of HVAC equipment (within protective cage) to the side elevation and replacement of existing fire escape door with new timber door. Claridge House 200 High Street (JM)</p> <p>No objection</p>
21/03725/FUL	<p>Single storey extension to existing building, including biomass boiler and associated plant and machinery Haresfoot Farm (Commercial) Chesham Road (JG)</p> <p>Concern</p> <p>The Committee had a concern that the authority to operate a biomass boiler lies with Dacorum Borough Council and was disappointed to note a retrospective application.</p>
21/03765/FUL	<p>New Dwelling 21A Hall Park (CL)</p> <p>Objection</p> <p>Given that the proposed development is a 5 bedroom property, the Committee does not consider that there is adequate car parking spaces for the size of the dwelling.</p>

21/03839/FUL	<p>Retrospective consent for temporary fencing. To be in place for 36 months in order to facilitate maturing of landscape features required by consent APP/A1910/C/20/3249358 Haresfoot Farm (Commercial) Chesham Road (JG)</p> <p>Concern</p> <p>Given that this is a retrospective planning application, the Committee wishes to ensure that the applicant duly adheres to the 36 month time limit in respect of this application.</p>
21/03840/FUL	<p>Retrospective consent for the installation of fencing to the existing equestrian menage. Haresfoot Farm (Commercial) Chesham Road (JG)</p> <p>No objection</p>
21/03848/FUL	<p>Retrospective consent for the installation of temporary covered storage for a 24 month period Haresfoot Farm (Commercial) Chesham Road (JG)</p> <p>Concern</p> <p>Given that this is a retrospective planning application, the Committee wishes to ensure that the applicant duly adheres to the 24 month time limit in respect of this application.</p>
21/03870/FUL	<p>Construction of a single storey detached building for use ancillary to the school Westfield Jmi School Durrants Lane (DT)</p> <p>No objection</p>
21/03909/FUL	<p>Construction of of two detached houses Land Rear Of 59 South Park Gardens (CL)</p> <p>Objection</p> <p>The Committee objected to the proposed development on the following grounds:</p> <ul style="list-style-type: none"> • It would be an overdevelopment of the area (CS 11, CS 12); and • There are inadequate car parking spaces for the size of the proposed development, contrary to the car parking standards. <p>The Committee also noted the objection from Hertfordshire Highways (HCC) regarding access for emergency and other utility vehicles, given how narrow the roadway is.</p>
21/03684/ADV	<p>1x fascia sign, 1x projecting sign and 1x internally mounted digital promotional board Claridge House 200 High Street (NV)</p> <p>No objection</p>
21/03462/LDP	<p>Single storey conservatory 28 Elizabeth II Avenue (IBD)</p>

	Noted
21/03688/TPO	Works to trees 18 Lochnell Road (IBD) The Committee noted that this application had already been refused by Dacorum Borough Council.
21/03815/TPO	Works to trees Lincoln Court (IBD) Concern The Committee was disappointed not to have been consulted on this application before consent was granted.

TP 163/21 Planning Appeals

Appeal notifications were received for the following applications:

- (i) 21/01313/RET, Retention of works: Overcladding gable end wall of the property, 28 George Street; and
- (ii) 20/00946/FUL, Demolition of existing buildings and erection of new buildings to accommodate 6 dwellings, 58-60 High Street.

The appeals were **noted** by the Committee.

TP 164/21 Planning Appeal Decisions

None had been received.

TP 165/21 Planning decision

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

TP 166/21 Close of Meeting

The meeting closed at 20:58.

Signed.....

Date.....