

BERKHAMSTED TOWN COUNCIL

01442 800146
enquiries@berkhamstedtowncouncil.gov.uk

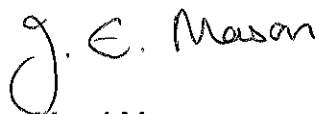
www.berkhamstedtowncouncil.gov.uk

2nd Floor
Civic Centre
161 High Street
Berkhamsted
Herts
HP4 3HD

11 July 2017

SUMMONS

Notice is hereby given that there will be a meeting of the **Town Planning Committee** in the Council Chamber, Civic Centre, Berkhamsted, on **Monday 17 July 2017** at 7.30 pm. The purpose of the meeting is to transact the business set out in the agenda below and you are hereby summoned to attend.


Mrs J Mason
Town Clerk

MEMBERS:

Councillors: A Armytage – Chair
S Beardshaw
J Jones
B Newton
I Reay
G Stevens
G Yearwood

SUBSTITUTES:

Councillors: S Bateman
G Corry
P Matthews

EX OFFICIO:

Councillor Mrs Carol Green - Town Mayor

THE PUBLIC ARE INVITED TO ATTEND ALL MEETINGS OF THE TOWN COUNCIL

AGENDA

- TP 102/17** To receive **Apologies for Absence**
- TP 103/17** To receive **Declarations of Interest** regarding items on the agenda
- TP 104/17** **Minutes of the Previous Meeting** held on 26 June 2017
- TP 105/17** **Chair's Communications**

Road Traffic Orders

Notification has been received from Hertfordshire County Council of the temporary closing and temporary waiting restrictions in Bank Mill Lane from its junction with Bullbeggars Lane to its junction with A4251 London Road, a distance of approximately 694 metres. An alternative route will be via Bullbeggars Lane and A4251.

The Order is needed because works are proposed to be executed on or near the Roads and shall come into force on 1 August 2017 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. (Papers attached)

Tree Preservation Order

None received.

Licensing

- i. Berkhamsted Golf Club, The Common, Berkhamsted
LA2003: Premises licence – Full Variation application
(Papers attached)
- ii. Red Squirrel, 104 High Street, Berkhamsted
New licence application MO43326 (Paper attached)

Comments objecting to the proposals were submitted in advance of the meeting. However, the application has now been withdrawn.

- iii. Berkhamsted Food Festival, Field adjacent, Ashlyns Nursing Home, Chesham Road
LA2003: Premises licence – New licence application
(Papers attached)

TP 106/17

Draft Two Waters Masterplan Guidance Consultation

Dacorum Borough Council is preparing Masterplan Guidance for Two Waters, the area between Apsley Station, the Plough Roundabout and Hemel Hempstead Station.

The consultation will be open from Thursday 6 July 2017 to midnight Wednesday 16 August 2017. (Paper attached)

TP 107/17

Emerging Local Plan

A briefing meeting took place on the Emerging Local Plan at Berkhamsted Town Council on Friday 30 June 2017.

Copies of the presentation had been forwarded to committee members.

TP 108/17

Public Participation

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

TP 109/17

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

4/00862/17/FUL

Change of use to a car wash to ancillary A1 with a minor extension, provision of a new bin store and alterations to the car park at Hall Park Service Station, London Road. (RH)

[Click here](#)

4/01172/17/FHA

Two-storey rear extension at Mayfly Cottage, 3 Canal Court. (CL)

[Click here](#)

4/01272/17/OPA

Change of use from class B1 office use to residential at Fells House, Prince Edward Street. (MH)

[Click here](#)

4/01340/17/FHA

Single storey rear extension at 16 Cross Oak Road. (EP)

[Click here](#)

- 4/01350/17/FHA Demolition of existing shed. Two storey side and rear extension with Juliet balcony to rear, single storey rear extension. Alterations to garden steps and retaining wall at 20 Verney Close. (JG)
[Click here](#)
- 4/01405/17/FHA Single storey rear extension at 4 Brownlow Road. (IK)
[Click here](#)
- 4/01413/17/FHA Loft conversion. Construction of rear dormer. Rooflights to front elevation at 10 Nash Close. (AH)
[Click here](#)
- 4/01418/17/TPO Works to trees at 5 Le Marchant, Townsend Gate. (RM)
[Click here](#)
- 4/01420/17/TPO Works to Oak tree at 16 Greystoke Close. (JG)
[Click here](#)
- 4/01442/17/FHA Single storey rear extension at 55 Durrants Lane. (RM)
[Click here](#)
- 4/01443/17/FHA Single storey side extension at Middlefield, Sugar Lane. (CL)
[Click here](#)
- 4/01468/17/FHA Loft conversion at 9 Birtchnell Close. (BC)
[Click here](#)
- 4/01487/17/ADV Taylor Wimpey Sales Unit Centre signage at Taylor Wimpey Sales Centre, Elizabeth II Avenue, Shootersway. (AH)
[Click here](#)
- 4/01492/17/FUL New roof for Church Hall and link extension at St Michael's Church, Ivy House Lane. (CL)
[Click here](#)

4/01493/17/FHA Demolition of existing garage, two-storey side extension, single storey rear extension and loft conversion at 19 Upper Hall Park. (MH)

[Click here](#)

4/01497/17/FHA Single storey rear and side extension at 34 Hillside Gardens. (JG)

[Click here](#)

4/01511/17/ADV Awning with logo to centre at 102 High Street (Darvells). (NR)

[Click here](#)

4/01523/17/TCA **FOR INFORMATION ONLY** – Fell Eucalyptus tree at Linden, Kitsbury Terrace. (AH)

[Click here](#)

4/01554/17/TCA **FOR INFORMATION ONLY** - Works to T1 to T5 trees at 289 High Street. (OD)

[Click here](#)

4/01566/17/LDP **FOR INFORMATION ONLY** – Single storey rear extension at 5 Hall Park Gate. (AH)

[Click here](#)

4/01571/17/FHA **AMENDED SCHEME** - Single storey side and rear extensions with new roof and decking at 5 Gilbert Way. (AH)

[Click here](#)

4/01575/17/LDP **FOR INFORMATION ONLY** - New Porch at 3 Woodlands Avenue. (NG)

[Click here](#)

4/01577/17/FHA Proposed front extension at 3 Woodlands Avenue. (NG)

[Click here](#)

4/01590/17/TPO Fell Scots Pine (T1) at The Beech, Gravel Path. (OD)

[Click here](#)

4/01605/17/TCA **FOR INFORMATION ONLY** - Works to Ash tree at 5 Chapel Street. (AH)

[Click here](#)

4/01608/17/FHA Alterations to roof and first floor external appearance, new windows and doors at 19 Hall Park. (SR)

[Click here](#)

4/01612/17/TCA **FOR INFORMATION ONLY** – Works to trees at 5 Manor Street. (MH)

[Click here](#)

4/01613/17/TCA **FOR INFORMATION ONLY** – Fell Silver Birch tree at 8 Charles Street. (OD)

[Click here](#)

4/01643/17/TPO Works to T1 Birch tree at 56 London Road. (OD)

[Click here](#)

4/01663/17/LDP **FOR INFORMATION ONLY** – Garage conversion at 1 Oakwood. (BC)

[Click here](#)

4/01688/17/FHA New first floor window to existing rear bedroom at 15 Gaveston Drive. (EP)

[Click here](#)

4/01719/17/LBC Advertising awning to shopfront at 102 High Street (Darvells). (NR)

[Click here](#)

TP 110/17

Planning Appeals

To note that the following Planning Appeal has been received:

4/01641/16/FUL Equine reproduction and rehabilitation centre – comprising a main building; barn; office; horse boxes; staff area; storage barn; quarantine barn and manege at Tipulo Stud, land adjacent to Haresfoot Farm, Haresfoot Park, Chesham Road. (Paper attached)

TP 111/17

Planning Appeal Decisions

To note that no Planning Appeal Decisions have been received.

TP 112/16**Planning Decisions**

- 4/00777/17/FHA Proposed rear split-level extension at 61 Ellesmere Road.
Granted / No objection
- 4/00782/17/FHA Renovation of existing basement to habitable accommodation at 3 Castle Hill Court, Castle Hill.
Granted / No objection
- 4/00984/17/FHA Removal of two glass panels to front door and replacement with marine ply. Painting of front door and alleyway door at 10 Clarence Road.
Granted / No objection
- 4/01032/17/FHA Two-storey front extension. Replacement of tile hanging with timber cladding. New front wall and gates at 3 Lanrick Copse.
Granted / No objection
- 4/01047/17/FHA Loft conversion with rear facing dormer and front and rear roof lights at 71 Ellesmere Road.
Granted / No objection
- 4/01093/17/LBC Removal and replacement of vestibule roof and existing windows at 289 High Street.
Granted / No objection
- 4/01177/17/FHA Garage conversion and single storey rear extension with pitch roof and three rooflights at 19 Hillside Gardens.
Granted / No objection
- 4/01218/17/LBC Room in existing roof space at 64 Gossoms End.
Granted / No objection
- 4/01272/17/OPA Change of use from Class B1 office use to residential at Fells House, Prince Edward Street.
Prior approval required and granted / No objection

THE HERTFORDSHIRE (TEMPORARY CLOSING AND TEMPORARY WAITING RESTRICTIONS IN VARIOUS ROADS IN BOVINGDON, HEMEL HEMPSTEAD, CHIPPERFIELD, SARRATT, FLAUNDEN, GREAT GADDESSEN, MARKYATE, BERKHAMSTED, LONG MARSTON AND TRING) ORDER 2017

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 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 Chipperfield Road, Bovington from its junction with Flaunden Lane north westwards to its junction with Longcroft Lane, a distance of approximately 523 metres.

An alternative route will be via Tower Hill, Chapel Croft, Langley Road, Chipperfield Road, Vicarage Lane, A4251 (Hempstead Road/London Road), B4505 (Box Lane/Hempstead Road), High Street and Chipperfield Road.

2. that length of Chaulden Lane, Hemel Hempstead from its junction with Northridge Way south westwards and north westwards to its junction with Pouchen End Lane, a distance of approximately 1322 metres.

An alternative route will be via Northridge Way, Warners End Road, Boxted Road, Fields End Lane and Pouchen End Lane.

3. that length of Dunny Lane, Chipperfield from its junction with Tower Hill south westwards to its junction with Windmill Hill, a distance of approximately 792 metres.

An alternative route will be via The Street, The Common and Windmill Hill.

4. that length of The Common, Chipperfield/Bucks Hill, Sarratt from its junction with Kings Lane south eastwards, southwards and south eastwards for a distance of approximately 2593 metres.

An alternative route will be via The Street, Dunny Lane, Poles Hill, The Green, Dimmocks Lane, Sarratt Road, Redhall Lane, Chandlers Lane, Toms Hill and Bucks Hill.

5. that length of Bragmans Lane, Flaunden/Sarratt from its junction with Birch Lane north eastwards to its junction with Flaunden Lane, a distance of approximately 1369 metres.

An alternative route will be via Birch Lane, Flaunden Lane, Holly Hedges Lane, Olleberrie Lane and Flaunden Lane.

6. that length of Red Lion Lane, Great Gaddesden from its junction with B440 Leighton Buzzard Road north eastwards, north westwards and north eastwards to its junction with Gaddesden Row, a distance of approximately 2928 metres.

An alternative route will be via B440 (Leighton Buzzard Road/Dagnall Road), A4146 (Hemel Hempstead Road/Main Road South), B4506 Dunstable Road, Studham Lane, Common Road, Clements End Road, South Dene and Gaddesden Row.

~~7. that length of Markyate Street Lane, Great Gaddesden and Pickford Road/Cheverells Green/Pickford Road, Markyate from its junction with Gaddesden Row north eastwards, north westwards, northwards and north eastwards to its junction with High Street, a distance of approximately 4384 metres.~~

~~An alternative route will be via Gaddesdon Row, Gaddesden Lane, Hemel Hempstead Road, B487 Redbourn Bypass, High Street, Dunstable Road, A5183 Dunstable Road, the A5/M1 (junction 9) intersection, A5183 (London Road/Dunstable Road), London Road and High Street.~~

8. that length of Bank Mill Lane, Berkhamsted from its junction with Bullbeggars Lane north westwards and south westwards to its junction with A4251 London Road, a distance of approximately 694 metres.

An alternative route will be via Bullbeggars Lane and A4251 London Road.

~~9. that length of Chapel Lane, Long Marston from its junction with Station 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.~~

~~10. that length of Little Tring Road, Tring from its junction with B489 Lower Icknield Way south eastwards to its junction with B488 Icknield Way, a distance of approximately 1546 metres.~~

~~An alternative route will be via B489 Lower Icknield Way, Tringford Road and B488 Icknield Way.~~

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

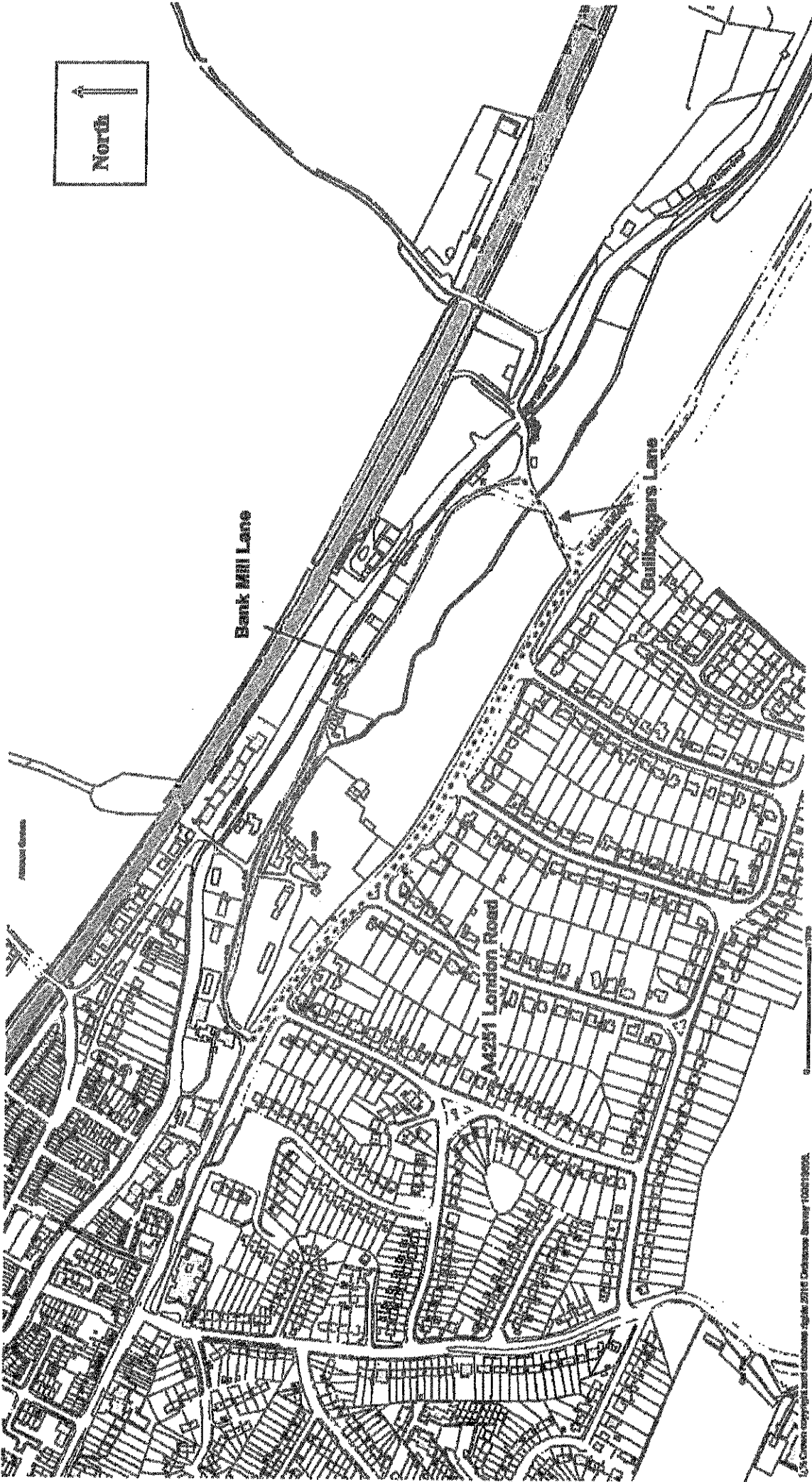
If the Order is made, it shall come into force on 1 August 2017 for a period of up to 18 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Roads.

A copy of the proposed Order may be inspected free of charge at County Hall, Hertford between the hours of 9.00am and 5.00pm (excluding weekends, bank and public holidays).

If you have any queries about the proposed Order please contact Christopher Brown tel. 0300 123 4047 at Hertfordshire County Council.

County Hall
Hertford
Herts
SG13 8DN

12 July 2017
John Wood
Chief Executive &
Director of Environment



© Crown copyright and database right. 2015 Ordnance Survey 100019006
You are not permitted to copy, re-broadcast, distribute or sell any of this data in third parties in any form. (This restriction may not apply to HCC and its licensed contractors, agents & partners.)



TEMPORARY TRAFFIC REGULATION ORDER

CWY16395 Bank Mill Lane

- Road Closure & Waiting Restrictions
- - - - - Diversion



TP105/17i

Licensing Act 2003 Details of licensing application

Application ref. no: **M043500**
Application type: **LA2003: Premises licence - Full Variation application**
Date received: **30 June 2017**

Premises name: **Berkhamsted Golf Club**
Premises address: **The Common
Berkhamsted
Hertfordshire
HP4 2QB**

Dacorum Borough Council has received an application in respect of a premises licence, relating to the above premises.

Further details of the application, including the name of the applicant, the activities for which authorisation is sought, and where applicable the grounds for review, are included on the following pages.

Representations may be made by any person in respect of this application, either:

- By post, to the address at the top of this page; or
- By email, to: licensing@dacorum.gov.uk

All representations must be made in writing, and should include the name and address of the person making the representation, together with details of the grounds on which the representation is made (which must relate to at least one of the licensing objectives, which are preventing crime and disorder, public safety, preventing public nuisance, and protecting children from harm). The authority's licensing register, and a full copy of this application, may be viewed at the above address during standard working hours.

Representations must be received by the licensing authority no later than:

- **28 days** after the application received date above, for new licence, full variation or review applications, or

Any submissions received outside of these periods cannot be considered. Frivolous, vexatious or irrelevant representations will also be disregarded.

It is an offence knowingly or recklessly to make a false statement in connection with an application, and the maximum penalty to which a person is liable on summary conviction for such an offence is an unlimited fine.

Application details

Name of applicant(s):	Berkhamsted Golf Club
Postal address of premises to which application relates:	The Common Berkhamsted Hertfordshire HP4 2QB
Application type:	LA2003: Premises licence - Full Variation application
Applicant's description of application:	

Operating schedule: Licensable activities proposed to be carried on
(N.B. where boxes are blank, authority for that activity has not been sought)

Plays:	
Films:	
Indoor sporting events:	
Boxing or wrestling:	
Live music:	No change to existing licence
Recorded music:	No change to existing licence
Performances of dance:	
Entertainment similar to music or dance:	
Late night refreshment:	No change to existing licence
Supply of alcohol: <i>Alcohol may be supplied for consumption both ON and OFF the premises</i>	To extend the area where alcohol is available on an infrequent basis to a temporary halfway house on the golf course approximately 200m from the area defined under the current licence and to a gazebo temporarily erected infrequently directly outside the clubhouse. This will be daylight hours during the summer.

Operating schedule: Licensable activities proposed to be carried on
(N.B. where boxes are blank, authority for that activity has not been sought)

Hours the premises will open to the public:	No change to existing licence.
---	---------------------------------------

Operating schedule: Measures to promote the licensing objectives

*(N.B. the measures below have been manually transcribed from the original application form.
We recommend referring to the original form to confirm the accuracy of the text below.)*

General:	
Prevention of crime and disorder:	Alcohol will not be permanently stored in either new location.
Public safety:	Alcohol will be available to members & their guests only & supplied in line with guidelines & regulations in place in the existing clubhouse premises
Prevention of public nuisance:	Alcohol will be available to members & their guests only.
Protection of children from harm:	Children are not permitted to use the new locations

TP105/17ii

Berkhamsted Town Council

Submission regarding:

New Licence application MO43326 - Red Squirrel, 104 High Street

The Town Council would not support this application. Councillors have received complaints from local residents about noise and disturbance from the premises and has great sympathy with such complaints. Cllr Ritchie, one of the ward councillors, summarises the problems caused, including anti-social behaviour, in his 27 June submission. The Town Council would wish to resist strongly any further attempts to extend the premises licence conditions and licensable hours. The Town Council has previously expressed concern and objections about various aspects relating to the operation of the premises. Most recently it asked that any change of use should be conditional upon licensing hours in the premises' external/outdoor spaces finish at 6pm. (4/02514/16 refers.)

The Town Council also supports submissions made by Berkhamsted Citizens and the comments made by Cllr Ritchie in his submission already referred to.

JE Mason
Town clerk
300617



TP105/17iii

Licensing Act 2003 Details of licensing application

Application ref. no: **M043460**
Application type: **LA2003: Premises licence - New licence application**
Date received: **23 June 2017**

Premises name: **Berkhamsted Food Festival**
Premises address: **Field Adjacent, Ashlyns Nursing Home, Chesham Road
Berkhamsted
Hertfordshire
HP4 2ST**

Dacorum Borough Council has received an application in respect of a premises licence, relating to the above premises.

Further details of the application, including the name of the applicant, the activities for which authorisation is sought, and where applicable the grounds for review, are included on the following pages.

Representations may be made by any person in respect of this application, either:

- By post, to the address at the top of this page; or
- By email, to: licensing@dacorum.gov.uk

All representations must be made in writing, and should include the name and address of the person making the representation, together with details of the grounds on which the representation is made (which must relate to at least one of the licensing objectives, which are preventing crime and disorder, public safety, preventing public nuisance, and protecting children from harm). The authority's licensing register, and a full copy of this application, may be viewed at the above address during standard working hours.

Representations must be received by the licensing authority no later than:

- **28 days** after the application received date above, for new licence, full variation or review applications, or
- **10 working days** after the application received date above, for minor variation applications

Any submissions received outside of these periods cannot be considered. Frivolous, vexatious or irrelevant representations will also be disregarded.

It is an offence knowingly or recklessly to make a false statement in connection with an application, and the maximum penalty to which a person is liable on summary conviction for such an offence is an unlimited fine.

Application details

Name of applicant(s):	Berkhamsted Food Festival
Postal address of premises to which application relates:	Field Adjacent Ashlyns Care Home Ashlyns Nursing Home Chesham Road Berkhamsted Hertfordshire HP4 2ST
Application type:	LA2003: Premises licence - New licence application
Applicant's description of application:	

Operating schedule: Licensable activities proposed to be carried on
(N.B. where boxes are blank, authority for that activity has not been sought)

Plays:	
Films:	
Indoor sporting events:	
Boxing or wrestling:	
Live music:	Saturdays 11.00 hours until 17.00 hours Sundays 11.00 hours until 17.00 hours
Recorded music:	
Performances of dance:	
Entertainment similar to music or dance:	
Late night refreshment:	

Operating schedule: Licensable activities proposed to be carried on <i>(N.B. where boxes are blank, authority for that activity has not been sought)</i>	
Supply of alcohol: Alcohol may be supplied for consumption both ON and OFF the premises	Saturdays 11.00 hours until 17.00 hours Sundays 11.00 hours until 17.00 hours
Hours the premises will open to the public:	Saturdays 11.00 hours until 17.00 hours Sundays 11.00 hours until 17.00 hours

Operating schedule: Measures to promote the licensing objectives <i>(N.B. the measures below have been manually transcribed from the original application form. We recommend referring to the original form to confirm the accuracy of the text below.)</i>	
General:	<p>PAID SECURITY WILL BE ON SITE AT ALL TIMES.</p> <p>A GENERAL RISK ASSESSMENT OF THE PREMISES WILL BE CARRIED OUT PRIOR TO THE EVENT.</p> <p>A FIRE RISK ASSESSMENT WILL BE CARRIED OUT.</p> <p>INFO ON FIRE EXITS ETC WILL BE AVAILABLE FOR THE PUBLIC IN THE BROCHURE AND THROUGHOUT THE SITE A DESIGNATED H&S OFFICER WILL BE ON THE SITE AT ALL TIMES.</p> <p>ST JOHNS AMBULANCE WILL BE AVAILBLE TO ALL ATTENDING. A H&S TEAM AND A SITE MANAGER WILL BE ON SITE AT ALL TIMES.</p> <p>ALL CHILDRENS ENTERTAINMENT WILL BE SUPERVISED AND ADVISORY INFO FOR PARENTS WILL BE VISIBLE.</p> <p>A LOST&FOUND AREA WILL BE VISIBLE.</p> <p>RADIO COMMUNICATION BETWEEN SITE MANAGERS AND SECURITY.</p> <p>DESIGNATED AND ACCESSABLE MARSHALLS AND STEWARDS WILL BE VISIBLE THROUGHOUT THE DAY FOR ANY QUERIES/HELP REQUIRED.</p>

Operating schedule: Measures to promote the licensing objectives

*(N.B. the measures below have been manually transcribed from the original application form.
We recommend referring to the original form to confirm the accuracy of the text below.)*

Prevention of crime and disorder:	PAID SECURITY WILL BE ON SITE AT ALL TIMES.
Public safety:	ST JOHNS AMBULANCE WILL BE AVAILBLE TO ALL ATTENDING. A GENERAL RISK ASSESSMENT OF THE PREMISES WILL BE CARRIED OUT PRIOR TOTHE EVENT. A FIRE RISK ASSESSMENT WILL BE CARRIED OUT. INFO ON FIRE EXITS ETC WILL BE AVAILABLE FOR THE PUBLIC IN THE BROCHURE AND THROUGHOUT THE SITE.
Prevention of public nuisance:	PAID SECURITY WILL BE ON SITE AT ALL TIMES.
Protection of children from harm:	A LOST&FOUND AREA WILL BE VISIBLE. A GENERAL RISK ASSESSMENT OF THE PREMISES WILL BE CARRIED OUT PRIOR TOTHE EVENT. A FIRE RISK ASSESSMENT WILL BE CARRIED OUT. ST JOHNS AMBULANCE WILL BE AVAILBLE TO ALL ATTENDING. ALL CHILDRENS ENTERTAINMENT WILL BE SUPERVISED AND ADVISORY INFO FOR PARENTS WILL BE VISIBLE.

Secretary

From: Regeneration Mailbox <Regeneration@dacorum.gov.uk>
Sent: 05 July 2017 14:13
Subject: Draft Two Waters Masterplan Guidance Consultation

Dacorum Borough Council is preparing Masterplan Guidance for Two Waters, the area between Apsley Station, the Plough Roundabout and Hemel Hempstead Station.

The guidance will help ensure that development and changes in the area, including housing, business, open space, transport and community services, are planned and designed in the best possible way to ensure we have an attractive, sustainable and balanced town fit for the future.

You are invited to respond to the consultation at **Current consultation**

Paper copies of the document can also be viewed at The Forum, Marlowes, Hemel Hempstead, HP1 1DN, The Civic Centre, 161 High Street, Berkhamsted, HP4 3HD, Victoria Hall, Akeman Street, Tring, HP23 6AA and at the library at The Forum.

The consultation will be open from **Thursday 6th July 2017 to midnight Wednesday 16th August 2017**. Responses received after this date will not be considered.

The Masterplan Guidance will initially be developed as a planning statement to help guide planning applications, and then be adopted as a Supplementary Planning Document (SPD), as part of the review of the new Dacorum Local Plan, expected around 2019.

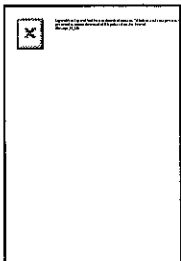
Two previous rounds of consultation held in November 2016 and January 2017 have helped to shape this document.

Following the consultation, comments received will be considered and incorporated where appropriate. The final Masterplan Guidance is expected to be adopted by Full Council in November 2017.

Yours sincerely



Nathalie Bateman
Team Leader, Infrastructure and Project Delivery
Strategic Planning and Regeneration
01442 228352



Date: 3 July 2017
PINS Ref: APP/A1910/W/17/3174542
LPA Ref: 4/01641/16/FUL
Contact: Intan Keen (Mrs)
E-mail: intan.keen@dacorum.gov.uk
Directline: (01442) 228432

TP110/17



The Forum Marlowes
Hemel Hempstead
HP1 1DN

(01442) 228000 Switchboard
(01442) 228656 Minicom
DX 8804 Hemel Hempstead

By e-mail

Dear Sir / Madam

TOWN & COUNTRY PLANNING ACT 1990

APPEAL BY: Mr Mike Bannister

**LOCATION: Tipulo Stud, Land adjacent to Haresfoot Farm, Haresfoot Park,
Chesham Road, Berkhamsted, HP4 2SU**

I write to inform you that an appeal has been lodged with the Planning Inspectorate in respect to the site above, following the refusal of planning permission by this Council.

The appeal is to be decided on the basis of an exchange of written statements and a site visit by the inspector. Any observations that you may have sent to us at the application stage will be sent to the Secretary of State and the appellant (unless they are withdrawn before **24 July 2017**). If you wish to make further comments, or modify/withdraw your previous representation, you can do so on the Planning Portal at www.planningportal.gov.uk/planning/appeals/online/search or by emailing east2@pins.gsi.gov.uk.

If you do not have access to the internet or email you can also send 3 copies to The Planning Inspectorate Room: 3L - Kite, Temple Quay House, 2 The Square, Bristol, BS1 6PN, quoting the above appeal reference number by **24 July 2017**.

Representations received after this date will not be taken into consideration, and returned. Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority. The Planning Inspectorate will not acknowledge representations, but will pass any representations made to the Inspector dealing with the appeal.

The Councils' reason(s) for refusal and the appellant's grounds of appeal can be inspected on the following webpage

<http://site.dacorum.gov.uk/planonline/acolnetcgi.gov> under the LPA's reference number.

If you require a copy of the Planning Inspectorate's booklet 'Guide to taking part in planning appeals' this can be obtained free of charge from GOV.UK (<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-orenforcement-Appeal>). The appeal decision will be published on the planning portal website above. Additionally, if you require a copy of the appeal decision you must write to the Planning Inspectorate at the above address.

Yours sincerely

Intan Keen
Planning Case Officer
Development Management



INVESTOR IN PEOPLE