

BERKHAMSTED TOWN COUNCIL

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Website: www.berkhamstedtowncouncil.gov.uk

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

5th April 2022

SUMMONS

Notice is hereby given that there will be a meeting of the **Town Planning Committee** in the **Main Hall, Civic Centre**, Berkhamsted on **Monday 11th April 2022** 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.



D. McGlynn
Deputy Town Clerk (Interim)

MEMBERS:

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

SUBSTITUTES:

Councillors: R Freedman
M Hardinge
A Foster

EX-OFFICIO:

Councillors: S Cloughton

Members of the public are invited to attend all meetings of the Town Council.

Anyone wishing to attend this Town Planning meeting should contact the Deputy Town Clerk to register attendance by emailing: deputytownclerk@berkhamstedtowncouncil.gov.uk and providing your name, full address in Berkhamsted and details of any items on the agenda you wish to speak about. The cut off point for requests to join the meeting is **midday on Monday 11th April 2022**.

Alternatively, if you wish to comment on an item on this Agenda by email, please do so by contacting the Deputy Town Clerk at: deputytownclerk@berkhamstedtowncouncil.gov.uk by **midday on Monday 11th April 2022**. Email comments will be passed to the Town Planning Committee ahead of the meeting and discussed during the meeting.

Berkhamsted Town Council

AGENDA

Town Planning Committee Meeting

Monday 11th April 2022 at 7.30 pm

Main Hall, Civic Centre, Berkhamsted

TP 59/22 To receive Apologies for Absence

TP 60/22 Declarations of Interest

- i. To **receive** declarations of interest from councillors on items on the agenda;
- ii. To **receive** written requests for dispensations for declarable interests; and
- iii. To **grant** any requests for dispensation as appropriate.

TP 61/22 To receive Minutes of the Previous Meeting held on 21st March 2022 (previously circulated).

TP 62/22 To receive Chair's Communications

1. **Road Traffic Orders**

THE HERTFORDSHIRE (TEMPORARY CLOSING OF CROSS OAK ROAD, BERKHAMSTED) ORDER NO.3 2022

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 Cross Oak Road, Berkhamsted from its junction with Graemesdyke Road north eastwards to its junction with Oaklands, a distance of approximately 115 metres ("the Road"), except for access.

An alternative route will be via Graemesdyke Road, Doctors Commons Road, Charles Street and Cross Oak Road.

The Order is needed because the replacement of existing gas mains is proposed to be executed on or near the Road.

If the Order is made, it shall come into force on 2 May 2022 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.

Papers included within the Agenda.

2. **Tree Preservation Orders**

None were received.

TP 63/22 Licensing Applications

To **discuss** the following **premises licence**:

- i. Full Variation Application no.M054091 – Dojo Asian Fusion, 43 Lower Kings Road.

Papers included within the agenda.

No pavement licences were received.

TP 64/22 To receive Multi Storey Car Park Updates

TP 65/22 Public Participation

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

TP 66/22 To consider, for Resolution, forms and drawings for planning applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

LPA Reference	Proposal	Location	DBC CO
22/00357/FHA	AMENDED SCHEME/ADDITIONAL INFORMATION Extend the height of garden wall using trellising, to a total height from ground level to 2.5 metres.	1 Montague Road	(JM)
22/00539/FHA	AMENDED SCHEME/ADDITIONAL INFORMATION Garage conversion to a living room and store	Appledore Kingshill Way	(EP)
22/00550/FHA	AMENDED SCHEME/ADDITIONAL INFORMATION Single Storey Rear Extension	2 Becketts Square	(JM)
22/00792/FUL	Conversion of first, second and third floors from shop into 3 No. 2-bedroom flats. Alterations to front/rear elevation including new windows, doors	134 High Street	(CL)
22/00800/FUL	Installation of new railing and gate doors at Berkhamsted School	Castle Campus Berkhamsted School Castle Street	(BC)
22/00942/FUL	Demolition of existing chalet bungalow down to existing foundations (which are being retained) construction of new two storey house	37 High Street	(AP)
22/00960/FUL	Change of use of land to equestrian. Construction of stable building and access	Land At Swing Gate Lane	(CL)
22/00461/FHA	Part two storey part single storey rear extension and single storey side extension and other associated works.	53 Woodlands Avenue	(JM)
22/00485/FHA	Single storey rear extension; loft conversion with conversion of barn hip to gable and facing gable; roof windows	4 Southview Villas George Street	(IBD)
22/00600/FHA	Addition of a timber shed and a greenhouse at the far end of the garden	The Old Cottage Bank Mill Lane	(JM)

22/00666/LBC	Remove a Chimney and make good the roof in matching tiles. Paint Front Door, Replace East 1st Floor Windows with Double Glazed, style as per existing, Replace study windows with wooden double glaze, style as per existing.	The Old Cottage Bank Mill Lane	(JM)
22/00814/FHA	Alterations to property to facilitate wheelchair accessible accommodation.	16 Sheldon Way	(LB)
22/00848/FHA	Demolition of existing conservatory and rebuilding single storey rear extension	2 Cloister Garth	(IBD)
22/00902/FHA	Single storey front extension to existing detached dwelling	29 South Park Gardens	(IBD)
22/00905/FHA	First floor side extension and loft conversions including two new front velux windows, side dormer and hip to gable conversions.	22 Castle Hill Avenue	(PD)
22/00980/FHA	Proposed single storey rear extension and garage conversion	22 Elizabeth II Avenue	(IBD)
22/00972/FHA	Single-storey front and rear extensions; two-storey side extension utilising existing structure; re-roofing and changes to windows; front garden works; landscaping and new rear terrace.	18 Murray Road	(LB)
22/00990/FHA	New first floor over existing floor and two storey front extension to create a two-storey dwelling.	44 Lower Kings Road	(JM)
22/01011/FHA	Proposed first floor extension above existing extension, single storey extension to link main house with existing garage.	Greyfold Cross Oak Road	(IBD)
22/01046/FHA	Single storey side extension. Alteration to front and rear facing doors and windows. Demolition of rear facing conservatory. Demolition of existing detached garage.	Keepers Cottage Swing Gate Lane	(EP)
22/01054/LDP	Rear facing dormer.	41 Egerton Road	(HE)
22/00946/RET	Retention of stretched tent	The Crystal Palace, Station Road	(EP)
22/00900/TPO	Works to 2 oak trees	4 Shootersway Park	(IBD)
22/00841/TCA	Works to trees.	Claremont House Kitsbury Road	(IBD)
22/00878/TCA	Fell and works to trees.	4 Fern Court Montague Road	(IBD)
22/00932/TCA	Fell tree	50 Kitsbury Road	(IBD)
22/01004/TCA	Fell tree	97 George Street	(IBD)
22/01022/TCA	T1 - Felling of poplar tree	The Crystal Palace Station Road	(IBD)
22/01050/TCA	Fell tree.	6 Manor Street	(IBD)

TP 67/22 Planning Appeals

No new Planning Appeals have been received.

TP 68/22 To receive and note Planning Appeal Decisions

No Planning Appeal Decisions have been received.

TP 69/22 To receive and note Dacorum Borough Council Planning decisions (14/03/2022 – 03/04/2022)

Schedule included within the Agenda.

DM 05/04/2022

TP 69/22 – Dacorum Borough Council Planning decisions (14/03/2022 – 03/04/2022)

Reference	Description	Location	BTC Input Date	BTC Response	DBC Response	DBC Input Date	Appeal	Decision	Amended
21/04463/FHA	Two-storey side and rear extensions and single storey front extension.	8 Edlyn Close	07/02/2022	No objection	Granted	01/04/2022			
21/04619/FHA	Demolition of previous extension & removal of existing garage. New side and rear extension along with refurbishment of existing. Addition of roof space accommodation, new detached garage with studio space over.	Heatherdale George Street	21/12/2021	Objection	Withdrawn	30/03/2022			
21/04774/FHA	Demolition of single storey side addition, provision of two storey and single storey side extensions. Minor alteration to driveway layout	2 Murray Road	17/01/2022	No objection	Granted	23/03/2022			
21/04649/FUL	Construction of new storage building to use for salvage, re-purposing and recycling of scenery and props associated with the entertainment industry which includes a biomass boiler with CHP capability	Haresfoot Farm (Commercial) Chesham Road	17/01/2022	No objection	Refused	30/03/2022			
21/04787/FUL	Proposal for minor alterations to facilitate the provision of separate office use on the upper floors with retail and restaurant use on the ground floor within existing Use Class E	212-220 High Street	07/02/2022	No objection	granted	18/03/2022			
21/04788/LBC	Proposal for minor alterations to facilitate the provision of separate office use on the upper floors with retail and	212-220 High Street	07/02/2022	No objection	granted	18/03/2022			

Reference	Description	Location	BTC Input Date	BTC Response	DBC Response	DBC Input Date	Appeal	Decision	Amended
	restaurant use on the ground floor within existing Use Class E								
22/00187/FHA	Two storey rear extension	12 Greystoke Close	07/02/2022	No objection	Application Withdrawn	23/03/2022			
22/00217/FHA	Demolition of existing rear conservatory, two storey side & rear extension with part single storey extension to rear.	11 Briar Way	07/02/2022	No objection	Granted	16/03/2022			
22/00102/ADV	Replacement of illuminated and non illuminated signs. Retain Existing house name letters, 1x door plaque, 7x floodlights, retain existing wheel logo, 1x amenity board, new panel to existing post sign, new display to entrance apex and 2x menu cases	The Old Mill London Road	07/02/2022	No objection	Granted	18/03/2022			
22/00246/RET	Retention of Climbing frame	22 Shrublands Road	28/02/2022	No objection	Refused	29/03/2022			
22/00223/FHA	Demolition of existing garage, construction of new garage and associated external works	23 Kings Road	28/02/2022	Concern	Granted	18/03/2022			
22/00289/FHA	Two storey side and rear extensions, front porch and part garage demolition	7 Edlyn Close	28/02/2022	Concern	Granted	29/03/2022			
22/00290/FHA	Proposed front Porch to existing dwelling.	35 Castle Street	28/02/2022	No objection	Granted	24/03/2022			
22/00301/FHA	Single storey rear extension	65A Kings Road	28/02/2022	No objection	Granted	30/03/2022			
22/00302/FHA	Loft conversion with new rooflights (Cabrio Balcony)	65A Kings Road	28/02/2022	No objection	Granted	30/03/2022			
22/00310/FHA	Removal of existing windows and replacement of existing for new to same positions	Lock Cottage Ravens Lane	28/02/2022	No objection	Granted	23/03/2022			
22/00311/LBC	Removal of existing windows and replacement of existing for new to same positions	Lock Cottage Ravens Lane	28/02/2022	No objection	Granted	23/03/2022			

Reference	Description	Location	BTC Input Date	BTC Response	DBC Response	DBC Input Date	Appeal	Decision	Amended
22/00127/LBC	Replacement of illuminated and non illuminated signs. Retain Existing house name letters, 1x door plaque, 7x floodlights, retain existing wheel logo, 1x amenity board, new panel to existing post sign, new display to entrance apex and 2x menu cases	The Old Mill London Road	28/02/2022	No objection	Granted	18/03/2022			
22/00182/FUL	Replacement front dormer and raised insulated roof; new dormers and rooflights to rear roof pitch.	The Penthouse 142C High Street	07/02/2022	No objection	Granted	17/03/2022			
22/00368/FHA	Single storey rear extension	Mayfly Cottage, 3 Canal Court	21/03/2022	No objection	Granted	31/03/2022			
22/00469/TPO	Fell of tree.	18 Lochnell Road	21/03/2022	No objection	Granted	23/03/2022			
22/00532/TPO	Works to tree.	1 Beech Hill Court	21/03/2022	Referred to T&W	Granted	24/03/2022			
22/00648/TPO	Works to tree.	16 Oakwood	21/03/2022	Referred to T&W	Granted	24/03/2022			
22/00620/TCA	Works to trees	Berrystead Cottage George Street	21/03/2022	Referred to T&W	Granted	24/03/2022			
22/00625/TCA	Fell tree	17 North Road	21/03/2022	Referred to T&W	Granted	30/03/2022			
22/00669/TCA	Fell works to trees.	70 Cross Oak Road	21/03/2022	Referred to T&W	Granted	30/03/2022			
22/00808/TCA	Fell and works to trees	Claverhouse Doctors Commons Road	21/03/2022	Referred to T&W	Granted	30/03/2022			

HERTFORDSHIRE COUNTY COUNCIL

**THE HERTFORDSHIRE (TEMPORARY CLOSING OF CROSS OAK ROAD,
BERKHAMSTED) ORDER NO.3 2022**

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 Cross Oak Road, Berkhamsted from its junction with Graemesdyke Road north eastwards to its junction with Oaklands, a distance of approximately 115 metres (“the Road”), except for access.

An alternative route will be via Graemesdyke Road, Doctors Commons Road, Charles Street and Cross Oak Road.

The Order is needed because the replacement of existing gas mains is proposed to be executed on or near the Road.

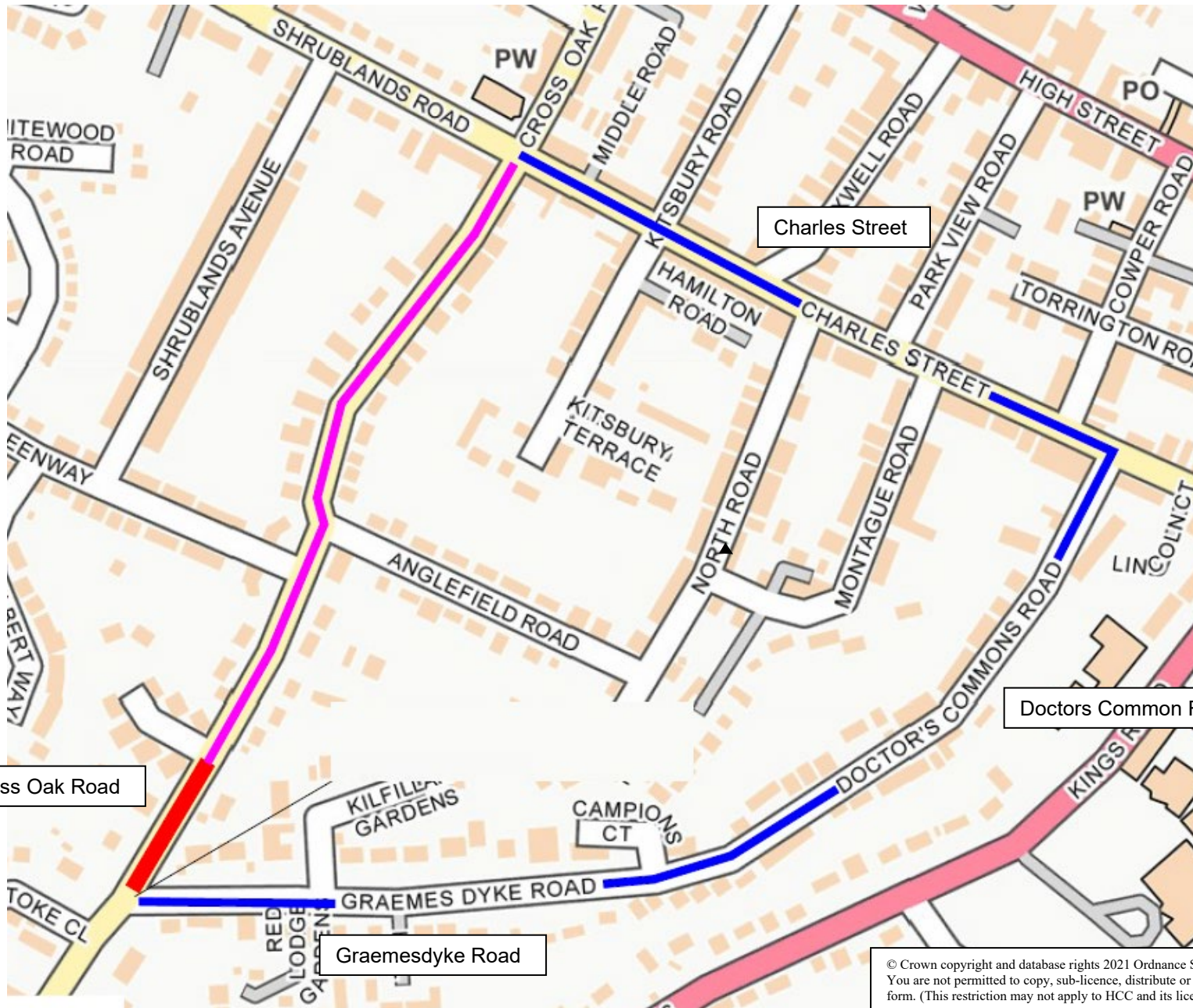
If the Order is made, it shall come into force on 2 May 2022 for a period of up to 18 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Road.

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 Steve Dungar tel. 03300 169 696 at MLP Traffic or Ben Crabbe tel. 0300 123 4047 at Hertfordshire County Council.

County Hall
Hertford
Herts
SG13 8DN

13 April 2022
Mark Kemp
Executive Director
Environment & Transport



Cross Oak Road

Charles Street

Doctors Common Road

Graemesdyke Road

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-  Road Closure
-  Diversion
- 

TEMPORARY TRAFFIC REGULATION ORDER

Cross Oak Road, Berkhamsted



Deputy Town Clerk

Subject: RE: [M054091] Licensing Act 2003 – LA2003 s.34: Premises licence - Full Variation application – Dojo Asian Fusion

An application has been received from **Dojo Asian Fusion Ltd** in respect of a Premises Licence / Club Premises Certificate for the following premises:

Dojo Asian Fusion
43 Lower Kings Road
Berkhamsted
Hertfordshire
HP4 2AB

Further details about this application can be found on our website, at <http://www.dacorum.gov.uk/home/environment-street-care/licensing/beer-entertainment-licensing/current-licensing-applications>

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. Representations must relate to the effect of the grant of this application on the promotion of the licensing objectives, which are:

- Prevention of crime and disorder
- Public safety
- Prevention of public nuisance
- Protection of children from harm

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

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

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

Responsible authorities

Responsible authorities should receive a copy of this application at approximately the same time as it was given to the licensing authority. If a copy of the application is not received, please notify Licensing, as this may cause the application to be invalidated. For online applications, a copy of the application will be forwarded by licensing officers in a subsequent email.

If there are any comments in respect of this application, please notify me within the timeframe given above, quoting our reference number **M054091**.

Ward councillors / Town/parish councils

The applicant is required to advertise their application, both at the premises, and in the 'public notices' section of a local newspaper. This is to alert persons living in the vicinity of the premises, or with business interests that may be affected by the application, to the application and allow them an opportunity to make representation.

Councillors can make representations in writing and/or at a hearing on behalf of a resident or local business if specifically requested to do so. Additionally, councillors are now able to make representations in their own right if they have concerns about any premises, regardless of whether they live or run a business in the vicinity of those premises. Councillors may also apply for a review of an existing licence if problems at that specific premises which justify intervention are brought to their attention.

If you require any further information on this application, or guidance on the process of making a representation, please contact me using the details given below, quoting our reference number **M054091**.

Thank you.

W Gosling

Wendy Gosling

Licensing Support Officer | Licensing | Corporate and Contracted Services

Dacorum Borough Council | The Forum | Marlowes | Hemel Hempstead | HP1 1DN

Tel: 01442 228000 ext. 2860 | Direct Dial 01442 228860 | Email: wendy.gosling@dacorum.gov.uk



Licensing Act 2003 Details of licensing application

Application ref. no: **M054091**
Application type: **LA2003 s.34: Premises licence - Full Variation application**
Date received: **29 March 2022**

Premises name: **Dojo Asian Fusion**
Premises address: **43 Lower Kings Road
Berkhamsted
Hertfordshire
HP4 2AB**

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):	Dojo Asian Fusion Ltd
Postal address of premises to which application relates:	Dojo Asian Fusion 43 Lower Kings Road Berkhamsted Hertfordshire HP4 2AB
Application type:	LA2003 s.34: Premises licence - Full Variation application
Applicant's description of application:	Application to increase opening and licensing hours to 12:00 until 23:00 hours daily.

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:	
Recorded music:	
Performances of dance:	
Entertainment similar to music or dance:	
Late night refreshment:	

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

<p>Supply of alcohol:</p> <p><i>Alcohol may be supplied for consumption both ON and OFF the premises</i></p>	<p>Existing: Monday-Thursday 12:00 until 15:00 and 17:00 until 22:30 Friday-Saturday 12:00 until 15:00 and 17:00 until 23:00 Sunday 12:00 until 15:00 and 17:00 until 21:00</p> <p>Proposed variation: Monday-Sunday 12:00 until 23:00</p>
<p>Hours the premises will open to the public:</p>	<p>Existing: Monday-Thursday 12:00 until 15:00 and 17:00 until 22:30 Friday-Saturday 12:00 until 15:00 and 17:00 until 23:00 Sunday 12:00 until 15:00 and 17:00 until 21:00</p> <p>Proposed variation: Monday-Sunday 12:00 until 23:00</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.)

<p>General:</p>	<p>No change to existing.</p>
<p>Prevention of crime and disorder:</p>	<p>No change to existing.</p>
<p>Public safety:</p>	<p>No change to existing.</p>
<p>Prevention of public nuisance:</p>	<p>No change to existing.</p>
<p>Protection of children from harm:</p>	<p>No change to existing.</p>