

BERKHAMSTED TOWN COUNCIL

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2nd Floor, Civic Centre
161 High Street, Berkhamsted
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1st February 2022

SUMMONS

Notice is hereby given that there will be a meeting of the **Town Planning Committee** in the Chambers, 2nd Floor, Civic Centre, Berkhamsted on **Monday 7th February 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

EX-OFFICIO:

Councillor S Claughton – Town Mayor

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

WE REQUEST THAT ALL ATTENDEES WEAR A FACE MASK, SOCIALLY DISTANCE AND TAKE A LATERAL FLOW TEST (LTF) ON THE DAY OF ATTENDANCE.

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 7th February 2022.**

Alternatively, if you wish to comment on an item on this agenda by email, please do so by emailing deputytownclerk@berkhamstedtowncouncil.gov.uk by **midday on Monday 7th February 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 7th February 2022 at 7.30 pm

TP 15/22 To receive **Apologies for Absence**

TP 16/22 To receive **Declarations of Interest** regarding items on the agenda.

TP 17/22 Minutes of the Previous Meeting held on 17th January 2022 (previously circulated).

TP 18/22 Chair's Communications

To **note** the following:

1. Road Traffic Orders

i. THE HERTFORDSHIRE (TEMPORARY CLOSING OF CROSS OAK ROAD, BERKHAMSTED) ORDER 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 a point in line with the northern boundary of No.95 Cross Oak Road south westwards to a point in line with the southern boundary of No.99 Cross Oak Road, a distance of approximately 32 metres ("the Road").

An alternative route will be via Cross Oak Road, A4251 High Street, A416 Kings Road, Shootersway and Cross Oak Road.

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

If the Order is made, it shall come into force on 28 February 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.

ii. The Hertfordshire (Temporary Closing of Various Roads in Berkhamsted during the 'Berkhamsted Half Marathon and Fun Run') Order 2022

NOTICE is given that Hertfordshire County Council intends to make an Order under Section 16(A) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using the following lengths of roads, except for access:-

1. that length of Brownlow Road, Berkhamsted from its junction with Bridgewater Road north eastwards to its junction with New Road, a distance of approximately 430 metres.

An alternative route will be via Brownlow Road, Whitehill and New Road.

2. that length of Castle Hill, Berkhamsted from its junction with Murray Road south eastwards and southwards to its junction with Brownlow Road, a distance of approximately 420 metres.

An alternative route will be via Murray Road and Bridgewater Road.

3. that length of New Road, Berkhamsted from its junction with Whitehill eastwards and north eastwards to its junction with Ashridge Road, a distance of approximately 1620 metres.

An alternative route will be via Whitehill, Gravel Path and The Common
or New Road, Station Road, Gravel Path and The Common.

The sections of roads will be closed between the hours of 9.30am and 2.30pm on Sunday 6 March 2022, when signs are in place.

The purpose of the Order is to ensure public safety and prevent accidents for the duration of the 'Berkhamsted Half Marathon and Fun Run'.

Papers for both Order included within the agenda.

2. Tree Preservation Orders

None have been received.

TP 19/22 Licensing Applications

To **discuss** the following premises licence:

- i) **Warehouse Pizza**, Link House, Northbridge Road;

Papers included within the agenda.

No pavement licences were received.

TP 20/22 Multi Storey Car Park Update

To **receive** any updates.

TP 21/22 Berkhamsted Sports Centre Consultation Plan

To **discuss** and **note** the Berkhamsted Sports Centre Consultation Plan.

TP 22/22 Public Participation

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

TP 23/22 To consider, for Resolution, forms and drawings for planning applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

21/04705/RET	AMENDED/ADDITIONAL INFORMATION 3 new windows in west elevation Bramley House Kingshill Way (JM)
21/04203/FHA	AMENDED/ADDITIONAL INFORMATION Two storey rear extension. First floor front extension 8 Cedar Road (JM)
21/04463/FHA	AMENDED/ADDITIONAL INFORMATION Demolition of the existing outbuilding. Two-storey side and rear extensions and single storey front extension. 8 Edlyn Close

21/04669/FHA	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Construction of a loft conversion consisting of hip to gable roof conversion, front dormer & velux, and partial dormer and hipped roof extension to rear over part of existing 1st floor extension.</p> <p>Scheme amended to set rear dormer inboard of gable end and reduce size of rear dormer/extension to reduce impact on side elevation and perceived bulk.</p> <p>61 Egerton Road (TG)</p>
21/04697/FHA	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>New front entrance with covered canopy, single storey front extension, and raise ridge height to create first floor accommodation</p> <p>13 Gilbert Way (HE)</p>
22/00061/FUL	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Construction of two detached houses (amended scheme).</p> <p>Land Rear Of 59 South Park Garden (PD)</p>
21/04803/FHA	<p>Demolition of existing single-storey lean-to, proposed single-storey rear extension and double-storey side extension, garage projection, rear gable projection and drive alterations.</p> <p>29 Hall Park Hill (TG)</p>
22/00030/FHA	<p>Proposed garage conversion with first floor side extension with two new gable window to rear and new gable bay window to front. Proposed rear ground floor extensions with new external doors and windows. New wall covering in place of hanging tiles and new porch canopy over front door. New rooflights.</p> <p>17 Hall Park Gate (NV)</p>
22/00032/FHA	<p>Construction of Juliette balcony</p> <p>6 Station Road (TG)</p>
22/00041/FHA	<p>Single storey rear extension and new front porch</p> <p>2 Brownlow Road (TG)</p>
22/00062/FHA	<p>Single storey rear extension with associated external steps and raised decking area</p> <p>Merriams Gravel Path (TG)</p>
22/00099/FHA	<p>Single storey front and rear extensions with velux windows to front.</p> <p>5 Becketts Square (JM)</p>
22/00187/FHA	<p>Two storey rear extension</p> <p>12 Greystoke Close (LB)</p>
22/00192/FHA	<p>Construction of open sided glazed cover to parking area</p> <p>80 Greenway (LB)</p>
22/00214/FHA	<p>Single storey rear extension, window replacement, front garden wall with railings and associated external works</p> <p>59 Ellesmere Road (JM)</p>
22/00217/FHA	<p>Demolition of existing rear conservatory, two storey side & rear extension with part single storey extension to rear.</p> <p>11 Briar Way (HE)</p>
21/04787/FUL	<p>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</p> <p>212-220 High Street (PD)</p>

21/04788/LBC	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 (PD)
22/00182/FUL	Replacement front dormer and raised insulated roof; new dormers and rooflights to rear roof pitch. The Penthouse 142C High Street (EP)
22/00013/LDP	Conversion of attic to rear dormer 48 Elizabeth II Avenue (TG)
22/00081/LDP	Loft Extension 24 Ridgeway (HE)
22/00082/LDP	Conversion of existing garage 1 Old Orchard Mews (IBD)
21/04814/LDE	Application for Lawful Development Certificate for the continued use of the grounds for Youth Football. Berkhamsted Cricket Club Kitcheners Field Castle Hill (RF)
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 (LB)
22/00212/ROC	Removal of condition 4 (Windows shall be non opening) attached to planning permission 21/03613/FHA (Proposed alterations to existing elevations and external landscaping. Works also include for a single storey rear infill extension, two storey side extension and a garage conversion.) 4 Gresham Court (NV)
22/00014/TPO	Works to trees Greenhill Graemesdyke Road (IBD)
22/00018/TPO	Works to trees 5 Berkhamsted Hill Cottages, The Common (IBD)
22/00022/TPO	Works to trees Lamorna Balcary Gardens (TG)
22/00129/TPO	Fell Cherry tree. Works to tree Moretons Meadway (IBD)
22/00130/TPO	Fell Oak Tree. Work to Larch tree Kantara 1 Fieldway (IBD)
22/00137/TPO	Works to tree Little Corner Cross Oak Road (TG)
22/00166/TPO	Works to tree 26 Greystoke Close (IBD)
22/00119/TCA	Works to trees. Fell tree Greyfold Cross Oak Road (IBD)

TP 24/22 Planning Appeals

To **discuss** and **note** the following Planning Appeal:

21/02373/UPA	Construction of additional storey. Full height with additional storey will be 9.325m Arewa Shootersway Lane (JG) Type: Fast track
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Papers included within the agenda.

TP 25/22 Planning Appeal Decisions

None have been received.

TP 26/22 Authorisation of Councillors to represent Berkhamsted Town Council at Dacorum Borough Council Development Management meetings

To **discuss** and **approve** the delegation of authority to Berkhamsted Town Councillors to represent Berkhamsted Town Council where the Town Planning Committee has objected to a planning application which has subsequently been referred to Dacorum Borough Council Development Management.

TP 27/22 To consider and decide upon Town Council representation in respect of planning applications relating to the Town of Berkhamsted being reviewed by the Dacorum Borough Council Development Management Committee on 10th February 2022

21/02419/FUL	Conversion of building to seven self-contained flats. Abeegale House, 13 Shrublands Road BTC comments 20th December 2021 – OBJECTION
21/03794/FHA	Construction of top lit rear dormer, top lit extension to existing rear dormer, and front rooflight 5 Hamilton Road BTC comments 20th December 2021 – OBJECTION
21/04291/FHA	Installation of Air Source Heat pump adjacent to North east facing wall of the dwelling 12 Fieldway BTC comments 22nd November 2021 – NO OBJECTION

TP 28/22 Dacorum Borough Council Planning decisions (10/01/2022 - 30/01/2022)

Schedule included within the agenda.

DM 01/02/2022

TP 28/22 – Dacorum Borough Council Planning decisions (10/01/2022 - 30/01/2022)

Reference	Description	Date	Location	BTC Response	DBC Response	DBC Input Date	Appeal	Decision	Amended
21/02443/RET	Temporary (10 years) planning permission (retrospective) for three level 5.8 metres high timber activity frame built between two well established trees in the front garden, with associated enclosed staircases and 1.2m high railing enclosures	20/12/2021	22 Shrublands Road	No Objection	Refused	19/01/2022			
21/03683/FUL	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.	17/01/2022	Claridge House 200 High Street	No objection	Granted	25/01/2022			
21/03725/FUL	Single storey extension to existing building, including biomass boiler and associated plant and machinery	25/10/2021	Haresfoot Farm (Commercial) Chesham Road	Concern	Granted	26/01/2022			
21/03765/FUL	New Dwelling	30/11/2021	21A Hall Park	Concern	Granted	17/01/2022			
21/03906/FHA	Installation of air source heat pump in garden within one metre of boundary.	20/12/2021	19 Westfield Road	No Objection	Granted	14/01/2022			
21/04353/FHA	Proposed two storey front extension, removal of existing hipped roof and new gabled roof formed with front facing 12 West Road rooflights, rear facing dormer and gable.	17/01/2022	12 West Road	No Objection	Granted	25/01/2022			
21/04358/FHA	Single storey rear extension and garage conversion	30/11/2021	4 Oakwood	No Objection	Granted	10/01/2022			
21/04362/FHA	Alterations and construction of single storey rear extension	30/11/2021	Merrifield House Meadway	No Objection	Granted	10/01/2022			
21/04369/FHA	Construction of new roof to provide two storey elements to rear and north wing, new windows and entrance to front elevation, enlarged windows to rear, provision of study rooms at lower	30/11/2021	42 Castle Hill	No Objection	Granted	13/01/2022			

Reference	Description	Date	Location	BTC Response	DBC Response	DBC Input Date	Appeal	Decision	Amended
	ground floor occupying existing undercroft.								
21/04388/FHA	Single storey rear extension.	30/11/2021	7 Murray Road	No Objection	Granted	13/01/2022			
21/04402/FHA	Internal and external repairs, alterations and refurbishment to the Grade II listed property.	30/11/2021	Lock Cottage Ravens Lane	No Objection	Granted	10/01/2022			
21/04403/LBC	Internal and external repairs, alterations and refurbishment to the Grade II listed property.	30/11/2021	Lock Cottage Ravens Lane	No Objection	Granted	10/01/2022			
21/04322/ROC	Variation of condition 2 (approved plans) attached to planning permission 21/01947/FUL - Construction of 1 no dwelling with basement annex following demolition of existing detached double garage (amended scheme).	30/11/2021	Land SW Rosewood Shootersway Lane	No Objection	Granted	13/01/2022			
21/04087/FUL	Existing door canopy removed and replaced with awning. Existing door on High Street Elevation to be brought back into use. 2No. Existing doors on North West Elevation replaced with half height glazed doors and screwed shut. Existing Menu box re-positioned. Repairs to gutters. Repairs to Ground and First Floor window joinery	22/11/2021	296-298 High Street	No Objection	Granted	20/01/2022			
21/04465/FHA	Two storey rear extension. Small single storey side extension. Solar photovoltaic panels to side roof	21/12/2021	10 Hall Park Gate	No Objection	Granted	11/01/2022			
21/04477/FHA	Single Storey Side and rear extensions, new garage and alteration to front porch	21/12/2021	Midwater Bank Mill Lane	No Objection	Granted	26/01/2022			
21/04485/FHA	Porch extension	21/12/2021	Briars Chase Gravel Path	No Objection	Granted	21/01/2022			
21/04501/FHA	Loft conversion to existing house roof with rear dormer window and rooflights. Existing rear deck raised by 150mm. Replace glazed roof, doors and window to existing	21/12/2021	16 Shrublands Road	No Objection	Granted	19/01/2022			

Reference	Description	Date	Location	BTC Response	DBC Response	DBC Input Date	Appeal	Decision	Amended
	ground floor extension. Internal alterations.								
21/04503/FHA	Single storey front and rear extensions with pitched roof front dormers.	21/12/2021	5 Becketts Square	Concern	Withdrawn	13/01/2022			
21/04532/FHA	New timber sash windows to rear extension, external insulation to existing annex and demolition and re-building existing southeast single storey flank wall connecting main dwelling to annex	21/12/2021	103 High Street	No Objection	Granted	27/01/2022			
21/04533/LBC	Single storey side and rear extension, heat pump, PV solar panels, front juliet balcony and Car Port	21/12/2021	103 High Street	No Objection	Granted	27/01/2022			
21/04567/FHA	Demolition of existing conservatory, construction of new single storey rear extension and first floor side extension. Replacement of first floor cladding with render finish.	21/12/2021	10 Oakwood	No Objection	Granted	27/01/2022			
21/04568/FHA	First floor side front and rear extension	21/12/2021	9 Coppins Close	No Objection	Granted	13/01/2022			
21/04070/FUL	Proposed 3 bedroom new build detached dwelling.	21/12/2021	1A Bridgewater Road	Objection	Refused	18/01/2022			
21/04418/RET	Retention of raised ridge.	21/12/2021	1 Hill View	Concern	Granted	17/01/2022			
21/04466/TPO	Fell Horse chestnut tree and works to Sycamore tree	21/12/2021	1 Hill Mead	Objection	Granted	19/01/2022			
21/04590/TPO	Works to trees	21/12/2021	5 Brackenhill	No objection	Granted	10/01/2022			
21/04546/FHA	Garage conversion and front extension above existing garage	17/01/2022	24 Greystoke Close	Objection	Withdrawn	21/01/2022			
21/04597/LDP	Loft conversion with rear dormer, front roof lights and hip to gable	21/12/2021	30 Woodlands Avenue	Noted	Granted	25/01/2022			
21/04616/FHA	Demolition of existing ground floor extensions and first floor dormer. Construction of two storey and single storey rear extension. Replacement windows and removal of pebble dash with new render to external facades	17/01/2022	Handsworth Cross Oak Road	No Objection	Granted	21/01/2022			
21/04655/TPO	Works to Golden Conifer. Fell Cypress	17/01/2022	20 Oakwood	Refer to T&W officer	Granted	20/01/2022			

Reference	Description	Date	Location	BTC Response	DBC Response	DBC Input Date	Appeal	Decision	Amended
21/04678/TPO	Fell Ash tree	17/01/2022	82 Upper Hall Park	Refer to T&W officer	Granted	25/01/2022			
21/04754/TCA	fell trees	17/01/2022	7 Chapel Street	Refer to T&W officer	No Objection	11/01/2022			
21/04366/DRC	Details as required by condition 5 (Highway Improvement Scheme) attached to planning permission 20/02021/MFA (Construction of extra care (Class C2) development including associated highway access works, car parking, landscaping and other works incidental to the development.)	N/A	Land To Rear Of Hanburys Shootersway		Granted	14/01/2022			
21/04367/DRC	Details as required by condition 3 (Materials) attached to planning permission 20/02021/MFA (Construction of extra care (Class C2) development including associated highway access works, car parking, landscaping and other works incidental to the development.)	N/A	Land To Rear Of Hanburys Shootersway		Granted	12/01/2022			
2/00005/TCA	Fell trees	N/A	4 Doctors Commons Road		Granted	12/01/2022			
21/03774/DRC	Details as required by conditions 9 part (a) (Environmental risk assessment) & 10 part (a) and (b) (Remediation strategy) attached to planning permission 20/03499/MFA (Demolition of 3 buildings on site (Cox's, Estates and Wilson House) and construction of part two, part three storey Sixth Form Centre for Berkhamsted School,	N/A	Castle Campus Berkhamsted School Castle Street		Granted	12/01/2022			

Reference	Description	Date	Location	BTC Response	DBC Response	DBC Input Date	Appeal	Decision	Amended
	and associated landscaping.)								
21/04447/DRC	Details as required by conditions 5 (acoustic fence); 9 (groundworks details); , 10 (external lighting) and 11 (location of cycle racking) attached to planning permission 21/01460/FUL (External alterations to the Public House (Sui Generis) and construction of a garden bar extension.)	N/A	The Crystal Palace Station Road		Refused	19/01/2022			
21/04544/ROC	Variation of conditions 2 (approved plans) and 3 (Materials) attached to planning permission 21/00399/FHA	N/A	Ponderosa Barncroft Road		Withdrawn	28/01/2022			
22/00013/LDP	Conversion of attic to rear dormer	N/A	48 Elizabeth II Avenue	N/A	Granted	21/01/2022			
22/00092/TCA	Tree removal	N/A	1 North Road	N/A	No objection	20/01/2022			
22/00061/FUL	Construction of two detached houses (amended scheme).	N/A	Land Rear Of 59 South Park Gardens	N/A	Application Withdrawn	28/01/2022			
2/00081/LDP	Hip-to-gable loft conversion with rear dormer and front rooflights.	07/02/2022	24 Ridgeway		Granted	26/01/2022			