



BERKHAMSTED TOWN COUNCIL

Tel: 01442 800146
Email: deputyclerk@berkhamstedtowncouncil.gov.uk
Website: www.berkhamstedtowncouncil.gov.uk

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

MINUTES

TOWN PLANNING COMMITTEE MEETING

Monday 7th November 2022 at 7.30 pm

Council Chamber, Civic Centre, Berkhamsted

MEMBERS PRESENT:

Councillors:

G. Stevens – Chair
A. Armytage
G. Corry
A. Foster
J. Jones
P. Fisher

ALSO PRESENT:

Officers:

J. Harley – Deputy Town Clerk (minutes)

Members of Public:

3

TP 176/22 To receive Apologies for Absence

Apologies were **received** and **approved** from Cllr. P de Hoest. Cllr P White was absent.

TP 177/22 Declarations of Interest

- i. Cllr G Stevens declared an interest in application 22/03255/FHA as the applicant was known to him.
- ii. No written requests for dispensations for declarable interests were received.
- iii. No requests for dispensation were granted.

TP 178/22 To receive Minutes of the Previous Meeting held on 10th October 2022

The Minutes of the previous meeting held on 10th October 2022 (previously circulated) were **received** and **approved** by the Committee as a correct record and, as such, could be duly signed by the Chair.

TP 179/22 To receive Chair's Communications

1. Road Traffic Orders

The following Road Traffic Orders were **noted** by the Committee

- i. THE HERTFORDSHIRE (TEMPORARY CLOSING OF CROSS OAK ROAD, BERKHAMSTED) ORDER NO.5 2022
- ii. THE HERTFORDSHIRE (TEMPORARY CLOSING OF GRAVEL PATH, BERKHAMSTED) ORDER NO.2 2022
- iii. THE HERTFORDSHIRE (TEMPORARY CLOSING OF LITTLE HEATH LANE, LITTLE HEATH) ORDER NO.2 2022

- iv. THE HERTFORDSHIRE (TEMPORARY CLOSING OF ST JOHNS WELL LANE, BERKHAMSTED) ORDER 2022

Committee requested the Deputy Town Clerk write to Highways to clarify that access to St John Wells Lane would remain in place during the closure.

Action: Deputy Town Clerk

2. Tree Preservation Orders

None had been received.

3. Licensing Applications

- i. No premises licences had been received:
- ii. The following Pavement Licences were **noted**: Starbucks, 200 High Street.

TP 180/22 New Consultation on The Employment and Skills - Draft Supplementary Planning Document

The consultation was **noted**.

Details on Dacorum Borough Council's website: [http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/supplementary-planning-documents-\(spds\)](http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/supplementary-planning-documents-(spds))

TP 181/22 Public Participation

Standing Orders were suspended to enable members of the public to speak.

A representative from the BCA Townscape Group spoke in favour of the Town Planning Committee's proposal to revise its planning consultation process, which is currently deferred, pending Dacorum Borough Council's feedback (DBC), minute ref TP 146/22.

It was requested that the Committee revert to reviewing TPOs and request for replacements for felled trees. This action was agreed.

Standing Orders were reinstated.

TP 182/22 Multi Storey Car Park Update

It was **noted** that the recent bad weather had caused flooding by the Waitrose entrance of the car park. It was requested that the Deputy Town Clerk write to the Officer at Dacorum to advise.

Action: Deputy Town Clerk

TP 183/22 To consider, for Resolution, forms and drawings for planning applications relating to the Town of Berkhamsted received from DBC:

<i>DBC Ref*</i>	<i>Proposal</i>	<i>Location</i>	<i>Case Officer</i>
22/01422/FUL	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Change of use of building including internal alterations to create 1 x 1 bed self-contained basement flat and 1 x 10 bed House of Multiple Occupancy (HMO) to provide staff accommodation. Installation of new walkaway canopy consisting of a white polyester powder coated aluminium structure with a glazed roof and integrated gutters and downpipes</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A representative from the BCA Townscape Group spoke to withdraw its objection to the application.</p>	Overton House, 131 High Street	JR

	<p>Standing Orders were reinstated.</p> <p>Concern</p> <p>The Committee welcomed proposed changes to the walkway but remained concerned about the inadequacy of internal amenity space for residents and inadequate parking provision. It requested that proper regard be given to the comments of the HMO.</p>		
22/02712/FHA	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Extension of existing raised terrace and decking at rear and side of property including railings. Installation of two external air conditioning units</p> <p>No Objection</p>	2D Station Road	JM
22/02557/FHA	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Proposed single storey rear extension with new doors, windows and rooflight and new vehicle crossover to an existing front driveway</p> <p>No Objection, to the crossover, but the Committee drew attention to its previous comments and those of the neighbours.</p>	44 Kings Road	LB
22/02794/FHA	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Proposed lower ground floor, ground floor and first floor rear extensions, floor plan redesign and all associated works</p> <p>No Objection, subject to selection of suitable materials to complement the rear street scene and enhance the Conservation Area.</p> <p>The Committee noted neighbouring businesses concerns regarding construction working hours and the potential adverse impact on neighbouring properties.</p>	42 Charles Street	JM
22/02933/FUL	<p>Change of use to bike shop</p> <p>No Objection to change of use, subject to the Officer confirming that sales of motor vehicles are no longer permitted from these premises should the business be for bicycle sales.</p>	Kings Road Garage 1, Kings Road	HE
22/03162/FUL	<p>Closure of retail bank removal of existing External signage, external ATMs & Nightsafe Bezel and making good where removals affect the building. Removal of Internal non-original signage, fixtures, fittings, furniture, and equipment relating to the operation of this retail bank.</p> <p>Noted</p> <p>The building should be restored to its original state with brickwork to match the existing.</p>	199 High Street	EP

22/02874/FHA	<p>Installation of trellis fencing and a front entrance gate</p> <p>Concern</p> <p>The Commitment had a concern about fencing's impact on the sight line for drivers.</p>	22 Ashlyns Road	HE
22/03028/FHA	<p>Garage conversion with retained storage area to front</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>The applicant spoke for the application. They stated that neighbouring properties had had similar conversions and that the conversion would enhance their downstairs living space. They have offroad parking for their vehicle.</p> <p>Standing Orders were reinstated.</p> <p>Concern</p> <p>The Committee appreciated that the garage cannot be used for parking and had no objection to the conversion but had concern over the loss of parking.</p>	18 Sheldon Way	LB
22/03040/FHA	<p>Demolition of existing single storey rear extension and construction of a new single storey rear extension. Construction of loft conversion. Replacement of windows to front and rear elevations. New front door</p> <p>No Objection</p> <p>The Committee requested that if the Officer is minded to approve the application, a condition be added which clarifies rear access for neighbouring properties.</p>	19 Castle Street	IBD
22/03041/FHA	<p>Ground floor rear extension and porch</p> <p>No Objection</p>	15 Oakwood	IBD
22/03059/FHA	<p>Two-storey side and rear extension</p> <p>No Objection</p>	65 Greenway	LMC
22/03060/FHA	<p>Construction of new section of flat roof in-between existing gables, alterations to ground floor fenestration and addition of 2No. conservation rooflights</p> <p>No Objection</p>	Fairhill Cottage, The Common	NQ
22/03089/FHA	<p>Single-storey side extension, cellar conversion, internal alterations and retaining wall to parking bay</p> <p>No Objection</p>	36 Kings Road	LB

22/03130/FHA	Retention of existing decking Concern The Committee had concern about loss of privacy to the adjoining property and request that the Officer note the neighbour's objection.	40 Egerton Road	EP
22/03142/FHA	Two-storey side and rear extension, with part single-storey rear extension. Alterations to landscaping, formation of crossover and internal alterations. Rendering and painting of existing/new walls. Part demolition of outbuilding No Objection	6 Verney Close	LB
22/03197/FHA	Single side extension with associated internal remodelling No Objection	15 Cedar Road	IBD
22/03219/FHA	The alteration and replacement of existing fenestrations No Objection The Committee referred to the Conservation and Design.	29 Bridge Street	LMC
22/03255/FHA	1.5 storey side extension No Objection	Swiss Cottage, 19 Kingsdale Road	NQ
22/03186/DRC	Details as required by condition 8 (Fence details) and condition 9 (Internal noise mitigation) attached to planning permission 4/01866/18/FUL (Demolition of existing buildings and construction of five 4-bedroom detached dwellings with associated landscaping and access) Noted	57 South Park Gardens	AP
22/02998/LBC	Revised entrance ramp and addition of 2 awnings / canopies Standing Orders were suspended to enable members of the public to speak. A representative from the BCA Townscape Group spoke in objection to the proposed works to the historical Grade II listed building in the Conservation Area. Further, the proposal to demolish one half of a disabled ramp would not only create an asymmetric front elevation but would discriminate against disabilities and impede access to the building. Additionally, the canopy is ill-defined and there is no indication of lighting. Standing Orders were reinstated. Objection	222 High Street	RF

	<p>The Committee objected to the installation of two awnings on a Grade II listed building, as it would materially affect the frontage.</p> <p>The removal of half a ramp would breach the Equality Act as it would obstruct access for the disabled and introduce a safety hazard.</p>		
22/03208/LDE	<p>Confirmation that the residential curtilage of Headlands House is defined by the boundary of the application site in respect of which planning permission was granted for the development of the site with a dwellinghouse in 2003</p> <p>BTC are not qualified to comment and referred to the Officer.</p>	Headlands House, Headlands Drive	HE
22/03095/LDP	<p>Single storey rear extension</p> <p>Noted, no comment.</p>	9 Doctors Commons Road	JM
22/03184/LDP	<p>Single storey rear extension, part garage conversion and internal alterations</p> <p>Noted, no comment.</p>	11 Doctors Common Road	HE
22/03193/LDP	<p>Reduction of existing fence and piers to no greater than 1m from the highest level of the adjacent grass verge. Installation of gates to no greater than 1m from the highest level of the adjacent grass verge.</p> <p>No Objection</p> <p>The Committee welcomed the changes introduced.</p>	13 Anglefield Road	HE
22/03235/LDP	<p>Conversion of loft to habitable room and ensuite including rear dormer and 2no Velux rooflights to front elevation.</p> <p>Concern</p> <p>That the rear dormer full height fenestration may cause overlooking to neighbours and requested that the dormer be set below the ridge line</p>	46 Durrants Lane	IBD
22/03039/TCA	<p>Fell and works to trees</p> <p>Refer to T&W Officer, the Committee requested that any felled tree be replaced with a suitable native species.</p>	11 Park Street	IBD
22/03082/TCA	<p>Felling of tree</p> <p>Refer to T&W Officer, the Committee requested that the felled tree be replaced with a suitable native species.</p>	16 Middle Road	IBD
22/03137/TCA	<p>Felling of tree</p>	Linden, Kitsbury	IBD

	Refer to T&W Officer , the Committee requested that any felled tree be replaced with a suitable native species.	Terrace	
22/03172/TCA	Works to and felling of trees Refer to T&W Officer , the Committee requested that any felled tree be replaced with a suitable native species.	78 Cross Oak Road	LMC
22/03200/TCA	Works to trees and felling of tree Refer to T&W Officer the Committee requested that any felled tree be replaced with a suitable native species.	37 High Street	IBD
22/03258/TCA	Fell trees Refer to T&W Officer the Committee requested that any felled tree be replaced with a suitable native species.	39 High Street	IBD
22/03030/TPO	Works to tree Refer to T&W Officer	13 Fieldway	LMC
22/03075/TPO	Felling of trees and works to trees Refer to T&W Officer , the Committee requested that any felled tree be replaced with a suitable native species.	Old Mill Gardens	LMC
22/03090/TPO	Fell trees Refer to T&W Officer , the Committee requested that any felled tree and shrubs be replaced with suitable native species.	Greenhill, Graemesdyke Road	IBD
22/03140/TPO	Felling of tree Refer to T&W Officer , the Committee requested that any felled tree be replaced with a suitable native species.	2 Park View Road	LMC
22/03168/TPO	Works to trees Refer to T&W Officer	Frost House, Chesham Road	LMC
22/03177/TPO	Works to trees Refer to T&W Officer	Linden House, Shootersway Lane	IBD
22/03190/TPO	Works to trees Refer to T&W Officer	Kilfillan House, Graemesdyke Road	LMC
22/03198/TPO	Works to trees and felling of trees Refer to T&W Officer , the Committee requested that any felled tree be replaced with a suitable native species.	The Old Rectory, Rectory Lane	IBD

22/03199/TPO	Works to trees Refer to T&W Officer	5 Bridgewater Road	LMC
22/03259/TPO	Works to tree Refer to T&W Officer	Shelbourne House, Balcary Gardens	IBD

TP 184/22 To receive and note Planning Appeal Decisions

None had been received.

TP 185/22 To receive and note Planning Inspectorate Appeal Decisions

The appeal decision received for 4 Southview Villas, George Street, was **noted**.

TP 186/22 Dacorum Borough Council Planning decisions

There was a short discussion regarding the recent decisions schedule that had been circulated with the agenda.

TP 187/22 Close of meeting

The meeting closed at 20:50 hours.

Signed:

Cllr G. Stevens, Chair

Dated:

Dates of next meetings:

Tuesday 29th November 2022

Mon 19th December 2022