

BERKHAMSTED TOWN COUNCIL

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MINUTES

TOWN PLANNING COMMITTEE MEETING

held in the Main Hall, Civic Centre, Berkhamsted

on Monday 11th April at 7.30 pm

MEMBERS PRESENT:

Councillors: G. Stevens – Chair
A Armytage
G. Corry
P. Fisher
A. Foster
M. Hardinge
J. Jones

ALSO PRESENT:

Officers: D. McGlynn, Deputy Town Clerk (Minutes)

Members of Public: 4

TP 59/22 To receive Apologies for Absence

Apologies for absence were received and accepted from Councillors P. de Hoest and P. White.

TP 60/22 Declarations of Interest

- i. Cllr G. Stevens declared an interest the following planning applications:
 - a. 22/00960/FUL as the Principal/Founder of the Applicant organisation is known to him;
 - b. 22/00990/FHA as the architect is known to him; and
 - c. 22/00900/TPO as the Applicant is known to him.
- ii. No written requests for dispensations for declarable interests were received; and
- iii. No requests for dispensation were received.

TP 61/22 The **Minutes of the Previous Meeting** held on 21st March 2022 (previously circulated) were received and approved as a correct record and, as such, could be duly signed by the Chair of the Meeting.

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.

2. **Tree Preservation Orders**

None were received.

TP 63/22 **Licensing Applications**

The Committee **discussed** and raised **no objection to** the following **premises licence**:

- i. Full Variation Application no. M054091 – Dojo Asian Fusion, 43 Lower Kings Road
- No pavement licences were received.

TP 64/22 **Multi Storey Car Park Update**

There were no updates.

TP 65/22 **Public Participation**

It was noted that Standing Orders may be suspended to allow 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.

<i>LPA Reference</i>	<i>Proposal</i>	<i>Location</i>
22/01022/TCA	<p>Felling of poplar tree</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>2 members of the public spoke to object about the felling of this tree, stating that it is a healthy tree and more should be done to preserve it, such as pollarding. There were also complaints about the lack of notice to the public about the application.</p> <p>Standing Orders were reinstated.</p> <p>The Committee noted that there does not appear to be sufficient material within the application to support the removal of this tree and requested that the Tree & Woodlands Officer considers whether works to the trees, such as further pollarding, and a root inspection would be more appropriate in order to ascertain whether the tree could be preserved.</p>	The Crystal Palace Station Road
22/00960/FUL	<p>Change of use of land to equestrian. Construction of stable building and access</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A representative of the Berkhamsted Citizens Association ("BCA") spoke in objection to the application, on the grounds that is Green Belt land and an application on this site had been previously refused for that reason. There was also concern that this change of use could facilitate the potential for transition to housing development in the future and that, if approved, could the permission be restricted in a way to prevent this.</p> <p>Standing Orders were reinstated.</p> <p>No objection</p> <p>The Committee recognised that although this land is in a sensitive area in Green Belt land, it was considered that, as the proposed development was for the stabling of rescue horses, it would meet the conditions</p>	Land At Swing Gate Lane

<i>LPA Reference</i>	<i>Proposal</i>	<i>Location</i>
	of "very special circumstances" that could allow such change of use. The Committee requested that, should DBC be minded to approve this application, a condition be applied to restrict such change of use to the Applicant charity only.	
22/00841/TCA	<p>Works to trees.</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A representative of the BCA spoke to express a concern about this application as the trees that are the subject of the application do not belong to the Applicant. The BCA wished to be assured that the owners of the trees are consulted before any proposed works are commenced.</p> <p>Standing Orders were reinstated.</p> <p>The Committee referred this application to the Trees & Woodlands Officer and, in view of the BCA comments, requested that the case officer confirm the owners of the trees in question have given their consent to the proposed works.</p>	Claremont House, Kitsbury Road
22/00357/FHA	<p>AMENDED SCHEME/ADDITIONAL INFORMATION</p> <p>Extend the height of garden wall using trellising, to a total height from ground level to 2.5 metres.</p> <p>Concern</p> <p>The Committee was concerned about the impact such a large fence would have on the street scene and would prefer a more sympathetic approach be taken.</p>	1 Montague Road
22/00539/FHA	<p>AMENDED SCHEME/ADDITIONAL INFORMATION</p> <p>Garage conversion to a living room and store</p> <p>Objection</p> <p>The Committee considered that the proposed tandem parking arrangements were unsatisfactory.</p>	Appledore, Kingshill Way
22/00550/FHA	<p>AMENDED SCHEME/ADDITIONAL INFORMATION</p> <p>Single Storey Rear Extension</p> <p>No objection</p>	2 Becketts Square

<i>LPA Reference</i>	<i>Proposal</i>	<i>Location</i>
22/00792/FUL	<p>Conversion of first, second and third floors from shop into 3 No. 2-bedroom flats. Alterations to front/rear elevation including new windows, doors</p> <p>No objection</p> <p>Whilst the Committee had no objection to the proposed development, it draws the DBC Case Officer's attention to the Church Lane resident's concerns about refuse collection and placement of bins.</p>	134 High Street
22/00800/FUL	<p>Installation of new railing and gate doors at Berkhamsted School</p> <p>Objection</p> <p>The proposed development adversely affects the street scene within the Conservation Area and does not comply with Policy 120.</p> <p>CS12, Policy 120</p>	Castle Campus Berkhamsted School Castle Street
22/00942/FUL	<p>Demolition of existing chalet bungalow down to existing foundations (which are being retained) construction of new two storey house</p> <p>The Committee noted that this was a rebuild of the dwelling and follows the proposals previously consented to in application no. 21/02734/FHA.</p> <p>No objection</p> <p>The Committee draws the attention of the DBC Planning Officer to the comments from the Herts and Middx Wildlife Trust with regards to the integration of swift nesting and bat roosting boxes within the brickwork of the development.</p>	37 High Street
22/00461/FHA	<p>Part two storey part single storey rear extension and single storey side extension and other associated works.</p> <p>Concern</p> <p>The Committee requested that the DBC Planning Officer confirm that the 45 degree rule is not breached at the ground floor level.</p>	53 Woodlands Avenue

<i>LPA Reference</i>	<i>Proposal</i>	<i>Location</i>
22/00485/FHA	Single storey rear extension; loft conversion with conversion of barn hip to gable and facing gable; roof windows No objection	4 Southview Villas George Street
22/00600/FHA	Addition of a timber shed and a greenhouse at the far end of the garden No objection	The Old Cottage Bank Mill Lane
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. No objection	The Old Cottage Bank Mill Lane
22/00814/FHA	Alterations to property to facilitate wheelchair accessible accommodation. No objection Whilst the Committee had no objection to the proposed development in view of the Applicant's special circumstances, it would not wish to see this set a precedent for other similar properties within the Stag Lane estate.	16 Sheldon Way
22/00848/FHA	Demolition of existing conservatory and rebuilding single storey rear extension No objection	2 Cloister Garth
22/00902/FHA	Single storey front extension to existing detached dwelling No objection	29 South Park Gardens
22/00905/FHA	First floor side extension and loft conversions including two new front velux windows, side dormer and hip to gable conversions. No objection	22 Castle Hill Avenue

22/00980/FHA	Proposed single storey rear extension and garage conversion No objection	22 Elizabeth II Avenue
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. No objection	18 Murray Road
22/00990/FHA	New first floor over existing floor and two storey front extension to create a two-storey dwelling. No objection	44 Lower Kings Road
22/01011/FHA	Proposed first floor extension above existing extension, single storey extension to link main house with existing garage. No objection	Greyfold Cross Oak Road
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. No objection	Keepers Cottage Swing Gate Lane
22/01054/LDP	Rear facing dormer. The Committee noted the proposed development but wished to draw the DBC Planning Officer's attention to the fact that the property would become a 5 bedroom dwelling on a road that already has significant parking pressures. The Committee also commented that the roofline of the dormers should be set below the ridgeline.	41 Egerton Road
22/00946/RET	Retention of stretched tent No objection The Committee noted that the tent has temporarily been taken down but is sympathetic to it being retained to support the business, especially in the event of a resurgence of Covid restrictions.	The Crystal Palace, Station Road

22/00900/TPO	Works to 2 oak trees The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	4 Shootersway Park
22/00878/TCA	Fell and works to trees. The Committee requested that this application be referred to a DBC Trees and Woodlands Officer and that a modest hedge planting be considered in place of tree replacement.	4 Fern Court Montague Road
22/00932/TCA	Fell tree The Committee requested that this application be referred to a DBC Trees and Woodlands Officer and that the felled tree be replaced by another of a suitable native species.	50 Kitsbury Road
22/01004/TCA	Fell tree The Committee requested that this application be referred to a DBC Trees and Woodlands Officer and that the felled tree be replaced by another of a suitable native species.	97 George Street
22/01050/TCA	Fell tree. The Committee requested that this application be referred to a DBC Trees and Woodlands Officer and that the felled tree be replaced by another of a suitable native species.	6 Manor Street

TP 67/22 Planning Appeals

The Committee noted that no new Planning Appeals had been received.

TP 68/22 To receive and note Planning Appeal Decisions

The Committee noted that the Applicant's Appeal against DBC's decision in respect of Application No. 21/01961/FHA (for replacement fence and gates at Moorings, 13 Anglefield Road) had been dismissed by the Planning Inspectorate on 5th April 2022.

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

After a brief discussion, the Committee noted the contents of the schedule of planning decisions made between 14th March 2022 and 3rd April 2022 which had been circulated with the Agenda.

TP 70/22 Close of meeting

The meeting closed at 20:56 pm.

Signed:

Cllr Garrick Stevens

Dated:

Date of next meeting:

Monday 9 May 2022