

BERKHAMSTED TOWN COUNCIL

Tel: 01442 800146

Email: townclerk@berkhamstedtowncouncil.gov.uk

Website: www.berkhamstedtowncouncil.gov.uk

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

MINUTES

TOWN PLANNING COMMITTEE MEETING

held in the Main Hall, Civic Centre, Berkhamsted

on Monday 21st March 2022 at 7.30 pm

MEMBERS PRESENT:

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

ALSO PRESENT:

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

Members of Public: 4

TP 45/22 To receive Apologies for Absence

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

TP 46/22 Declarations of Interest

- i. Cllr P. Fisher declared an interest in application no. 22/00808/TCA as the Applicant was known to him (item no. TP 54/22);
- ii. No written requests for dispensations for declarable interests were received; and
- iii. No requests for dispensation were received.

TP 47/22 The **Minutes of the Previous Meeting** held on 28th February 2022 (previously circulated) were received and approved as a correct record and, as such, could be duly signed by the Vice Chair of the Committee.

1. Road Traffic Orders

a) THE HERTFORDSHIRE (TEMPORARY CLOSING OF THE WILDERNESS AND THE FOOTWAY SITUATED ON THE SOUTH EAST SIDE OF THE WILDERNESS, BERKHAMSTED) ORDER 2022

NOTICE is given that Hertfordshire County Council intends to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, the effect of which will be:-

1. To prohibit all vehicular traffic from using that length of The Wilderness, Berkhamsted from its junction with Mill Street south westwards for a distance of approximately 60 metres ("the Road").

An alternative route will be via Mill Street, Water Lane and the Water Lane Car Park.

2. To prohibit all pedestrians from using the footway situated on the south east side of The Wilderness, Berkhamsted from its junction with Mill Street south westwards for a distance of approximately 46 metres ("the Footway").

An alternative route will be via the footway situated on the north side of Mill Street, the footway situated on the west side of Water Lane and the Water Lane Car Park.

The Order is needed because the erection of site hoardings is proposed to be executed on or near the Road and Footway.

If the Order is made, it shall come into force on 11 April 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 and Footway.

b) THE HERTFORDSHIRE (TEMPORARY CLOSING OF SHARPES LANE, HEMEL HEMPSTEAD) 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 Sharpes Lane, Hemel Hempstead from its junction with A4251 London Road northwards, north westwards and north eastwards to its junction with Pix Farm Lane, a distance of approximately 392 metres ("the Road"), except for access.

An alternative route will be via A4251 London Road, Winkwell and Pix Farm Lane.

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

If the Order is made, it shall come into force on 11 April 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.

c) THE HERTFORDSHIRE (TEMPORARY CLOSING OF CHESHAM 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 Chesham Road, Berkhamsted from its junction with A4251 High Street south westwards to its junction with Hilltop Road, a distance of approximately 550 metres ("the Road"), except for access.

An alternative route will be via A4251 High Street, A416 (Kings Road/Kingshill Way) and Chesham Road.

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

If the Order is made, it shall come into force on 27 April 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 49/22 Licensing Applications

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

- i. Application no. M053966 – Berkhamsted BBQ Grill, 5-7 Lower Kings Road

No pavement licences were received.

TP 50/22 Multi Storey Car Park Update

There were no updates.

TP 51/22 Public Participation

It was noted that Standing Orders may be suspended to allow public participation on items on the agenda.

TP 52/22 Glover Landscapes Review Government Consultation

The Committee briefly discussed the Glover Landscapes Review and agreed that the Members would forward any comments they have to the Deputy Town Clerk with a view to completing the online Survey by the closing date of 9th April 2022.

The Government Response to the Glover Landscapes Review can be found at: <https://consult.defra.gov.uk/future-landscapes-strategy/government-response-to-the-landscapes-review/>.

TP 53/22 Dacorum Borough Council’s new strategy to protect Ashridge Estate and Tring Woodlands

The Committee **noted** the publication of an Ecological Report commissioned by Dacorum Borough Council (“DBC”) following ecological and visitor surveys carried out on the Chilterns Beechwoods Special Area of Conservation (“SAC”), as required by the Habitat Regulations Assessment. Further information can be found on the DBC website at: <https://www.dacorum.gov.uk/home/all-news/2022/03/14/new-strategy-to-protect-ashridge-estate-and-tring-woodlands>.

It was noted that until there is a mitigation strategy in place to address the identified harm, DBC, in its capacity as Local Planning Authority, is unable to issue a decision on certain forms of planning applications at this current time.

TP 54/22 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
22/00510/FHA	<p>Double storey rear extension</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>The neighbour at No. 53 Highfield Road spoke in objection of the proposed development on the grounds of loss of amenity in terms of overshadowing and loss of light, both to their property and to that of the neighbour at No. 49. They also objected to the design and appearance of the materials proposed.</p> <p>The Applicants spoke to address the objections raised by the neighbours and answer questions from the Committee. It was explained that whilst the 45 degree angle rule had been applied by the architects to the upper storey of the extension, it had not deemed it necessary to apply the rule to the ground floor, given there was already an existing ground floor extension, albeit it was to be increased from 2.6 m to 3 m.</p> <p>Standing Orders were reinstated.</p> <p>Objection</p> <p>The Committee objected to the loss of amenity to the neighbouring properties in terms of light and were concerned that the 45 degree rule had not been applied to the ground floor extension in the proposed scheme.</p>	51 Highfield Road (LB)

LPA Reference	Proposal	Location
22/00635/FHA	<p>Conversion of garage to form two storey structure.</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 proposed development on the grounds that it was out of keeping with character of area, an over development of the site and insufficient information had been provided.</p> <p>Standing Orders were reinstated.</p> <p>Concern</p> <p>The Committee noted the BCA and neighbour objections. There were concerns that there was overdevelopment and the proposed scheme exceeded the building line.</p>	Ravels, (PD) Shootersway Lane
22/00661/ADV	<p>Illuminated fascia sign, non-illuminated projecting sign, painted 'Bakery' mural on King Street elevation.</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 proposed painting of signage of the brickwork bricks on the grounds that paint on bricks is virtually impossible to remove and any works to listed buildings must be reversible.</p> <p>Standing Orders were reinstated.</p> <p>Objection</p> <p>The Committee objected to the proposed painting of a mural on the King Street elevation on the grounds that material damage would be caused to the brick work of this Grade II Listed Building in the Conservation Area.</p>	Barclays 189 - 191 (JM) High Street
22/00663/LBC	<p>Removal of internal partitions and staircase.</p> <p>No objection</p>	Barclays 189 - 191 (JM) High Street

22/00505/ROC	<p>VARIATION</p> <p>Proposal: Variation of condition 2 (approved plans) attached to planning permission 21/01882/FHA - Alteration to boundary wall including removal of a 3m section of 2.4m high garden wall at the rear of 17 Castle St. Replacement wall to be built on new boundary line.</p> <p>No objection</p>	17 Castle Street (NV)
22/00521/ROC	<p>VARIATION</p> <p>Variation of condition 2 (approved plans) 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).</p> <p>Objection</p> <p>The Committee objected on the grounds that the proposed Variation of Conditions appeared to amount to the loss of a car parking space. There were concerns that there would be a shortage of parking in the immediate vicinity.</p>	57 South Park Gardens (AP)
22/00357/FHA	<p>Extend the height of garden wall using trellising, to a total height from ground level to 2.5 metres.</p> <p>Defer decision</p> <p>The Committee shared the concerns of the DBC Conservation and Design (C&D) team and agreed to defer their decision until the additional elevation plans requested by C&D had been supplied.</p>	1 Montague Road (JM)
22/00368/FHA	<p>Single storey rear extension</p> <p>No objection</p>	Mayfly Cottage, 3 Canal Court (CL)
22/00401/FHA	<p>Single storey front and rear, and two storey side extensions.</p> <p>Concern</p> <p>The Committee was concerned about the loss of amenity in terms of light to the adjoining property.</p>	12 Chaucer Close (CL)

22/00425/FHA	Single storey side extension with garage conversion. Single storey rear extension to replace existing conservatory. No objection	5 Careys Croft (LB)
22/00472/FHA	Proposed garage conversion with new windows and roof lights. New front entry porch with gabled roof over. No objection	2 Verney Close (LB)
22/00487/FHA	Single storey rear infill extension and porch construction, replacement ground floor fenestration to rear, internal ground floor alterations, associated soft and hard landscaping to rear No objection	4 Hall Park Gate (RF)
22/00534/FHA	Proposed Loft Conversion with false Chimneys No objection	39 Shrublands Avenue (MS)
22/00539/FHA	Garage conversion to a detached family dwelling. Concern The Committee was concerned that the proposed parking arrangements amounted to tandem parking and requested that the DBC Case Officer clarify whether such parking arrangements comply with the parking standards.	Appledore Kingshill Way (EP)
22/00545/FHA	Single Garage Conversion with new window to front and single Storey Front Porch extension No objection	24 Greystoke Close (JM)
22/00548/FHA	New side front entrance door at ground floor level. Amendment to existing side entrance door to glazed window with cat flap below. No objection	101 George Street (RF)
22/00550/FHA	Single Storey Rear Extension No objection	2 Becketts Square (JM)

22/00559/FHA	First floor rear extension No objection	3 Ellesmere Road (CL)
22/00563/FHA	Proposed rear ground floor extension to replace an existing conservatory including new bifold doors and rooflights. New wall covering to replace existing front tile hanging. No objection	43 Lombardy Drive (NG)
22/00590/FHA	Replacement front windows. Replacement front and side garden wall. Replacement front door and fitting of PVC fascias and soffits. No objection	20 Shrublands Avenue (IBD)
22/00623/FHA	Proposed two storey side extension and single storey rear extension with open sided porch Objection The Committee objected on the grounds that the proposed development would result in the property losing its access to the rear, in breach of SLP Appendix 7 - Para A7.2 (iv) Side Extensions and introduces a change to street scene. SLP Appendix 7 - A7.2 (iv) and CS12	25 St Margarets Close (JM)
22/00624/FHA	Demolition of existing conservatory and construction of single storey rear extension with associated internal alterations No objection	158 Bridgewater Road (LB)
22/00626/FHA	Two storey front extension Concern The Committee was concerned that the proposed development is out of keeping with the street scene. CS12	14 Valley Road (LB)
22/00647/FHA	Enlargement of existing single storey rear extension. Defer decision It was unclear from the drawings whether the 45 degree rule had been applied to the proposed	10 Holliday Street (CL)

	development. The Committee requested that the DBC Planning Officer ask the Applicant to provide further information to illustrate that the 45 degree rule would not be breached.	
22/00677/FHA	Part demolition of existing rear extension and construction of a new rear extension at ground floor level. No objection	291 High Street (EP)
22/00694/FHA	Two storey side extension and enlargement of verandah. Concern The Committee was concerned about the loss of amenity in terms of light to the adjoining property.	Trevelyan House 2 (CL) Trevelyan Way
22/00709/FHA	Single storey rear extension. Loft conversion including dormer window to rear No objection	259 High Street (IBD)
22/00710/FHA	Proposed first floor extension, Front gable extension and rooflights and rear dormer windows. Objection The Committee objected on the grounds of (a) overdevelopment of the site and (b) loss of amenity to the adjoining properties. CS12	Ponderosa (CL) Barncroft Road
22/00725/FHA	Construction of side extension and garage Concern The Committee was concerned that the proposed development is overdevelopment of the site. CS12	23 Barncroft Road (EP)
22/00726/FHA	Construction of summer house No objection	22 North Road (IBD)

22/00729/FHA	<p>Full length side extension to form additional bedroom/study, utility room and WC/Shower at ground floor, relocate and form new stairs, new first floor upstairs bathroom</p> <p>No objection</p>	61 Greenway (LB)
22/00731/FHA	<p>Construction of bespoke orangery style building with four bay car port and mature roof garden above.</p> <p>No objection</p>	The Chapel Chapel Street (LB)
22/00805/FHA	<p>Raise roof, hip to gable loft conversion and rear dormer</p> <p>Defer decision</p> <p>In the absence of documentation about this planning application available to view on the DBC Planning Portal, the Committee was unable to comment.</p>	44 Woodlands Avenue (EP)
22/00771/FHA	<p>Rear conservatory</p> <p>No objection</p> <p>The Committee had no objection to the proposed development, subject to a satisfactory report from the DBC Conservation & Design Team.</p>	63 Gossoms End (NV)
22/00833/LBC	<p>Rear conservatory</p> <p>No objection</p> <p>The Committee had no objection to the proposed development, subject to a satisfactory report from the DBC Conservation & Design Team.</p>	63 Gossoms End (NV)
22/00531/LBC	<p>Replace sash window with a half glazed timber door. Creation of 2-3 steps to access utility room.</p> <p>No objection</p>	The Old Cottage Bank Mill (NR)
22/00240/FUL	<p>Construction of new first floor flat, with new external lift and ancillary works</p> <p>No objection</p>	230A High Street (RF)

22/00542/LDP	Single Storey rear extension Noted	62 Elizabeth II Avenue (CL)
22/00567/LDP	Single storey rear/side extension measuring 3.6m deep with a maximum height of 3.5m and a maximum eaves height of 3m. Converting part of garage to en-suite. Noted	4 Hill Mead (HE)
22/00561/MFA	Improvements to open space to accommodate equestrian teaching and practice facilities. To include provision suitable for those with accessibility needs. Objection The proposal is for major works in the Green Belt and on the edge of an AONB. Whilst the Design Statement sets out a cogent argument for the Master Plan, it is insufficiently persuasive to meet the test for exceptional circumstances. Given the scale of the intended works, the conflict with the Dacorum Borough Council's policies, the challenge to various paragraphs of the NPPF and the profound impact the development will have on the landscape and on the surrounding areas, the Committee considered that this proposal should be assessed by DBC, as the Local Planning Authority. CS5, CS25, CS26	Haresfoot Farm (Commercial) Chesham Road (AP)
22/00469/TPO	Fell of tree. No objection The Committee requested that the felled tree be replaced with another.	18 Lochnell Road (IBD)
22/00483/TPO	Felling a tree Defer decision In the absence of documentation about this application available to view on the DBC Planning Portal, the Committee was unable to comment.	Alton 36 Kitsbury Road (IBD)

22/00532/TPO	Works to tree. The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	1 Beech Hill Court (JA)
22/00634/TPO	Works to tree. The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	6 Haynes Mead (IBD)
22/00648/TPO	Works to tree. The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	16 Oakwood (IBD)
22/00620/TCA	Works to trees The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	Berrystead (IBD) Cottage George Street
22/00625/TCA	Fell tree The Committee requested that this application be referred to a DBC Trees and Woodlands Officer and that any felled tree be replaced with another.	17 North Road (IBD)
22/00669/TCA	Fell works to trees. The Committee requested that this application be referred to a DBC Trees and Woodlands Officer and that any felled tree be replaced with another.	70 Cross Oak Road
22/00808/TCA	Fell and works to trees The Committee requested that this application be referred to a DBC Trees and Woodlands Officer and that any felled tree be replaced with another.	Claverhouse (IBD) Doctors Commons Road

TP 55/22 Planning Appeals

- i. The Committee **noted** the letter dated 14th March 2022 sent to the Planning Inspectorate in respect of Application No. 20/01370/MFA (Construction of 16 apartments with landscaping, Bank Mill) (Ref. TP 41/22).
- ii. No new Planning Appeals had been received.

TP 56/22 To receive and note Planning Appeal Decisions

The Committee noted the following Planning Appeal Decisions:

21/01313/RET	Retention of works: Overcladding gable end wall of the property.	28 George Street	Allowed
21/00535/FUL	Construction of 1 no dwelling with attached annex following demolition of existing detached double garage	Land Sw Rosewood, Shootersway Lane	Allowed

TP 57/22 To receive and note Dacorum Borough Council Planning decisions (20/02/2022 – 13/03/2022)

After a brief discussion, the Committee noted the contents of the schedule of planning decisions made between 20th February 2022 and 13th March 2022 which had been circulated with the Agenda.

TP 58/22 Close of meeting

The meeting closed at 9.24 pm.

Signed:

Cllr A. Armytage

Dated:

Dates of next meetings:

Monday 11 April 2022

Monday 9 May 2022