

# BERKHAMSTED TOWN COUNCIL

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## MINUTES

### TOWN PLANNING COMMITTEE MEETING

held in the Main Hall, Civic Centre, Berkhamsted

on Monday 28th February 2022 at 7.50 pm

#### MEMBERS PRESENT:

**Councillors:** G Stevens – Vice Chair  
A Armytage  
G Corry  
P de Hoest  
M Hardinge  
A Foster

#### ALSO PRESENT:

**Officers:** D. McGlynn, Deputy Town Clerk (Minutes)  
**Members of Public:** 3

#### TP 29/22 To receive Apologies for Absence

Apologies for absence were received and accepted from Councillors P Fisher, J Jones and P White.

#### TP 30/22 Declarations of Interest

- i. Cllr P de Hoest declared an interest in application no. 22/00246/RET as the Applicant was known to him (item no. TP 42/22);
- ii. No written requests for dispensations for declarable interests were received; and
- iii. No requests for dispensation were received.

**TP 31/22** The **Minutes of the Previous Meeting** held on 7<sup>th</sup> February 2022 (previously circulated) were received and approved as a correct record and, as such, could be duly signed by the Vice Chair.

#### TP 32/22 To receive Chair's Communications

##### 1. Road Traffic Orders

The following Road Traffic Order was noted:

## **THE HERTFORDSHIRE (TEMPORARY CLOSING OF CROSS OAK ROAD, BERKHAMSTED) ORDER NO.2 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 Shootersway north eastwards for a distance of approximately 200 m ("the Road").

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

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

If the Order is made, it shall come into force on 14 March 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 33/22 Licensing Applications**

None were received.

#### **TP 34/22 Multi Storey Car Park Update**

There were no updates.

#### **TP 35/22 Berkhamsted Sports Centre Consultation Plan (16 February to 30 March 2022) Update**

The Committee noted that in-person Consultations for the proposed Berkhamsted Sports Centre had taken place on 22<sup>nd</sup> February 2022 in the Berkhamsted Leisure Centre and on 23<sup>rd</sup> February 2022 in the Berkhamsted Civic Centre, and that a third one was scheduled for 5 March 2022 at the Berkhamsted Leisure Centre.

The online Consultation is available on the DBC website at:

<https://www.dacorum.gov.uk/home/leisure-culture/sports-venues/berkhamsted-leisure-centre>

#### **TP 36/22 Luton Rising Consultation Plan**

The Committee noted that London Luton Airport Limited were considering a huge increase in air traffic (from 18m to 32 million passengers) via an online Consultation "Luton Rising Virtual Exhibition Room and Document Vault": <https://lutonrising.org.uk/consultation/>. The Committee agreed to make any observations they might have on this consultation directly (online form or by email to: [futureluton@lutonrising.org.uk](mailto:futureluton@lutonrising.org.uk)).

**TP 37/22 Glover Landscapes Review Government Consultation**

The Committee briefly discussed the Glover Landscapes Review and agreed to further review and share their views at later date. The online Consultation is open until 9<sup>th</sup> April 2022 at:

<https://consult.defra.gov.uk/future-landscapes-strategy/government-response-to-the-landscapes-review/>

**TP 38/22 Dacorum Borough Council Report on the Local Plan 2021–2038: Review of the Local Development Scheme and revised consultation time table**

The Committee noted the Dacorum Borough Council Report on the Local Plan 2021–2038: Review of the Local Development Scheme and that the consultation time table would now be starting in June 2023.

**TP 39/22 Public Participation**

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

**TP 40/22 To consider, for Resolution, forms and drawings for planning applications relating to the Town of Berkhamsted received from Dacorum Borough Council (“DBC”).**

22/00246/RET	<b>RE-SUBMISSION</b> Retention of Climbing frame	22 Shrublands Road (HE)
<p>Standing Orders were suspended to enable members of the public to speak.</p> <p>The Applicant spoke to explain the changes made in this revised application in comparison to their previous application, which had been withdrawn. These changes included a significant reduction in the height of the construction to a single storey and the enclosure of the structure to make it less visually intrusive and reduce the risk of overlooking. They also explained that the climbing frame will no longer overhang the public footpath. They believe that these changes address all the concerns raised in the original application.</p> <p>A representative of the Berkhamsted Citizens Association (“BCA”) spoke in objection of the application on the grounds that they still had concerns about the aesthetics and safety of the structure, given it is still a considerable height. The BCA was also concerned that the 10 year time limit appeared to have been removed.</p> <p>Standing Orders were reinstated.</p> <p><b>No objection</b></p> <p>The Committee noted the comments from the BCA, in particular, in relation to the absence of a time limit for the structure. However, in light of the Applicant’s comments, the Committee had no objection to this revised application.</p>		

22/00224/FHA	Part two storey, part three storey, part single storey side and rear extension with new raised main roof over and converted loft area with roof windows to front and rear elevations	5 Whitewood Road (JM)
<p>Standing Orders were suspended to enable a member of the public to speak.</p> <p>A neighbour representing no. 3 and no. 7 Whitewood Road spoke in objection of the proposed development on the grounds that this revised application, whilst an improvement on the previous, withdrawn application, remains a development of significant mass, scale and bulk and still poses a risk of adversely affecting the neighbours' amenity – loss of light. They also had concerns about the height of the ridge line, albeit this had been reduced in comparison to the previous application.</p> <p>Standing Orders were reinstated.</p> <p><b>Concern</b></p> <p>The Committee had concerns about the scale, mass and bulk of the development and loss of amenity to the neighbours.</p>		
21/04761/LBC	<p><b>AMENDED/ADDITIONAL INFORMATION</b></p> <p>Remove existing ATM from side wall and infill wall opening with bricks to match existing. Removal of corporate signage to front and side elevations, making good the surfaces to match existing surface.</p>	LLOYDS BANK 203 - 205 High Street (NR)
<p><b>No objection.</b></p> <p>The Committee had no objection to this application but noted that there is no reference to the removal of the night safe.</p>		
22/00220/FHA	Demolition of garage, rear conservatory and extension to rear of garage. Two storey extension to side and rear. Internal alterations and minor rear/front landscaping works.	39 South Park Gardens (EP)
<p><b>No objection</b></p>		
22/00223/FHA	Demolition of existing garage, construction of new garage and associated external works	23 Kings Road (JM)
<p><b>Concern</b></p> <p>In light of the DBC Conservation and Design Officer's comments, the Committee were concerned that the proposed roof height of 4.5 m would be excessive.</p>		

22/00242/FHA	Two Storey rear extension	19A Ashlyns Road	(TG)
	<b>No objection.</b>		
22/00289/FHA	Two storey side and rear extensions, front porch and part garage demolition	7 Edlyn Close	(LB)
	<p><b>Concern</b></p> <p>The Committee had a concern about whether the proposed extension breached the 45 degree rule and requested the Planning Officer to confirm there is no breach.</p>		
22/00290/FHA	Proposed front Porch to existing dwelling.	35 Castle Street	(LB)
	<b>No objection.</b>		
22/00303/FHA	New orangery to the side and enlargement of existing porch	19 Elizabeth II Avenue	(IBD)
	<b>No objection.</b>		
22/00301/FHA	Single storey rear extension	65A Kings Road	(LB)
	<b>No objection.</b>		
22/00302/FHA	Loft conversion with new rooflights (Cabrio Balcony)	65A Kings Road	(LB)
	<b>No objection.</b>		
22/00310/FHA	Removal of existing windows and replacement of existing for new to same positions	Lock Cottage Ravens Lane	(HE)
	<b>No objection.</b>		
22/00373/FHA	Single storey front, side and rear extension with loft conversion.	21 Hall Park	(HE)
	<p><b>Concern</b></p> <p>The Committee had concerns about:</p> <p>(1) the proposed dormer, which should be set below the ridge of the existing building; and</p> <p>(2) the parking provision, which does not appear to comply with parking policy.</p>		
22/00311/LBC	Removal of existing windows and replacement of existing for new to same positions	Lock Cottage Ravens Lane	(HE)
	<b>No objection.</b>		

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 (LB)
	<b>No objection.</b>	
22/00278/TPO	Works to Copper Beech tree	7 Beechcroft (IBD)
	The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	
22/00332/TCA	Works to trees	Callaghan Court High Street (IBD)
	The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	
22/00338/TCA	Fell Yew Tree	2 Cloister Garth (IBD)
	The Committee did not agree with the felling of a Yew tree and requested that this application be referred to a DBC Trees and Woodlands Officer.	
22/00366/TCA	Removal of trees and overgrown hedges/shrubs	8 Torrington Road (IBD)
	The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	
22/00428/TPO	Works to trees.	Heron Place Apartments Bank Mill (IBD)
	The Committee noted that no report or official supporting documents had been supplied with this application and requested that this application be referred to a DBC Trees and Woodlands Officer.	
22/00448/TPO	Fell and works to trees.	3 Beechcroft (IBD)
	The Committee noted that no report or official supporting documents had been supplied with this application and that T3 is on land owned by Berkhamsted School. The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	

### TP 41/22 Planning Appeals

20/01370/MFA	<b>APPEAL</b> Construction of 16 apartments with landscaping.	Bank Mill (AP)
	The Committee <b>considered</b> this Appeal and <b>resolved</b> to write a letter to the Planning Inspectorate in support of the DBC Planning Officer's Report and Decision on this application.	

21/01313/RET	<p><b>APPEAL</b> Retention of works: Overcladding gable end wall of the property.</p>	28 George Street (BC)
The Committee <b>noted</b> this fast-track Appeal.		

**TP 42/22 Planning Appeal Decisions.**

None had been received.

**TP 43/22 Dacorum Borough Council Planning decisions (30/01/2022 – 20/02/2022)**

There was a short discussion regarding the schedule of planning decisions made between 30th January 2022 and 20th February 2022 which had been circulated with the Agenda.

**TP 44/22 Close of meeting**

The meeting closed at 8.46 pm

**Signed:**

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**Dated:**

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**Dates of next meetings:**

Monday 21 March 2022

Monday 11 April 2022

Monday 9 May 2022