



# BERKHAMSTED TOWN COUNCIL

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## MINUTES

### TOWN PLANNING COMMITTEE MEETING

held in the Main Hall, Civic Centre, Berkhamsted

on **Tuesday 31st May 2022** at **7.30 pm**

#### MEMBERS PRESENT:

**Councillors:** G. Stevens – Chair  
G. Corry  
P. Fisher  
J. Jones  
A. Foster

#### ALSO PRESENT:

**Officers:** D. McGlynn, Deputy Town Clerk (Minutes)  
**Members of Public:** None

#### TP 84/22 To receive Apologies for Absence

Apologies were received and **approved** from Cllrs P. White, P. de Hoest and A. Armytage

#### TP 85/22 Declarations of Interest

- i. Cllr G. Stevens declared an interest in the following planning applications:
  - a. 22/01128/FHA as the Applicant is known to him;
  - b. 22/01410/FHA as the Architect is known to him; and
  - c. 22/01518/FHA as the Architect is also known to him.
- ii. No written requests for dispensations for declarable interests were received; and
- iii. No requests for dispensation were received.

#### TP 86/22 To receive Minutes of the Previous Meeting held on 9<sup>th</sup> May 2022

The Minutes of the previous meeting held on 9<sup>th</sup> May 2022 (previously circulated) were received and **approved** by the Committee as a correct record and, as such, could be duly signed by the Chair of the Meeting.

**TP 87/22 To elect a Chair and Vice Chair for the forthcoming year**

Cllr J. Jones proposed and Cllr A. Foster seconded that Cllr G. Stevens be appointed as Chair of the Committee for the forthcoming year. There being no other nominations, the appointment of **Cllr G Stevens** as **Chair** was unanimously **approved**.

Cllr G Stevens then proposed and Cllr P. Fisher seconded that Cllr P. White be appointed as Vice Chair of the Committee for the forthcoming year. There being no other nominations, the appointment of **Cllr P. White** as **Vice Chair** was unanimously **approved**.

**TP 88/22 To receive Chair's Communications**

The following Road Traffic Orders were **received** by the Committee:

**1. Road Traffic Orders**

- i. THE HERTFORDSHIRE (TEMPORARY CLOSING OF TRESKO ROAD/RIDGEWAY, BERKHAMSTED) ORDER 2022
- ii. THE HERTFORDSHIRE (TEMPORARY CLOSING AND TEMPORARY WAITING RESTRICTIONS IN BRIDGEWATER ROAD AND CASTLE STREET, BERKHAMSTED) ORDER 2022
- iii. THE HERTFORDSHIRE (TEMPORARY CLOSING OF HALL PARK HILL, BERKHAMSTED DURING A 'QUEEN'S PLATINUM JUBILEE STREET PARTY') ORDER 2022
- iv. THE HERTFORDSHIRE (TEMPORARY CLOSING OF SAYERS GARDENS, BERKHAMSTEAD DURING A 'QUEEN'S PLATINUM JUBILEE STREET PARTY') ORDER 2022
- v. THE HERTFORDSHIRE (TEMPORARY CLOSING OF CHAPEL STREET, BERKHAMSTED) ORDER 2022
- vi. THE HERTFORDSHIRE (TEMPORARY CLOSING OF TREVELYAN WAY, BERKHAMSTED DURING A 'QUEEN'S PLATINUM JUBILEE STREET PARTY') ORDER 2022
- vii. THE HERTFORDSHIRE (TEMPORARY CLOSING OF CHARLES STREET, BERKHAMSTED DURING A 'QUEEN'S PLATINUM JUBILEE STREET PARTY') ORDER 2022
- viii. THE HERTFORDSHIRE (TEMPORARY CLOSING OF LOMBARDY DRIVE, BERKHAMSTED DURING A 'QUEEN'S PLATINUM JUBILEE STREET PARTY') ORDER 2022
- ix. THE HERTFORDSHIRE (TEMPORARY CLOSING OF CROSSWAYS, BERKHAMSTED DURING A 'QUEEN'S PLATINUM JUBILEE STREET PARTY') ORDER 2022
- x. THE HERTFORDSHIRE (TEMPORARY CLOSING OF HOLLY DRIVE, BERKHAMSTED DURING A 'QUEEN'S PLATINUM JUBILEE STREET PARTY') ORDER 2022
- xi. THE HERTFORDSHIRE (TEMPORARY CLOSING OF WEST ROAD, BERKHAMSTED DURING A 'QUEEN'S PLATINUM JUBILEE STREET PARTY') ORDER 2022
- xii. THE HERTFORDSHIRE (TEMPORARY CLOSING OF EGERTON ROAD, BERKHAMSTED DURING A 'QUEEN'S PLATINUM JUBILEE STREET PARTY') ORDER 2022
- xiii. THE HERTFORDSHIRE (TEMPORARY CLOSING OF MURRAY ROAD, BERKHAMSTED DURING A 'QUEEN'S PLATINUM JUBILEE STREET PARTY') ORDER 2022
- xiv. THE HERTFORDSHIRE (TEMPORARY CLOSING OF ANGLEFIELD ROAD, BERKHAMSTED DURING A 'QUEEN'S PLATINUM JUBILEE STREET PARTY') ORDER 2022

- xv. THE HERTFORDSHIRE (TEMPORARY CLOSING OF VICTORIA ROAD, BERKHAMSTED DURING A 'QUEEN'S PLATINUM JUBILEE STREET PARTY') ORDER 2022
- xvi. THE HERTFORDSHIRE (TEMPORARY CLOSING OF BOXWELL ROAD, BERKHAMSTED DURING A 'QUEEN'S PLATINUM JUBILEE STREET PARTY') ORDER 2022
- xvii. THE HERTFORDSHIRE (TEMPORARY CLOSING OF CASTLE HILL AVENUE, BERKHAMSTED DURING A 'QUEEN'S PLATINUM JUBILEE STREET PARTY') ORDER 2022
- xviii. THE HERTFORDSHIRE (TEMPORARY CLOSING OF CHAPEL STREET AND MANOR STREET, BERKHAMSTED DURING A 'QUEEN'S PLATINUM JUBILEE STREET PARTY') ORDER 2022

**2. Tree Preservation Orders**

None were received.

**TP 89/22 Licensing Applications**

- i. No premises licences were received.
- ii. No pavement licences were received.
- iii. Cllr G. Stevens advised that many of the current pavement licences in Berkhamsted were granted under the Government's Covid-19 response and will expire on 30th September 2022, at which point, applicants will need to reapply if they wish to renew their licences. The Committee expressed their concerns about the current situation and that overcrowded pavements and uneven cambers were causing accessibility issues. It was agreed to write to the Dacorum Borough Council ("DBC") Licensing Officers to their draw attention to these issues when considering the renewal process for pavement licences after the 30th September 2022.

**Action:** Cllr G. Stevens/Deputy Clerk

**TP 90/22 Multi Storey Car Park Update**

Cllr G. Stevens pointed out that there was an outstanding item from the last meeting relating to certain construction snagging issues, which he would continue to follow up with the Parking Forum members and appropriate officer at DBC.

**TP 91/22 Public Participation**

No Members of Public were present at the meeting.

**TP 92/22 To consider, for Resolution, forms and drawings for planning applications relating to the Town of Berkhamsted received from Dacorum Borough Council.**

| DBC Ref.     | Proposal  | Location            | DBC PO |
|--------------|---|---------------------|--------|
| 22/00805/FHA | <b>AMENDED SCHEME/ADDITIONAL INFORMATION</b><br>Raise roof, hip to gable loft conversion and rear dormer<br><br><b>No objection</b> | 44 Woodlands Avenue | EP     |

|                              |  |                                |    |
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|                              | <p>Whilst the Committee had <b>no objection</b> to the principles of the proposed development, it draws the attention of the Planning Officer to the width of the dormers, which should not join at the mid-point, to comply with SLP Appendix 7 (vi).</p>   |                                |    |
| 22/00661/ADV<br>22/00662/LBC | <p><b>AMENDED SCHEME/ADDITIONAL INFORMATION</b><br/>Illuminated fascia sign, non-illuminated projecting sign, painted 'Bakery' mural on King Street elevation</p> <p><b>No objection</b></p> <p>No objection to the painted 'Bakery' panel on the Kings Road elevation. However, the Committee draws the attention of the Planning Officer to the large, blue advertising panel on the same Kings Road elevation, which may be in breach of advertising regulations.</p> | Barclays 189 - 191 High Street | JM |
| 22/01214/FUL                 | <p><b>AMENDED SCHEME/ADDITIONAL INFORMATION</b><br/>Replacement dwelling</p> <p><b>Objection</b></p> <p>The Committee noted the neighbour objections and objected to the proposed development on the grounds of scale, mass and bulk, loss of neighbour amenity (the fenestration overlooks the neighbours to the rear) and that the development would sit forward from the current building line.</p> <p>CS12</p>   | 2 Bulbourne Close              | SR |
| 22/00623/FHA                 | <p><b>AMENDED SCHEME/ADDITIONAL INFORMATION</b><br/>Proposed two storey side extension and single storey rear extension with open sided porch</p> <p>Whilst the Committee had <b>no objection</b> to the proposed development, it expressed a concern about the loss of access to the rear.</p>  | 25 St Margarets Close          | JM |
| 22/01049/FHA                 | <p>Underground room with overground steps/ladder entrance at the edge of the property with underground walkway which leads into the room.</p> <p><b>Objection</b></p> <p>The Committee objected to the proposed development on the grounds that the application did not provide adequate information about the scale and engineering aspects of the underground excavation.</p>  | 7 Hockeridge View              | SR |

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| 22/01128/FHA | <p>Raise apex, convert attic into bedroom and form rear dormer.</p> <p><b>No objection</b></p> <p>Whilst the Committee had no objection to the principles of the proposed development, it draws the attention of the Planning Officer to the width of the dormers, which should be inset from the edge, to comply with SLP Appendix 7 (vi).</p> | 42 Woodlands Avenue              | JG  |
| 22/01305/FHA | <p>Construction of a first floor extension</p> <p><b>No objection</b></p>   | Imrie House Doctors Commons Road | CL  |
| 22/01343/FHA | <p>First Floor Side Extension</p> <p><b>Objection</b></p> <p>The Committee supported the comments of the DBC Conservation &amp; Design Officer and objected to the proposed development on the grounds of quality of design.</p> <p>CS12</p>  | 152 George Street                | SR  |
| 22/01360/FHA | <p>Single storey side and rear extension</p> <p><b>No objection</b></p>   | 22 Kitsbury Road                 | SR  |
| 22/01368/FHA | <p>Single and part two storey front extension and alterations</p> <p><b>No objection</b></p> <p>Whilst the Committee had no objection to the proposed development, it was concerned that it would sit forward from the current building line.</p>   | 4 Lombardy Drive                 | LB  |
| 22/01376/FHA | <p>Single storey rear extension, internal alterations and material change to existing dormer</p> <p><b>No objection</b></p>   | 68 Kings Road                    | IBD |
| 22/01382/FHA | <p>Construction of garden office</p> <p><b>No objection</b></p>   | 5 Beech Drive                    | CL  |

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| 22/01401/FHA | Proposed single storey side and rear extension with new bifold doors, windows and rooflights. New front door entrance with new porch canopy over.<br><br><b>No objection</b>   | 52 Upper Hall Park                 | LB  |
| 22/01410/FHA | Single storey side extension and garage conversion.<br><br><b>No objection</b>   | Harratts Chesham Road              | JG  |
| 22/01434/FHA | Construction of an open sided porch<br><br><b>No objection</b>   | 2 Upper Hall Park                  | IBD |
| 22/01421/FHA | Adaption of existing accommodation and garage ancillary to the main house<br><br><b>No objection</b>   | 55 Gossoms End                     | IBD |
| 22/01440/FHA | Part single part double storey rear extension, single storey front extension, repositioning and resizing of openings and rendering.<br><br><b>No objection</b><br><br>Whilst the Committee had no objection to principle of the changes to the property, it requests that the Planning Officer reviews the fenestration on the flank wall overlooking the neighbouring property, Melstock, and the roof lights, in order to address the issues of loss of amenity raised by neighbour. | Greenhill<br>Graemesdyke Road      | IBD |
| 22/01462/FHA | Single storey front and single storey side extension. Addition of 2 rooflights<br><br><b>No objection</b>  | Brambleway House<br>Cross Oak Road | SR  |
| 22/01471/FHA | Proposed single storey rear extension with first floor side extension. Changes to windows and doors to the rear of the property.<br><br><b>No objection</b><br><br>Whilst the Committee had no objection to the proposed development, it expressed a concern about the large expanse of plain brick to the flank elevation and requested that the Planning Officer considers introducing a patterned brickwork that might enhance the elevation.                                       | Grove End, Elm Grove               | CL  |

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| 22/01518/FHA                 | Alterations to existing side return extension.<br><br><b>No objection</b>  | 324 High Street            | EP |
| 22/01540/FHA                 | Single storey rear extension and alterations to first floor rear fenestration.<br><br><b>No objection</b>  | 5 Chapel Street            | SR |
| 22/01573/FHA                 | Timber clad garden room structure<br><br><b>No objection</b>   | 23 Millfield               | LB |
| 22/01252/FUL<br>22/01253/LBC | Removal of existing air conditioning condenser and installation of 3 new condensers to rear lightwell, 1 new vent to side elevation of modern extension. Reinstatement and re-painting of external door(s).<br><br><b>No objection</b> , subject to confirmation that the sound levels of the new air conditioning units comply with Environmental Control Policy. | 189 - 191 High Street      | JM |
| 22/01502/FUL                 | Replace a collapsed retaining wall, which supports the residents car parking.<br><br>The Committee is not qualified to comment on this application but it supports the comments made by the DBC Conservation & Design Officer with regards to materials and finishes.  | Bridge Court Bridge Street | NG |
| 22/01555/FUL                 | Construction of six detached houses<br><br><b>No objection</b><br><br>Whilst the Committee had no objection to the proposed development, it remains concerned about access for emergency and waste disposal vehicles.  | 57 South Park Gardens      | AP |
| 22/01386/FUL                 | Construction of new external lift and ancillary works<br><br><b>No objection</b>   | 230A High Street           | RF |
| 22/01537/LDP                 | Single storey side/rear extensions and partial garage conversion<br><br><b>Noted.</b>  | 4 Hill Mead                | HE |

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| 22/01538/LDP | <p>Installation of railings and gates at Berkhamsted School</p> <p><b>Objection</b></p> <p>The Committee objected to this application on the grounds that it is not convinced that the use of railings is the best choice, when other security options are available. The Committee believes that the open aspect of the vista should remain.</p> | <p>Castle Campus<br/>Berkhamsted School<br/>Castle Street</p> | BC  |
| 22/01224/TPO | <p>Fell trees</p> <p>The Committee requested that this application be referred to a DBC Trees and Woodlands Officer and that any felled tree be replaced by a suitable native species.</p>  | <p>Swiss Cottage 19<br/>Kingsdale Road</p>                    | IBD |
| 22/01470/TPO | <p>Fell Eucalyptus to ground level</p> <p>The Committee requested that this application be referred to a DBC Trees and Woodlands Officer and that any felled tree be replaced by a suitable native species.</p>   | <p>Balcary, Shootersway</p>                                   | IBD |
| 22/01358/TCA | <p>Felling of blueblossom ceanothus tree</p> <p>The Committee requested that this application be referred to a DBC Trees and Woodlands Officer and that any felled tree be replaced by a suitable native species.</p>   | <p>Colenso Cottage,<br/>Doctors Commons<br/>Road</p>          | IBD |
| 22/01384/TCA | <p>Felling of trees</p> <p>The Committee requested that this application be referred to a DBC Trees and Woodlands Officer and that any felled tree be replaced by a suitable native species.</p>  | <p>The Bungalow<br/>Church Lane</p>                           | IBD |
| 22/01438/TCA | <p>Felling of tree</p> <p>The Committee requested that this application be referred to a DBC Trees and Woodlands Officer and that any felled tree be replaced by a suitable native species.</p>   | <p>2 Manor Close</p>  | IBD |
| 22/01466/TCA | <p>Works to tree</p> <p>The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.</p>   | <p>20 North Road</p>  |     |



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| 22/01520/TCA | <p>Felling of tree</p> <p>The Committee requested that this application be referred to a DBC Trees and Woodlands Officer and that any felled tree be replaced by a suitable native species.</p> | 22 North Road |  |
|--------------|---|---------------|--|

**TP 93/22 Planning Appeals**

The Committee **noted** that the following Planning Appeal had been lodged with the Planning Inspectorate:

**FAST TRACK APPEAL**

21/04453/FHA - Single Storey Rear Extension, installation of roof lights and construction of outbuilding. 16 Cowper Road (**PINS ref** APP/A1910/D/22/3297019)

**TP 94/22 To receive and note Planning Appeal Decisions**

No Planning Appeal decisions had been received.

**TP 95/22 To receive and note Dacorum Borough Council Planning decisions (25/04/2022 - 22/05/2022)**

After a brief discussion, the Committee noted the contents of the schedule of planning decisions made between 25th April 2022 and 22<sup>nd</sup> May 2022 which had been circulated with the Agenda.

**TP 96/22 Close of meeting**

The meeting closed at 20:47 pm.

**Signed:**

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Cllr G. Stevens, Chair

**Dated:**

**Dates of next meetings:**

Mon 13 June 2022

Mon 04 July 2022

Mon 1 August 2022