

28 July 2020

SUMMONS

Notice is hereby given that there will be a meeting of the **Town Planning Committee** on **Monday 03 August 2020 at 7.30 pm.**

The following business, as set out on the agenda below, will be considered and decisions made by Town Councillors using Zoom video conferencing.



Mrs J Harley
Deputy Town Clerk

MEMBERS:

Councillors: G Stevens - Chair
P White – Vice Chair
A Armytage
G Corry
P de Hoest
P Fisher
J Jones

SUBSTITUTES:

Councillors: R Freedman
M Hardinge
N Woolner

Members of the public are invited to attend all meetings of the Town Council and it has put in place procedures to facilitate this for virtual meetings.

Anyone wishing to attend this Town Planning meeting should contact the Deputy Town Clerk for the meeting log in details. Email deputyclerk@berkhamstedtowncouncil.gov.uk and confirm your name, your address in Berkhamsted and details of any items on the agenda you wish to speak about. The cut off point for requests to join the meeting is **midday on the 03 August 2020.**

Alternatively, if you wish to comment on an item on this agenda by email, please do so by emailing deputyclerk@berkhamstedtowncouncil.gov.uk by **midday on the 03 August 2020.** Email comments will be passed to the Town Planning Committee ahead of the meeting.

AGENDA

TP 102/20 To receive **Apologies for Absence**

Apologies were received from Cllr P de Hoest, Cllr G Corry and Cllr G Stevens.

TP 103/20 To receive **Declarations of Interest** regarding items on the agenda.

TP 104/20 **Minutes of the Previous Meeting** held on 13 July 2020 (previously circulated).

TP 105/20 **Chair's Communications**

1. **Road Traffic Orders**

i. **THE HERTFORDSHIRE (TEMPORARY CLOSING AND TEMPORARY WAITING RESTRICTIONS IN DELLFIELD AVENUE AND MEADOW ROAD, BERKHAMSTED) ORDER 2020**

NOTICE is given that 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 the following lengths of roads ("the Roads"), except for access and to prohibit all vehicles from waiting at any time on both sides of these lengths of Roads whilst works are in progress:-

1. that length of Dellfield Avenue, Berkhamsted from its junction with Bridgewater Road north eastwards to its junction with Meadow Road, a distance of approximately 93 metres.

An alternative route will be via Bridgewater Road, Delahay Rise and Meadow Road.

2. that length of Meadow Road, Berkhamsted from its junction with Dellfield Avenue north westwards and south eastwards for a distance of approximately 40 metres.

There is no alternative route available for vehicles when the works are being carried out. However vehicular access to properties in this road will be maintained whenever possible throughout the duration of the works.

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

If the Order is made, it shall come into force on 24 August 2020 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 Roads (papers included as an addendum to the agenda).

2. **Tree Preservation Orders**

None have been received.

3. **Licensing**

None have been received

4. Consultation on the New Draft Dacorum Borough Council's Strategic Design Guide Supplementary Planning Document

To **consider** and **agree** the draft consultation response to the Borough Council's Strategic Design Guide Supplementary Planning Document. The closing date for the consultation is 16 August 2020 (papers to follow).

5. Draft paper on good practice for Town Planning Committee meeting procedures and minutes

To **discuss**, and if relevant, **agree**, the draft paper by Cllr P White, proposing changes to Town Planning Committee meeting protocol and minutes (paper to follow).

TP 106/20 Multi Storey Car Park Update

To receive any updates.

TP 107/20 Public Participation

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

TP 108/20 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

20/01250/FHA	AMENDED/ADDITIONAL INFORMATION Demolition of three single-storey extensions; construction of a single-storey and a two-storey extension; replacement roof and windows; new gateway onto land at Sevens Close 22 Highfield Road (MS)
20/01537/FHA	AMENDED/ADDITIONAL INFORMATION Demolition of existing single storey glazed infill extension and other single storey rear projections. Construction of new rear infill extension, a new dormer extension to the rear roof pitch, replacement rear first floor sash windows and basement window with like-for-like double glazed, repainting the front of the house and removal of non-original ironmongery from the front of the house 3 Boxwell Road (MS) <i>Please see email from the Planning Officer in the agenda.</i>
20/01487/FUL	AMENDED/ADDITIONAL INFORMATION First-floor rear extension on 10, 11 and 12 New Street 10 -12 New Street (MS) <i>Please see email from the Planning Officer in the agenda.</i>
19/03171/RET	AMENDED/ADDITIONAL INFORMATION Retrospective planning application for replacement of post and rail fencing on the south east elevation with a 6ft close board fence and erection of a garden structure (pergola) within 1m of the highways boundary 22 Ashlyns Road (JR)

20/01753/MFA	Demolition of 3 buildings on site (Cox's, Estates and Wilson House) and construction of part two, part three storey Sixth Form Centre for Berkhamsted School, and associated landscaping. Castle Campus, Berkhamsted School, Castle Street (BC)
20/02021/MFA	Construction of extra care (Class C2) (103 units) development including associated highway access works, car parking, landscaping and other works incidental to the development Land to The Rear of Hanburys, Shootersway (RF)
20/01709/FHA	First Floor level extension to side of existing building. 60 Bridgewater Road (MS)
20/01839/FHA	Rear dormer with roof lights on front slope 1 Birtchnell Close (NV)
20/01819/FHA	Single storey side extension, first floor rear extension, extend rear terrace and addition of solar panels 25 Station Road (BC)
20/01876/FHA	Loft conversion, alterations to existing porch and existing fenestration to the rear of the property 40 Swing Gate Lane (EP)
20/01952/FHA	Replacement Shed 4 Queens Road (JS)
20/01955/FHA	Ground floor side extension, cellar alterations to form basement, rear infill extension, roof windows 58 Charles Street (BC)
20/01956/FHA	1 & 2 storey front and rear house extensions and alterations with new rooflight plus garage conversion 6 Hillside Gardens (EP)
20/01957/FHA	1st floor front extensions and internal alterations with garage conversion 7 Oxfield Close (JG)
20/02054/FHA	Single Storey Rear Extension and Detached Garden Room 11 Stag Lane (BC)
20/02088/FHA	Removal of fibre cement corrugated roofing sheets and new EPDM roof. Conversion of store to utility room, WC and shower room and TV room 4A Highfield Road (EP)
20/02096/FHA	Single storey garage extension and part garage conversion The Beech, Gravel Path (JG)
20/01795/FUL	External customer area to the front of premises Meating Room and Bo. 309 307 - 309 High Street (CL)
20/01606/ADV	Retention of Individual pegged off letters attached to aluminium fascia panel illuminated using a trough light Projecting sign illuminated using trough lights. Canvas awning 230A High Street (MS)
20/01779/LBC	Replacement of roof tiles Gossoms Lodge, Gossoms End (SR)
20/01755/LDP	Build a wooden structure to replace existing shed, linking drainage to existing main sewer in garden. Orchard House, George Street (CL)
20/01958/RET	Retention of condenser unit with soundproofing Missenden House, 6A Murray Road (CL)
20/01780/TCA	Works to trees Fell silver birches on right Hans side of rear car park due to excessive shading on neighbouring properties The Old Mill London Road (EP)
20/01852/TCA	Works to trees Berkhamsted Castle, Brownlow Road (JG)

20/01922/TCA	Works to trees 10 Boxwell Road (CL)
20/01959/TCA	Fell apple trees. Replace with cherry laurel trees. 22 Highfield Road (MS)
20/02024/TCA	Fell Apple trees Handsworth, Cross Oak Road (LB)
20/02074/TCA	Work to tree 81 Shrublands Avenue (JS)
20/01845/TPO	Work to Cedar tree Hillside, Gravel Path (CL)
20/01849/TPO	Works to trees Headlands Drive (NV)
20/01890/TPO	Works to trees 3 Tower Close (EP)
20/01916/TPO	Works to Beech tree 127 High Street (NV)
20/01995/TPO	Works to trees 6 Gaveston Drive (EP)
20/02063/TPO	Work to Trees Penrose, 25 Kings Road (LB)
20/02075/TPO	Works to trees. 4 Greystoke Close (BC)
20/02083/TPO	Works to trees Cherry Tree House, 1B Chalet Close (BC)
20/02085/TPO	Work to tree Pilgrims, 3 Shenstone Hill (BC)

TP 109/20 Planning Appeals

None have been received.

TP 110/20 Planning Appeal Decisions

None have been received.

TP 111/20 Planning decisions

Schedule included within the agenda.

JH 28/07/2020



Dear Town, Parish Clerks

CONSULTATION ON THE NEW DRAFT DACORUM STRATEGIC DESIGN GUIDE SUPPLEMENTARY PLANNING DOCUMENT

What is this consultation about?

Dacorum Borough Council is preparing new Design Guidance for development within the Borough. The first stage of this process is the 'Draft Dacorum Strategic Design Guide Supplementary Planning Document (SPD)' which outlines the Council's design expectations for high quality, inclusive and sustainable places that reflect and respond to Dacorum's local character.

It also provides detailed guidance for the design of commercial areas, and business and industrial units, to meet best practice.

Once adopted the Dacorum Strategic Design Guide SPD will be a material consideration in determining planning applications.

When can I comment and where is the document available?

The consultation begins at 5pm on Friday 3rd July 2020 and closes at 11:59pm on Sunday 16th August 2020.

All information and documents relating to the consultation is available on the Council's website <https://www.dacorum.gov.uk/home/planning-development>

Dacorum Borough Council offices are currently closed to the public due to COVID-19. A copy of the document can be made available to view on request, please contact strategic.planning@dacorum.gov.uk or call (01442) 228660 to make arrangements.

How can I find out more?

Please contact the Strategic Planning and Regeneration team if you have any questions or require further information:

Email: strategic.planning@dacorum.gov.uk

Phone: 01442 228660

Address: Strategic Planning and Regeneration Team, Dacorum Borough Council. The Forum, Marlowes, Hemel Hempstead, Hertfordshire, HP1 1DN.

TP 108/20, 20/01537/FHA

Dear All,

Please see the Conservation and Design Comments (below) based on the revised scheme.

Thank you.

Kind regards,

Martin

From: Helen Cal-Fernandez
To: Martin Stickley
Subject: RE: 3 Boxwell Road

Hi Martin,

The rear dormer has been reduced by another 0.5 metres and is now set a little way away from the rear wing.

It remains a large box dormer but overall, now its design has been improved and scale considerably reduced (from original submission) conservation consider the proposed dormer will, on balance, preserve the character and appearance of the Berkhamsted Conservation Area. Approval is recommended on this basis.

Kind regards

Helen

TP 108/20, 20/01487/FUL

Dear Joanna,

I was wondering if you could potentially re-discuss the above proposal at your next planning meeting? I note that the Conservation and Design Officer requested that although this proposal just relates to rear extensions, that all three properties re-roof their entire properties to slate. I have had a few discussions with the residents and although they would like to re-roof to slate for the improvements to the aesthetics, they have been advised that the existing tiles are still good for up to 10 years. As such, it appears wasteful to remove them at this stage. I appreciate that slate would look better in the Conservation Area, but considering the Council's push to be more sustainable there appears to be a bit of a conflict here.

I will discuss further with the residents but it appears that you are objecting to the scheme unless they re-roof their properties. Please confirm.

Thank you.

Regards,

Martin Stickleby
Lead Planning Officer
Development Management
Dacorum Borough Council

TP Agenda Item 111/20, Dacorum Planning Decisions Schedule

Reference	Description	Date	Location	BTC Response	DBC Response	DBC Input Date	Appeal	Decision	Amended
20/00631/FUL	Construction of new dwelling with access via existing driveway. Demolition of existing garage and construction of two new detached double garage	15/04/2020	Fullers Cross Oak Road	Objection	Granted	15/07/2020			Yes
20/00758/FHA	Two storey side and single storey rear extensions	15/04/2020	24 Finch Road	Objection	Refused	23/07/2020			Yes
20/01110/TCA	Fell Conifer Tree	23/06/2020	54 Ellesmere Road	No Objection	Granted	23/07/2020			
20/01296/TPO	Works to trees	23/06/2020	1 Beechcroft	No Objection	Granted	27/07/2020			
20/01297/TPO	Works to trees	23/06/2020	Red Lodge, Graemesdyke Road	No Objection	Granted	23/07/2020			
20/01300/FHA	Proposed rear extension and front porch	23/06/2020	15 Whitewood Road	No Objection	Granted	23/07/2020			
20/01307/FHA	Single storey and rear extensions with garage conversion	23/06/2020	37 Egerton Road	No Objection	Granted	27/07/2020			
20/01335/TCA	Works to tree	23/06/2020	12 The Spinney	No Objection	No Objection	23/07/2020			
20/01405/LDP	A residential property garage conversion	23/06/2020	19 Greene Walk	Noted	Granted	23/07/2020			
20/01473/TPO	Works to trees	23/06/2020	Lincoln Court	No Objection	Granted	15/07/2020			
20/01578/FHA	Single storey front extension	15/07/2020	21 Egerton Road	No Objection	Granted	27/07/2020			
20/01599/TCA	T1 - Cherry tree - Reduce by 30% in height and Spread	15/07/2020	8 Montague Road	No Objection	Granted	27/07/2020			
20/01610/TCA	Work to Trees	15/07/2020	12 Middle Road	No Objection	No Objection	23/07/2020			
20/01694/TCA	T1 - Ash cut back towards boundary line by 3m	15/07/2020	Conservadent, 6B Highfield Road	No Objection	Granted	27/07/2020			
20/01122/TCA	Fell tree	15/07/2020	1A Shrublands Road	No Objection	No Objection	15/07/2020			
20/01524/TPO	Work to T1 Blue Cedar Tree	15/07/2020	Sunnyside Church, Ivy House Lane	No Objection	Granted	27/07/2020			
20/01539/TPO	Works to trees.	15/07/2020	127 High Street	No Objection	Withdrawn	15/07/2020			
20/01586/TPO	Works to Oak Tree	15/07/2020	Town End Shootersway Lane	No Objection	Granted	23/07/2020			
20/01636/TPO	Works to trees	15/07/2020	Public Car Park Lower Kings Road	No Objection	Granted	23/07/2020			