

29 September 2020

SUMMONS

Notice is hereby given that there will be a meeting of the **Town Planning Committee** on **Monday 05 October 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 05 October 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 05 October 2020.** Email comments will be passed to the Town Planning Committee ahead of the meeting.

AGENDA

TP 135/20 To receive **Apologies for Absence**

TP 136/20 To receive **Declarations of Interest** regarding items on the agenda.

TP 137/20 Minutes of the Previous Meeting held on 14 September 2020 (previously circulated).

TP 138/20 Chair's Communications

1. Road Traffic Orders

i. THE HERTFORDSHIRE (TEMPORARY CLOSING OF BROWNLOW 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 that length of Brownlow Road, Berkhamsted from its junction with Lower Kings Road north westwards to its junction with Whitehill ("the Road"), a distance of approximately 57 metres.

An alternative route will be via Lower Kings Road, A4251 High Street, Ravens Lane, Gravel Path, The Common, New Road and Brownlow Road.

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

If the Order is made, it shall come into force on 27 October 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 Road (papers included as a separate attachment).

ii. THE HERTFORDSHIRE (TEMPORARY CLOSING OF LITTLE HEATH LANE, LITTLE HEATH) 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 that length of Little Heath Lane, Little Heath from a point 855 metres south west of its junction with Hempstead Lane south westwards and south eastwards for a distance of approximately 79 metres ("the Road").

An alternative route will be via Little Heath Lane, Bullbeggars Lane, A4251 London Road and Little Heath Lane.

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

If the Order is made, it shall come into force on 27 October 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 Road (papers included as a separate attachment).

iii. THE HERTFORDSHIRE (TEMPORARY CLOSING AND TEMPORARY WAITING RESTRICTIONS IN VARIOUS ROADS IN 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 A416 Chesham Road, Berkhamsted from its junction with the A416 Kingshill Way/A41 (unnamed road) roundabout south westwards for a distance of approximately 1028 metres.

An alternative route will be via A416 (Kingshill Road/Kings Road), A4251 (High Street/ London Road), A41 (unnamed road/Watford Road/Hempstead Road), A411 (Hempstead Road/Hyde Road/The Avenue), A412 (St Albans Road/Rickmansworth Road/Watford Road/Scots Hill/Park Road), A404 (Chorleywood Road/Rickmansworth Road/Chenies Road/Amersham Road/Chalfont Station Road/White Lion Road), A4154 (Woodside Road/ Rickmansworth Road) and A416 (Chesham Road/Amersham Road/Broad Street/ Nashleigh Hill/Ashley Green Road/Chesham Road)

or via A416 (Chesham Road/Ashley Green/Road/Nashleigh Hill/Broad Street/Amersham Road/Chesham Road), A4154 (Rickmansworth Road/Woodside Road), A404 (White Lion Road/Chalfont Station Road/Amersham Road/Chenies Road/Rickmansworth Road/ Chorleywood Road), A412 (Park Road/Scots Hill/Watford Road/Rickmansworth Road/St Albans Road), A411 Hempstead Road, A41 (Hempstead Road/Watford Road/unnamed road), A4251 (London Road/High Street) and A416 (Kings Road/Kingshill Road). Club Road north eastwards for a distance of approximately 865 metres.

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 26 October 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 a separate attachment).

2. Tree Preservation Orders

None have been received.

3. Licensing

None have been received.

4. Dacorum Borough Council's Draft Local Plan (2020-2038) Emerging Strategy for Growth

i) To **note** that the Draft Borough Plan (2020-2038) Emerging Strategy for Growth was submitted to Dacorum's Planning and Environment Overview and Scrutiny Committee on the 23rd and 30 Sept. The documents from the 23rd September meeting

are available [here](#). The Plan is expected to be released for public consultation later this year.

ii) To **agree** that The Local Plan Working Group should consider the draft plan in preparation for the formal consultation commencing mid-2021 and report periodically to the Town Planning Committee.

iii) To **agree** updated membership of The Local Plan Working Group, which requires a replacement councillor from the Town Planning Committee (current Town Council members include Cllr A Armytage and Cllr G Stevens).

iv) To **approve** the Local Plan Working Group Terms of Reference, which have been updated to reflect the draft plan (papers included as a separate attachment).

5. Changes to Use Classes from the 1 September 2020

To **note** the amendment to the Town and Country Planning (Use Classes) Order 1987, which, effective from the 1st of September 2020, changed the planning permission requirements for Change of Use. Further information is available on the Planning Portal website [here](#).

TP 139/20 Multi Storey Car Park Update

To receive any updates.

TP 140/20 Public Participation

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

TP 141/20 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

20/01495/FUL	AMENDED/ADDITIONAL INFORMATION Change of use from Doctor's Surgery (Use Class D1) to single residential dwelling (Use Class C3) and associated works Milton House, Doctors Commons Road (EP)
20/02454/FUL	Demolition of the existing portico and construction of a new wider portico, new hard landscaping, replacement material of existing boundary fence on a micro-pile foundation, removal of the existing hedge. Following works on shared driveway with neighbouring property (Springfield): Demolition of existing gated entrances and construction of new front entrance gates. High Firs, Meadway (MS)
20/02597/FUL	Change of use of first floor from residential to ancillary storage in connection with the auto centre at ground floor. 352 High Street (AP)
20/02355/FHA	Alterations to the ground floor and a loft conversion, incorporating a rear dormer window and rooflights 8 Clarence Road (LB)
20/02614/FHA	First floor rear extension 5 Midcot Way (LB)
20/02601/FHA	Wooden structure to be used as a garden art studio to replace existing wooden shed Orchard House, George Street (JM)
20/02676/FHA	Installation of a detached timber garden room

	22 Highfield Road (MS)
20/02702/FHA	Loft conversion with new half-hipped front gable and new front gable window 36 Castle Hill Avenue (AS)
20/02847/FHA	Change both hip roofs to gable ends, full width rear dormer, roof lights on front slope, apply render finish to all exterior walls 76 Kings Road (SR)
20/02899/FHA	Replacement surfacing of existing path, extension of hard landscaping and erection of a garden shed. Pedlars Oak, Ivy House Lane
20/02836/LDP	Demolition of existing garage construction of single storey side extension 39 Meadow Road (AS)
20/02585/TCA	Works to trees 4 Elm Court, Elm Grove (AS)
20/02787/TCA	Works to trees 17 Montague Road (AS)
20/02844/TCA	Works to Tree 23 North Road (LB)
20/02845/TCA	Works to Tree Alton, 36 Kitsbury Road
20/02848/TCA	General maintenance to trees Seaton House, 15 Shrublands Road (LB)
20/02652/TPO	Works to trees 93 Cross Oak Road (NV)
20/02767/TPO	Works to Weeping Beech 11 Campions Court (LB)
20/02801/TPO	T1: Lime. Reduce crown by 2-4m to create a smaller, balanced crown. To minimise the risk of failure and create a balanced crown. Remove deadwood over 20mm in diameter. 4 Millfield (NV)
20/02803/TPO	T2: Beech. Lift crown by approx 1-2m to prevent lorry damage Millfield Lodge, Gravel Path (AS)
20/02891/TPO	Works to tree Cranford, 11 Oakwood (AS)
20/02896/TPO	Works to Trees 2 Beechcroft (AS)

TP 142/20 Planning Appeals

None have been received.

TP 143/20 Planning Appeal Decisions

None have been received.

TP 144/20 Planning decisions

Schedule included within the agenda.

JH 29/09/2020

TP Agenda Item 144/20, Dacorum Planning Decisions Schedule

Reference	Description	Date	Location	BTC Response	DBC Response	DBC Input Date	Appeal	Decision	Amended
20/01713/FHA	2 storey side extension	15/07/2020	6 Haynes Mead	No Objection	Granted	16/09/2020			
20/01955/FHA	Ground floor side extension, cellar alterations to form basement, rear infill extension, roof windows	05/08/2020	58 Charles Street	No Objection	Granted	16/09/2020			
20/01956/FHA	1 & 2 storey front and rear house extensions and alterations with new rooflight plus garage conversion	05/08/2020	6 Hillside Gardens	Concern	Granted	16/09/2020			
20/01958/RET	Retention of condenser unit with soundproofing	05/08/2020	Missenden House, 6A Murray Road	Concern	Granted	28/09/2020			
20/02109/FHA	Demolition of existing garage and rear outbuilding. Construction of replacement garage, new garden room to the rear and downstairs WC	26/08/2020	20 Hall Park Hill	No Objection	Granted	16/09/2020			
20/02143/FHA	Single storey rear extension and landscaping works	26/08/2020	4 Shrublands Avenue	No Objection	Granted	28/09/2020			
20/02056/TCA	Works to trees	26/08/2020	10 Shrublands Avenue	No Objection	No Objection	16/09/2020			
20/02166/TCA	Works to trees	26/08/2020	71 Shrublands Avenue	No Objection	No Objection	16/09/2020			
20/02192/TCA	Work to trees	26/08/2020	38 Kitsbury Road	No Objection	No Objection	16/09/2020			
20/02193/TCA	Works to tree	26/08/2020	39 High Street	No Objection	No Objection	16/09/2020			
20/02312/TCA	Works to trees Reason - The tree is lifting up block paving and leaning towards house	26/08/2020	44 Lower Kings Road	No Objection	No Objection	28/09/2020			
20/02121/TPO	Works to tree	26/08/2020	14 Gaveston Drive	Objection	Granted	16/09/2020			
20/02122/TPO	Works to Trees	26/08/2020	Little Corner, Cross Oak Road	No Objection	Granted	28/09/2020			
20/02167/TPO	Works to Trees	26/08/2020	5A Castle Hill Close	No Objection	Granted	28/09/2020			
20/02212/TPO	Works to Beech Tree	26/08/2020	43 Priory Gardens	No Objection	Granted	16/09/2020			
20/02253/TPO	Works to Trees	26/08/2020	3 Gilpins Ride	No Objection	Granted	28/09/2020			
20/02342/TPO	Works to Oak trees	26/08/2020	5 Shootersway Park	No Objection	Granted	28/09/2020			
20/02225/TCA	Works to Poplar Tree	26/08/2020	Lynwood House, 64 Cross Oak	No Objection	No Objection	16/09/2020			
20/02263/TCA	Works to trees	26/08/2020	59 Ellesmere Road	No Objection	No Objection	28/09/2020			

Reference	Description	Date	Location	BTC Response	DBC Response	DBC Input Date	Appeal	Decision	Amended
20/02281/TCA	Works to Silver Birch Tree	26/08/2020	The Rowans, 11 Shrublands Road	No Objection	No Objection	16/09/2020			
20/02387/FUL	Proposed extension to Oxbridge house to create additional warehouse/ storage space (Use class B8)	16/09/2020	Oxbridge House, Northbridge Road	No Objection	Granted	28/09/2020			
20/02380/TCA	Works to tree	16/09/2020	Old Orchard, Rectory Lane	No Objection	No Objection	28/09/2020			
20/02416/TPO	Work to trees	16/09/2020	2 Headlands Drive	No Objection	Granted	28/09/2020			
20/02401/LDP	Insertion of first floor window in side elevation	16/09/2020	Fairhill, The Common	Noted	Granted	28/09/2020			