

01 December 2020

## **SUMMONS**

Notice is hereby given that there will be a meeting of the **Town Planning Committee** on **Monday 07 December 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](mailto: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 07 December 2020.**

Alternatively, if you wish to comment on an item on this agenda by email, please do so by emailing [deputyclerk@berkhamstedtowncouncil.gov.uk](mailto:deputyclerk@berkhamstedtowncouncil.gov.uk) by **midday on the 07 December 2020.** Email comments will be passed to the Town Planning Committee ahead of the meeting.

## AGENDA

**TP 168/20** To receive **Apologies for Absence**

**TP 169/20** To receive **Declarations of Interest** regarding items on the agenda.

**TP 170/20 Minutes of the Previous Meeting** held on 16 November 2020 (previously circulated).

**TP 171/20 Chair's Communications**

### 1. Road Traffic Orders

#### i. THE HERTFORDSHIRE (TEMPORARY CLOSING OF 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: -

1. that length of Station Road, Berkhamsted from its junction with New Road south eastwards for a distance of approximately 75 metres.

An alternative route will be via Station Road, Lower Kings Road, A4251 High Street, Ravens Lane, Gravel Path and Station Road.

2. that length of White Hill, Berkhamsted from its junction with Brownlow Road south eastwards for a distance of approximately 219 metres.

An alternative route will be via Brownlow Road and New Road.

3. that length of New Road, Berkhamsted from its junction with Station Road north eastwards to its junctions with White Hill, a distance of approximately 50 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 the removal of vegetation and railway inspection works are proposed to be executed on or near the Roads.

If the Order is made, it shall come into force on 14 December 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).

#### ii. THE HERTFORDSHIRE (TEMPORARY CLOSING OF THE FOOTPATH SITUATED BETWEEN NO.33 AND NO.35 KINGS 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

pedestrians from using the footpath situated between No.33 and No.35 Kings Road, Berkhamsted

from its junction with A416 Kings Road north westwards to its junction with Doctors Commons Road (“the Footpath”), a distance of approximately 68 metres.

An alternative route will be via the footway situated on the north side of A416 Kings Road, the footway situated on the south side of Charles Street and the footway situated on the south side of Doctors Commons Road.

The Order is needed because the replacement of existing gas mains is proposed to be executed on or near the Footpath.

If the Order is made, it shall come into force on 4 January 2021 for a period of up to 6 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Footpath Roads (papers included as a separate attachment).

## 2. Tree Preservation Orders

None have been received.

## 3. Licensing

None have been received.

### **TP 172/20 Draft proposals by Dacorum Borough Council (DBC) to change the consultation criteria on planning applications**

- i. To **receive** details from Cllr G Stevens regarding draft proposals which were presented to members of the Town Council by the Head of DBC’s Development Management on the 17 November 2020.

The key change proposed is that the number of full householder applications to be referred to DBC’s Development Management Committee will be reduced, with decisions being taken instead by the Planning Officer and a senior manager.

These draft proposals have been presented to town and parish councils, prior to the proposals being considered for adoption by the Borough Council in a change to its constitution and new procedures as the Planning Authority.

It was also advised by DBC that there were plans to increase the engagement process between DBC and local councils for pre-planning applications, design codes and major applications.

- ii. To **discuss** and if relevant, **agree** an initial response to DBC, pending receipt of a formal proposal

## TP 173/20 DACORUM LOCAL PLAN (2020-2038) EMERGING STRATEGY FOR GROWTH – CONSULTATION

To **note** that Dacorum Borough Council is consulting on the Emerging Strategy for Growth, which is the next stage of preparing the new Dacorum Local Plan 2020-2038. It will be a key document in shaping the future of the Borough. Once adopted, the new Local Plan will replace the Core Strategy and Site Allocations DPDs and the 'saved' policies from the 2004 Local Plan.

Anyone can comment on the Emerging Strategy for Growth document between Friday the 27 November 2020 and 11:59pm Sunday the 7 February 2021.

Further information is available at Dacorum's website:

<https://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/new-single-local-plan>

Details of the consultation are included as an attachment to this agenda and on the Town Council's website and social media

### TP 174/20 Multi Storey Car Park Update

To receive any updates.

### TP 175/20 Public Participation

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

### TP 176/20 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

20/03054/FHA	<b>AMENDED/ADDITIONAL INFORMATION</b> Roof Extension Including Two Rear Dormers, Roof Lights, Front Bay Window, Amended Front Gable, Single Storey Rear Extension, New Parking Space Cross Over and Associated Alterations 15 Fieldway (JM)
20/03492/FUL	<b>AMENDED/ADDITIONAL INFORMATION</b> Conversion of existing public house (A4) to form three residential dwellings (C3), including a single storey extension above the existing single-storey element of the building, utilising existing access with associated hard and soft landscaping and vehicular parking. (AMENDED SCHEME) Previous application: 20/02234/FUL The Crystal Palace, Station Road (EP)
20/03499/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)
20/03372/FHA	Renovation of existing detached dwelling including a single storey rear extension, replacement of existing roof coverings + render, raising of existing ridge + eaves heights, construction of dormer to rear pitch, removal of existing dormer to lower front pitch, adjustment of lower front pitch and external works. 3 Finch Road (AP)

20/03425/FHA	Single storey rear extension. Partial conversion of garage. April Cottage, 18 Hall Park (MM)
20/03433/FHA	Infill single storey rear extension with 2 rooflights. Loft conversion with addition of a dormer on the rear with 3 rooflights to the front. 15 Greenway (AS)
20/03436/FHA	Single storey rear extension 42A Cross Oak Road (CL)
20/03442/FHA	Single storey front and side extension 30 Cedar Road (LB)
20/03468/FHA	Loft conversion. 19 Station Road (JG)
20/03483/FHA	Demolition of existing conservatory & new single storey rear extension incorporating existing garage 13 St Margaret's Close (MM)
20/03543/FHA	Single storey rear extension with new rooflights, garage conversion and single storey front extension, loft conversion with rear dormer and front rooflights plus associated internal alterations. 8 Torrington Road (NV)
20/03567/FHA	Single storey rear extension and garage conversion 4 Oakwood (CL)
20/03583/FHA	Proposed extension of existing lower ground floor, new front window at low level and front lightwell with a flush metal grille 3A Station Road (EP)
20/03585/FHA	Single storey rear extension and replacement of rear patio doorset. 56 Charles Street (NR)
20/03590/FHA	Creation of undercroft with first floor side extension over single storey porch extension and internal alterations. 25 Hillside Gardens (EP)
20/03601/FHA	Proposed Basement. Loft Conversion with Construction of Rear Dormer Window and Two Velux to Front Roof. 160 George Street (SR)
20/03619/FHA	Replacement of 1no. dormer window and addition of 2no. roof windows at third floor. All roof slates removed for repair to underlay. Existing slates re-fixed. 66 Ellesmere Road (MM)
20/03627/FHA	Proposed alterations to front elevation including amendment to front lean too roof & window locations. Amendments to front garden & entrance stairs including raised area with open bin store below & altered stepped front access 4 Mortain Drive (MM)
20/03629/FHA	Single storey rear extension. Insertion of roof light into garage roof 15 Greene Walk (JG)
20/03299/FUL	Construction of detached dwelling Highlands, Kings Road (RF)
20/03413/FUL	Conversion of building to form a single dwelling house, replacing existing shop front, new rear extension and internal alterations 42 Charles Street (NG)
20/03479/LDP	Conversion of roof space to habitable rooms 49 Elizabeth II Avenue (EP)
20/03542/LDP	Construction of Dormer to rear elevation. Window to side elevation. Rooflights to front elevation. 1 Dorriens Croft (NV)
20/03639/LDP	Garden outbuilding to replace existing timber garden shed.

	16 Priory Gardens (LB)
20/03437/TCA	Works to tree 3 Brackenhill (LB)
20/03472/TCA	Works to tree 43 Ellesmere Road (AS)
20/03607/TCA	Works to tree. 14 Kings Road (MM)
20/03621/TCA	Works to Trees 9 St Johns Well Court (MM)
20/03450/TPO	Works to tree 19 Oakwood (LB)
20/03485/TPO	Works to Trees 3 Gilpins Ride (NV)
20/03572/TPO	Works to Prunus Tree 12 Greenway (AS)

**TP 177/20 Planning Appeals**

None have been received.

**TP 178/20 Planning Appeal Decisions**

None have been received.

**TP 179/20 Planning decisions**

Schedule included within the agenda.

JH 01/12/2020

**TP Agenda Item 179/20, Dacorum Planning Decisions Schedule**

Reference	Description	Date	Location	BTC Response	DBC Response	DBC Input Date	Appeal	Decision	Amended
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	05/08/2020	4A Highfield Road	No Objection	Granted	30/11/2020			
20/01795/FUL	External customer area to the front of premises	05/08/2020	Meating Room and Bo. 309 307 - 309 High Street	Concern	Granted	30/11/2020			
20/02597/FUL	Change of use of first floor from residential to ancillary storage in connection with the auto centre at ground floor	05/10/2020	352 High Street	Concern	Granted	30/11/2020			
20/02702/FHA	Loft conversion with new half-hipped front gable and new front gable window	05/10/2020	36 Castle Hill Avenue	No Objection	Granted	30/11/2020			
20/02899/FHA	Replacement surfacing of existing path, extension of hard landscaping and erection of a garden shed.	05/10/2020	Pedlars Oak, Ivy House Lane	No Objection	Granted	17/11/2020			
20/02823/FHA	Proposed side extension and ground floor internal alterations	26/10/2020	Ashridge, 9 Springfield Road	No Objection	Granted	17/11/2020			
20/02902/FHA	Side extension at rear of property	26/10/2020	27 Queens Road	No Objection	Granted	30/11/2020			
20/03051/FHA	Single storey rear extension, window alterations, new cladding and roofing to rear.	26/10/2020	17 Ashlyns Road	No Objection	Granted	17/11/2020			
20/03110/FHA	New front porch to replace existing storm porch	26/10/2020	17 Sycamore Rise	No Objection	Granted	30/11/2020			
20/02966/LDP	Single storey rear extension and new front porch canopy	26/10/2020	8 Upper Hall Park	Noted	Granted	17/11/2020			
20/03063/TCA	Works to Trees	26/10/2020	332 High Street	No Objection	No Objection	17/11/2020			
20/03079/TCA	Works to Trees	26/10/2020	80 Cross Oak Road	No Objection	No Objection	17/11/2020			
20/02915/TPO	Works to Trees	26/10/2020	10 Gaveston Drive	No Objection	Granted	30/11/2020			
20/02935/TPO	Works to Trees	26/10/2020	Townsend Gate	No Objection	Granted	30/11/2020			
20/02981/TPO	Works to Trees	26/10/2020	South Lodge, Shootersway Lane	No Objection	Granted	30/11/2020			
20/03098/TPO	Works to Trees	26/10/2020	4 Brackenhill	No Objection	Granted	17/11/2020			
20/03213/FHA	Removal of existing conservatory and garage and construction of a	17/11/2020	24 Lochnell Road	Concern	Granted	30/11/2020			

	single storey rear and side extension with internal alterations								
20/03248/FHA	Construction of raised patio to the rear	17/11/2020	10 Gilpins Ride	Objection	Withdrawn	30/11/2020			
20/03206/LDP	Increase in width existing window to 2nd floor rear bedroom.	17/11/2020	14 Park Street	Noted	Granted	30/11/2020			
20/03265/TCA	Works to tree	17/11/2020	18 Boxwell Road	Granted	No Objection	17/11/2020			
20/03356/TCA	Works to trees	17/11/2020	4 Cloister Garth	No Objection	No Objection	30/11/2020			
20/02962/TPO	Works to Trees	17/11/2020	20 Oakwood	No Objection	Granted	30/11/2020			
20/03224/TPO	Works to tree	17/11/2020	121 Cross Oak Road	No Objection	Withdrawn	30/11/2020			