

02 February 2021

SUMMONS

Notice is hereby given that there will be a meeting of the **Town Planning Committee** on **Monday 08 February 2021** 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 08 February 2021**.

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 08 February 2021**. Email comments will be passed to the Town Planning Committee ahead of the meeting.

AGENDA

TP 13/21 To receive **Apologies for Absence**

TP 14/21 To receive **Declarations of Interest** regarding items on the agenda.

TP 15/21 Minutes of the Previous Meeting held on 18 January 2021 (previously circulated).

TP 16/21 Chair's Communications

1. Road Traffic Orders

i. THE HERTFORDSHIRE (TEMPORARY CLOSING OF LOWER KINGS ROAD AND THE TOWPATH SITUATED ON THE SOUTH SIDE OF THE 'GRAND UNION CANAL', BERKHAMSTED) ORDER 2021

NOTICE is given that Hertfordshire County Council intends to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, the effect of which will be:-

1. To prohibit all vehicular traffic from using that length of Lower Kings Road, Berkhamsted from its junction with Green Field Road north eastwards to its junction with Broadwater, a distance of approximately 126 metres ("the Road").

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

2. To prohibit all pedestrians, pedal cycles and equestrian users from using the towpath situated on the south side of the 'Grand Union Canal', Berkhamsted from a point in line with the eastern boundary of No.51 Lower Kings Road south westwards for a distance of approximately 90 metres ("the Towpath").

An alternative route will be via the footpath situated on the south side of 'The Moor' recreation grounds, Mill Street, Castle Street, Station Road and Lower Kings Road.

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

If the Order is made, it shall come into force on 19 February 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 Road and Towpath (papers included as separate attachments).

ii. THE HERTFORDSHIRE (TEMPORARY CLOSING OF THE FOOTBRIDGE SITUATED OVER THE 'RIVER BULBOURNE' AND THE 'GRAND UNION CANAL' AND THE TOWPATH SITUATED ON THE SOUTH SIDE OF THE 'GRAND UNION CANAL', BERKHAMSTED) ORDER 2021

NOTICE is given that Hertfordshire County Council intends to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, the effect of which will be:-

1. To prohibit all pedestrians from using the footbridge situated over the 'River Bulbourne' and the 'Grand Union Canal', Berkhamsted from a point 41 metres north

east of its junction with Park Street north eastwards for a distance of approximately 86 metres (“the Footbridge”).

An alternative route will be via the footpath situated on the north side of ‘Canal Fields’, the footpath situated on the north side of the ‘Canal Fields Car Park’, the footbridge situated over the ‘Grand Union Canal’, Berkhamsted Public Footpath No.027, the towpath situated on the south side of the ‘Grand Union Canal’ and the footbridge situated over the ‘River Bulbourne’.

2. To prohibit all pedestrians, pedal cycles and equestrian users from using the towpath situated on the south side of the ‘Grand Union Canal’, Berkhamsted from a point 540 metres north east of its junction with Lower Kings Road north westwards for a distance of approximately 20 metres (“the Towpath”).

An alternative route will be via the footbridge situated over the ‘River Bulbourne’, Park Street, A4251 High Street, Stag Lane, the footpath situated to the rear of No.6 and No.7 Brook Lane and the towpath situated on the south side of the ‘Grand Union Canal’.

The Order is needed because bridge maintenance and associated works are proposed to be executed on or near the Footbridge and Towpath.

If the Order is made, it shall come into force on 1 March 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 Footbridge and Towpath (papers included as separate attachments).

iii.THE HERTFORDSHIRE (TEMPORARY CLOSING OF GREENES COURT, BERKHAMSTED) ORDER 2021

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 Greenes Court, Berkhamsted from its junction with Lower Kings Road north westwards for a distance of approximately 49 metres (“the Road”).

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 bridge maintenance and repair works are proposed to be executed on or near the Road.

If the Order is made, it shall come into force on 1 March 2021 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 separate attachments).

2. Tree Preservation Orders

None have been received.

3. Licensing

Application for variation of premises licence received for: The Old Mill, London Road, Berkhamsted (papers included as separate attachments).

TP 17/21 Local Plan Working Group: consultation response

To **receive, review** and **agree** the Town Council's draft response to the Local Plan consultation (paper to follow).

TP 18/21 Draft Local Plan: proposed draft response to Dacorum

To **receive, consider** and if thought appropriate, **approve** in principle the draft joint letter from Parish and Town Councils in Dacorum to the Leader of Dacorum Borough Council, requesting that the Draft Local Plan be withdrawn. If approved in principle, to **authorise** that the Clerk, Deputy Clerk or Mayor can sign the final letter on behalf of the Town Council (papers included as separate attachments).

TP 19/21 Multi Storey Car Park Update

To receive any updates.

TP 20/21 Public Participation

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

TP 21/21 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

20/03713/FHA	AMENDED/ADDITIONAL INFORMATION One and two storey rear extension and roof extension. New front porch and widening of driveway. 62 Swing Gate (CL) <i>Additional information from the Planning Officer is included in the agenda.</i>
21/00108/FHA	AMENDED/ADDITIONAL INFORMATION Creation of undercroft with first floor side extension over, single storey porch extension and internal alterations (amended scheme, previous application 20/03590/FHA). 25 Hillside Gardens (EP)
21/00300/ADV	2X Fascia signs, 1X Projecting sign and 3 X Graphic signs Tesco Metro, 160 High Street (MM)
20/03865/FHA	Alterations to existing house; replacement windows throughout, new side and rear windows, front and rear rooflights, rear dormer and raising rear flat roof with green roof. Rose and Crown House, 50 Gossoms End (EP)
20/03639/FHA	Garden outbuilding to replace existing timber garden shed. 16 Priory Gardens (CL)
20/03977/FHA	Construction of Detached Garage 332 High Street (SR)

21/00056/FHA	Rear extension and partial re-arrangement of the ground floor. Replacement of side wall and increase in width to the annexe, new rear dormer to existing loft conversion. Replacement of garage with new garage structure 69 Charles Street (CL)
21/00099/FHA	Two storey rear extension, alterations to the existing deck patio, side facing window to first floor bedroom. 2 Becketts Square (RF)
21/00115/FHA	Demolition of existing single storey lean to at rear, replace with part two storey and part single storey rear extension. 41 Cross Oak Road (NV)
21/00147/FHA	Single storey front extension and internal alterations 14 Dorriens Croft (MM)
21/00157/FHA	Part demolition and double storey rear extension 291 High Street (EP)
21/00161/FHA	Construction of new two-storey annexe building. Brixie Cottage, 33 Shrublands Road (EP)
21/00232/FHA	Installation of rooflights to rear roof plane The Lodge, Castle Hill (NR)
21/00250/FHA	Alterations to boundary treatment and front landscape 17 Gilbert Way (JM)
21/00325/FHA	Demolition of existing garage, construction of single storey rear extension and internal alterations 4 Doctors Commons Road (DT)
21/00195/FUL	Rear extension. Internal Alterations to Form single Dwelling. Replace Existing Shopfront. (Resubmission. Previous application 20/03413/FUL) 42 Charles Street (NG)
21/00220/FUL	Construction of two 4 bed dwellings Land at Larchmoor, Kingshill Way (AP)
21/00371/FUL	New two storey detached dwelling with integral garage Opposite Newlyn, George Street (CL)
21/00299/LBC	Metal railings to form partial enclosure to the remembrance garden and mesh infill to the entrance to the east wing. East Wing, Castle Campus, Berkhamsted School, Castle Street (NR)
20/03335/ROC	Variation of Condition 2 (Approved Plans) Attached to Planning Permission 4/02119/19/FUL (Demolition of existing old dairy building. Redevelopment of site to provide a site facility building and associated Development.) Land to Rear Of 25-26 Castle Street (BC)
21/00135/ROC	Variation of condition 4 attached to planning permission 4/00703/19/FHA - part single part double storey side extension Willow House, Kingshill Way (JG)
21/00347/TCA	Ash T1 - fell Sycamore T2 – fell St Johns House, Chesham Road (TG)
21/00066/TPO	Works to tree High View 44 Castle Hill (AS)
21/00163/TPO	Works to Pine Tree 4 Oakwood (TG)
21/00117/TPO	Works to Lime Trees 19 Castle Hill (TG)
21/00146/TPO	Works to tree 18 Gaveston Drive (AS)
21/00192/TPO	Removal of two Leylannii trees 4 Barncroft Road(TG)

TP 22/21 Planning Appeals

Appeal notification received for:

20/01236/FUL

3 Gaveston Drive, Part demolition of existing side extensions and construction of new 4-bed detached dwelling.

Papers included as a separate attachment.

TP 23/21 Planning Appeal Decisions

None have been received.

TP 24/21 Planning decisions

Schedule included within the agenda.

JH 02/02/2021

**TP 21/21, Application 20/03713/FHA
Additional information from Planning Officer**

Dear Joanna,

With regards to the below objection, the dormer window, if applied for by itself under an application for a Certificate of Lawful Development, would most likely fall within the criteria as set out within Schedule 2, Part 1, Class B of the General Permitted Development Order (2015) and so not require formal planning permission under government legislation.

With this in mind, is the parish council willing to reconsider its objection?

Kind regards,

Colin Lecart
Planning Officer

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 2:03 PM on 22 Dec 2020 from Mrs Joanna Harley (deputyclerk@berkhamstedtowncouncil.gov.uk) on behalf of Parish/Town Council.

Application Summary

Reference:	20/03713/FHA
Address:	62 Swing Gate Lane
Berkhamsted Hertfordshire HP4 2LN	
Proposal:	One and two storey rear extension and roof extension. New front porch and widening of driveway.
Case Officer:	Colin Lecart
Click for further information	

Comments Details

Comments:	Objection
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The Committee had no objection to the proposed rear extension and roof extension but objected to the size and bulk of the rear dormer which does not comply with Policy.

SLP Appendix 7 A7.2 (vi)(b)

TP Agenda Item 24/21, Dacorum Planning Decisions Schedule

Reference	Description	Date	Location	BTC Response	DBC Response	DBC Input Date	Appeal	Decision	Amended
19/03171/RET	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 highway's boundary	23/01/2020	22 Ashlyns Road	Concern	Withdrawn	25/01/2021			
20/02914/FHA	Loft conversion with rear dormer, conservation rooflights and associated internal alterations	26/10/2020	87 Shrublands Avenue	No Objection	Granted	25/01/2021			
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	08/12/2020	8 Torrington Road	No Objection	Granted	20/01/2021			
20/03567/FHA	Single storey rear extension and garage conversion	08/12/2020	4 Oakwood	No Objection	Granted	20/01/2021			
20/03583/FHA	Proposed extension of existing lower ground floor, new front window at low level and front lightwell with a flush metal grille	08/12/2020	3A Station Road	Concern	Granted	20/01/2021			
20/03585/FHA	Single storey rear extension and replacement of rear patio door set.	08/12/2020	56 Charles Street	No Objection	Granted	20/01/2021			
20/03601/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.	08/12/2020	66 Ellesmere Road	No Objection	Granted	25/01/2021			
20/03485/TPO	Works to tree	08/12/2020	3 Gilpins Ride	No Objection	Granted	25/01/2021			
20/03572/TPO	Works to Prunus Tree	08/12/2020	12 Greenway	No Objection	Granted	20/01/2021			
20/03654/FHA	Single Storey Rear Extension, and External Alterations	22/12/2020	48 Woodlands Avenue	No Objection	Granted	01/02/2021			
20/03706/FHA	Single storey rear extension and associated internal alterations. Loft conversion with new rooflight and rear dormer. Garage conversion.	22/12/2020	62 Upper Hall Park	Concern	Granted	01/02/2021			
20/03774/TCA	Works to Chestnut tree	22/12/2020	13 Greenway	No Objection	Withdrawn	20/01/2021			

20/03805/TCA	Works to trees at land rear of garages 7-11 at the bottom of Bedford street	22/12/2020	Towpath Adjacent to Bedford Street Garages, Bedford Street	No Objection	No Objection	20/01/2021			
20/03920/FHA	Demolition of existing modern conservatory and erection of single storey extension	20/01/2021	5 Manor Close	No Objection	Granted	01/02/2021			
20/03954/FHA	Demolition of existing single storey rear extension. Construction of replacement part single storey, part two storey rear extension. Construction of flat roof dormer window to existing loft conversion	20/01/2021	65 Charles Street	Objection	Granted	20/01/2021			
20/04025/FHA	Single storey and two storey front extension, single storey side and rear extensions, garage conversion and insertion of rooflights	20/01/2021	28 Hall Park Gate	No Objection	Granted	01/02/2021			