

BERKHAMSTED TOWN COUNCIL
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11 May 2021

SUMMONS

Notice is hereby given that there will be a meeting of the **Town Planning Committee** in the Main Hall, Ground Floor, Civic Centre, Berkhamsted on **Monday 17 May 2021 at 7.30 pm**.

The purpose of the meeting is to transact the business set out in the agenda below and you are hereby summoned to attend.



Mrs J Harley
Deputy Town Clerk

MEMBERS:

Councillors: G Stevens
P White
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.

ALL ATTENDEES ARE REQUIRED TO WEAR A FACE MASK AND COMPLY WITH SOCIAL DISTANCING MEASURES.

Anyone wishing to attend this Town Planning meeting should contact the Deputy Town Clerk to register attendance. 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 17 May 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 17 May 2021**. Email comments will be passed to the Town Planning Committee ahead of the meeting and discussed during the meeting.

AGENDA

TP 60/21 To Elect a Chair for the forthcoming year.

TP 61/21 To Elect a Vice Chair for the forthcoming year.

TP 62/21 To receive Declarations of Interest regarding items on the agenda.

TP 63/21 To receive Apologies for Absence

TP 64/21 Minutes of the Previous Meeting held on 12 April 2021 (previously circulated).

TP 65/21 Chair's Communications

1. Road Traffic Orders

i) **THE HERTFORDSHIRE (TEMPORARY CLOSING OF GILPINS RIDE, BERKHAMSTED) ORDER 2021**

NOTICE is given that the 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 Gilpins Ride, Berkhamsted from its junction with Gravel Path south eastwards, north eastwards and south eastwards for its entire length ("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 footway maintenance works are proposed to be executed near the Road.

If the Order is made, it shall come into force on 10 May 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 an addendum to the agenda).

ii) **THE HERTFORDSHIRE (TEMPORARY CLOSING OF A416 CHESHAM ROAD, BERKHAMSTED) ORDER 2021**

NOTICE is given that the 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 A416 Chesham Road, Berkhamsted from its junction with the A41 (unnamed road) roundabout south westwards for a distance of approximately 125 metres ("the Road").

An alternative route will be via A41 (unnamed road/Tring Bypass/Aston Clinton Road/Tring Road/High Street/Exchange Street), A413 (Walton Street/Wendover Road/unnamed road/ Nash Lee Road/London Road/Aylesbury Road/unnamed road), A355 (Gore Hill/London Road West) and A416 (Station Road/Chesham Road/Amersham Road/Red Lion Street/St Marys Way/Broad Street/Berkhampstead Road/Nashleigh Hill/Ashley Green Road/ Chesham Road).

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 24 May 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 an addendum to the agenda).

iii) THE HERTFORDSHIRE (TEMPORARY CLOSING OF BULLBEGGARS LANE, BERKHAMSTED/POTTEN END) ORDER 2021

NOTICE is given that the 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 Bullbeggars Lane, Berkhamsted/Potten End from a point 354 metres north east of its junction with A4251 London Road north eastwards to its junction with Little Heath Lane, a distance of approximately 1458 metres (“the Road”).

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

The Order is needed because carriageway patching works are proposed to be executed on the Road.

If the Order is made, it shall come into force on 24 May 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 an addendum to the agenda).

iv) THE HERTFORDSHIRE (TEMPORARY CLOSING OF HOLLY DRIVE, BERKHAMSTED) ORDER 2021

NOTICE is given that the 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 Holly Drive, Berkhamsted from a point in line with the eastern boundary of No.13 Holly Drive north westwards for a distance of approximately 72 metres (“the Road”), except for access.

An alternative route will be via Holly Drive, Woodlands Lane, Swing Gate Lane, A4251 High Street, Victoria Drive and Holly Drive.

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

If the Order is made, it shall come into force on 31 May 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 an addendum to the agenda).

2. Tree Preservation Orders

None have been received.

3. Licensing

An application has been received from Three Piece Bar Ltd in respect of a Premises Licence / Club Premises Certificate for the following premises:

Three Piece Events
Bank Mill Wharf
Bank Mill Lane

Berkhamsted

Papers included as an addendum to the agenda.

4. Adoption of the Dacorum Strategic Design Guide Supplementary Planning Document

To **note** that the Dacorum Strategic Design Guide Supplementary Planning Document (SPD) was adopted by Dacorum Borough Council on 24th February 2021.

The purpose of the SPD is to outline 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. It will be a material consideration in determining planning applications.

The Dacorum Strategic Design Guide SPD, the Consultation Statement and the Adoption Statement are available online at to view on Dacorum's website:
[http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/supplementary-planning-documents-\(spds\)](http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/supplementary-planning-documents-(spds))

The Town Council consulted on the document in August 2020.

TP 66/21 Neighbourhood Plan

- i) To **confirm** interest by Berkhamsted Town Council to develop an appropriate neighbourhood Plan.
- ii) To **investigate** the process and seek support from Dacorum Borough Council in light of new funding streams from MHCLG, applications close 31st May"

TP 67/21 Multi Storey Car Park Update

To receive any updates.

TP 68/21 Public Participation

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

TP 69/21 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

21/01332/FHA	Loft conversion, rear facing dormer and front facing velux roof lights 8 Admiral Way (NV)
21/01337/FHA	A single storey side return and rear extension to the existing house, including interior reconfiguration (amended scheme, previous application 20/03839/FHA). 36 Victoria Road (EP)
21/01338/FHA	Single storey rear extension and internal alterations 2 Sherwood Mews, Park Street (JM)
21/01348/FHA	Wrap around side / rear single storey extension 26 Ridgeway (MM)
21/01430/FHA	Modification to existing conservatory. 38 Trevelyan Way (JM)
21/01510/FHA	Insertion of rooflights to rear roofslopes Randolph House, 17 Manor Street (LB)

21/01539/FHA	Loft conversion and rear extension. 55 High Street (NV)
21/01551/FHA	Single storey extension and internal alterations 27 Brook Lane (TG)
21/01554/FHA	Two storey side extension, singles storey rear extension and new roof windows 18 St Margarets Close (NV)
21/01565/FHA	Loft conversion with rear dormer and alterations to fenestration; removal of chimney and replacement with replica 30 North Road (LB)
21/01577/FHA	Part single part double storey, rear and front extensions. Alterations to window openings 51 Bridgewater Road (JM)
21/01603/FHA	Conversion of existing loft to habitable space with addition of new roof/gable windows. Convert existing single rear door to double doors 1A Shrublands Road (EP)
21/01614/FHA	Two storey side and single storey rear extensions and loft conversion (amended scheme, previous application: 20/03181/FHA) 3 St Katherines Way (NV)
21/01688/FHA	House extensions and alterations with new front gables, front linking dormer and enlarged rear dormer plus new front porch canopy Val-de-mar, 1 Bank Mill (NV)
21/01699/FHA	Rear extension. New porch and potting shed 18 Charles Street (JM)
21/01747/FHA	Loft conversion and removal of central chimney 13 Hall Park Hill (NV)
21/01775/FHA	Single-storey rear extension and internal alterations. 4 Gravel Path (NV)
21/01781/FHA	Installation of 2No. roof lights. One to the front roof pitch and a second to the rear roof pitch 15 Cowper Road (LB)
21/01802/FHA	Loft conversion with rear dormer and rooflight and two front rooflights 14 Shrublands Avenue (NV)
21/01809/FHA	Demolition of existing single storey lean to and replacement with single storey extension. Internal adaptations and loft conversion with new dormer to the side. 31 Montague Road (LB)
21/01460/FUL	External alterations to the Public House (Sui Generis) and construction of a garden bar extension. The Crystal Palace, Station Road (EP)
21/01682/FUL	Demolition of existing detached house, to be replaced with a new detached home (amended scheme, previous application 20/01429/FUL). Mabuhay, Brownlow Road (JG)
21/01743/FUL	Demolition of existing bungalow and construction of two detached dwellings with integral garages 4 Barncroft Road (CL)
21/01853/FUL	Removal of existing single storey lean-to extension and replace with flat roof single storey extension providing teaching space and storage space Berkhamsted Pre-Prep School, Haresfoot School, Chesham Road (CL)
21/01824/ADV	Two sets of replacement building letters, two replacement totems and a new fascia panel at the car park entrance. A number of non-illuminated panel signs in and around the car park. Waitrose Ltd, St Johns Well Lane (JM)
21/01495/LDP	Single storey rear extension 15 Victoria Road (NV)

21/01680/LDP	Single storey side extension Harriotts End Farm House, Chesham Road (LB)
21/01313/RET	Retention of works: Overcladding gable end wall of the property. 28 George Street (BC)
21/00965/ROC	Variation of condition 8 (Development should only be used for the purposes of close care accommodation) attached to planning permission 4/00269/92/FUL (Close care centre for elderly people, comprising 4X1 bed apartments and 4X2 bed apartments.) Kilfillan Park, Kilfillan Gardens (RF)
21/01499/ROC	Variation of condition 2 (approved plans) attached to planning permission 20/03706/FHA - Single storey rear extension and associated internal alterations. Loft conversion with new rooflight and rear dormer. Garage conversion. Change rear extension from pitched roof to flat roof substitute MEB6 for MEB6 R01 62 Upper Hall Park (JM)
21/01341/TCA	Works to trees 9 Ellesmere Road (AS)
21/01546/TCA	T1 - Lime tree - Fell to ground level Shirley, 84 Cross Oak (AS)
21/01746/TCA	Works to trees 14 Gravel Path (TG)
21/01845/TCA	T1 - Lift lower crown of Beech tree. T2 - Fell and treat stump of small Holly. 14 Chapel Street (TG)
21/01349/TPO	Works to tree. 2 Ballinger Court (AS)
21/01432/TPO	Works to tree Redlands, Graemesdyke Road (TG)
21/01514/TPO	Work to trees 6 Millfield (AS)
21/01606/TPO	Fell Tree 2 Gilpins Ride (TG)
21/01613/TPO	Works to Beech Tree 20 Lochnell Road (TG)
21/01689/TPO	Works to trees. 12 The Spinney (TG)
21/01854/TPO	Works to T1 - Beech tree 16 Gilpins Ride (TG)

TP 70/21 Planning Appeals

None have been received.

TP 71/21 Planning Appeal Decisions

None have been received.

TP 72/21 Planning decisions

Schedule included within the agenda.

JH 11/05/20

TP 72/21

Reference	Description	Date	Location	BTC Response	DBC Response	DBC Input Date	Appeal	Decision	Amended
21/00364/FHA	External alterations including removal of existing hanging tiles and rendering the whole property, replacing existing flat roof at front porch with pitch roof with additional 2 velux windows, additional 2 velux windows to existing extension at rear and replacing all tiles, windows and doors	23/02/2021	25 Lombardy Drive	Concern	Granted	26/04/2021			
21/00507/FHA	Renovation of existing detached dwelling outside the conservation area 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. (Amended Scheme, previous application 20/03372/FHA)	23/02/2021	3 Finch Road	Concern	Granted	14/04/2021			
21/00564/FHA	Infill single storey rear extension with 2 rooflights. Loft conversion with addition of a dormer with 1 rooflight on the rear and 2 rooflights to the front (amended scheme, previous application 20/03433/FHA)	23/02/2021	15 Greenway	No Objection	Granted	14/04/2021			
21/00644/FHA	Garage conversion with changes to fenestration and new roof lantern, single storey Orangery extension to rear, single storey boot room extension to side, Garden room to rear of garden	23/02/2021	23 Castle Hill Avenue	Concern	Granted	14/04/2021			
21/00710/FHA	Part Two Storey, Part Single Storey Front/Side Extension. Alterations to Terrace Guarding. Addition of Roof lights and Solar	23/02/2021	25 Station Road	No Objection	Granted	26/04/2021			

	Panels to Roofs. Repitching Roofs to Front and Side Elevations. (amended scheme, previous application 20/01819/FHA)								
21/00535/FUL	Construction of 1 no dwelling with attached annex following demolition of existing detached double garage	23/02/2021	Land Sw Rosewood, Shootersway Lane	No Objection	Refused	10/05/2021			
21/00718/ROC	Variation of Condition 6 (Windows) Attached to Planning Permission 4/01632/04/FUL (Construction of three storey dwelling with integral garage)	23/02/2021	Horizon, 36A Kitsbury Road	No Objection	Granted	10/05/2021			
21/00661/FHA	Replacement garage	25/03/2021	25 Ashlyns Road	No Objection	Withdrawn	26/04/2021			
21/00736/FHA	Single storey side extension	25/03/2021	Cedar House, 1 The Hemmings	No Objection	Granted	26/04/2021			
21/00743/FHA	First floor side and front extension to main house, extension and conversion of existing garage and new detached garage	25/03/2021	Anna Maria House, 23 Meadway	No Objection	Granted	26/04/2021			
21/00765/FHA	Single storey front extension, garage conversion, single storey and second storey rear extension	25/03/2021	Arewa Shootersway Lane	Concern	Refused	26/04/2021			
21/00766/FHA	Garage conversion, single storey and first floor rear extensions, side facing windows to the flank elevation	25/03/2021	Arewa Shootersway Lane	No Objection	Granted	26/04/2021			
21/00773/FHA	Part-single part-double storey front and side extension, enlargement of front canopy, facade alterations and installation of acoustic fence	25/03/2021	Orchard House 1A Barncroft Road	No Objection	Granted	26/04/2021			
21/00787/FHA	Single storey rear extension and internal alterations	25/03/2021	26 West Road	Concern	Granted	26/04/2021			
21/00812/FHA	Demolition of existing outbuilding, construction of a single storey front and rear extensions, two storey side extension, new and replacement windows and alterations to existing driveway	25/03/2021	15 Westfield Road	Concern	Granted	26/04/2021			
21/00821/FHA	Two storey side extension, single storey rear extension, front Juliet balcony and Car Port	25/03/2021	7 Berkhamsted Hill Cottages, The Common	No Objection	Granted	26/04/2021			
21/00849/FHA	Garage Conversion	25/03/2021	39 Ridgeway	No Objection	Granted	14/04/2021			

21/00872/FHA	Alterations to boundary treatment and front landscaping. Access gates.	25/03/2021	17 Gilbert Way	Concern	Granted	10/05/2021			
21/00899/FHA	Single story rear extension and loft alterations with rear dormer window	25/03/2021	12 Kings Road	No Objection	Granted	10/05/2021			
21/00984/FHA	Single storey rear extension	25/03/2021	Whitehill Cottage, Gravel Path	No Objection	Granted	10/05/2021			
21/00989/FHA	First floor extension over garage, 2 storey and part single storey rear extensions	25/03/2021	3 Castle Hill	Concern	Granted	10/05/2021			
21/00994/FHA	Proposed rear infill extension at ground floor with new full width pitched roof, rooflight and new steel framed doors. Proposed first floor rear extension with new pitched roof. Loft conversion with rear dormer and front rooflights	25/03/2021	28 Victoria Road	No Objection	Granted	10/05/2021			
21/01026/FHA	Loft Conversion consisting of rear dormer with conservation style window. Together with 3no. conservation style roof windows to front roof slope	25/03/2021	26 Boxwell Road	No Objection	Granted	26/04/2021			
21/00734/FUL	Construction of raised amenity area and rear fence	25/03/2021	104 High Street	Concern	Granted	26/04/2021			
21/00807/LDP	Proposed loft conversion with rear dormer window and roof lights to the front roof slope	25/03/2021	15 Westfield Road	Noted	Granted	26/04/2021			
21/00906/TCA	Works to trees	25/03/2021	69 Shrublands Avenue	No Objection	No Objection	26/04/2021			
21/00925/TPO	Works to tree.	25/03/2021	The Firs Lane End	No Objection	Granted	10/05/2021			
21/00936/TPO	Works to trees	25/03/2021	10 Oxfield Close	No Objection	Granted	26/04/2021			
21/00970/TPO	Works to Silver birch	25/03/2021	18 Shrublands Avenue	No Objection	Granted	26/04/2021			
21/00008/FHA	Construction of single storey rear extension and alteration to first floor bay window	14/04/2021	17 Anglefield Road	Concern	Granted	26/04/2021			
21/00590/FHA	Insertion of side lights to existing rear dormer	14/04/2021	7 West Road	No Objection	Granted	26/04/2021			
21/01068/FHA	Single storey rear side extension, new window and associated internal works	14/04/2021	Hillview, Gossoms End	No Objection	Granted	10/05/2021			
21/01130/FHA	Part single, part double storey side extension (minor changes to	14/04/2021	Willow House, Kingshill Way	No Objection	Granted	26/04/2021			

	approved planning application ref 4/00703/19/FHA to include raising the roof above garage by 1.00m)								
21/00691/FUL	Driveway crossover	14/04/2021	80 Westfield Road	Objection	Refused	26/04/2021			
21/01308/ADV	1 no. fascia sign. 2 no. direction fascia signs	14/04/2021	Unit 1 Canalside, Northbridge Road	No Objection	Withdrawn	10/05/2021			
21/01088/TCA	Reduce height of 4 conifers in hedgerow, by approximately 3 metres	14/04/2021	Greyfold, Cross Oak Road	No Objection	No Objection	26/04/2021			
21/01146/TCA	Works to Cherry Tree	14/04/2021	69 George Street	No Objection	No Objection	26/04/2021			
21/01170/TCA	Works to Yew Tree	14/04/2021	10 Charles Street	No Objection	No Objection	26/04/2021			
21/01179/TCA	Works to trees	14/04/2021	52 Cross Oak Road	No Objection	No Objection	26/04/2021			
21/01215/TCA	Works to trees	14/04/2021	6 Cowper Road	No Objection	No Objection	26/04/2021			
21/01326/TCA	Works to trees	14/04/2021	14 Torrington Road	No Objection	No Objection	26/04/2021			
21/01045/TPO	Works to trees	14/04/2021	Kennet House Kitsbury Road	No Objection	Granted	26/04/2021			
21/01132/TPO	Fell Tree	14/04/2021	High View, 44 Castle Hill	No Objection	Granted	26/04/2021			
21/01325/TPO	Works to tree	14/04/2021	14 Torrington Road	No Objection	Granted	26/04/2021			