

# **BERKHAMSTED TOWN COUNCIL**

01442 228945  
[berkhamsted.towncouncil@dacorum.gov.uk](mailto:berkhamsted.towncouncil@dacorum.gov.uk)

[www.berkhamsted.gov.uk](http://www.berkhamsted.gov.uk)

2<sup>nd</sup> Floor  
Civic Centre  
Berkhamsted  
Herts  
HP4 3HD

**THE PUBLIC ARE INVITED TO ATTEND ALL MEETINGS OF THE TOWN COUNCIL**

13 August 2013

## **SUMMONS**

Notice is hereby given that there will be a meeting of the **Town Planning Committee** in the Council Chamber, Civic Centre, Berkhamsted, on **Monday 19 August 2013 at 7.30 pm** for the purpose of transacting the business set out in the agenda below and you are hereby summoned to attend.



Gary Cox  
Town Clerk

### **MEMBERS:**

Councillors: Dr L Handy - Chair  
Julie Laws - Vice Chair  
A Armytage  
T Ritchie  
G Stevens  
P Warren

### **SUBSTITUTES:**

Councillors: D Bonnett  
D Collins  
R Cowie  
P Matthews

### **EX OFFICIO:**

Councillor IM Reay - Town Mayor

## AGENDA

TP 119/13            **Apologies for Absence**

TP 120/13           **To receive Declarations of Interest regarding items on the agenda**

TP 121/13           **To agree Minutes of the Last Meeting held on 29 July 2013**

TP 122/13           **Chair's Communications**

- i                      To note a response from Hertfordshire County Council including on behalf of Hertfordshire Constabulary and Dacorum Borough Council to an enquiry from the Town Council on **plans or proposals to develop the former Berkhamsted Police Station** and adjacent sites.

A review of police station sites across the County, including the former station in Berkhamsted, is currently being considered by the Police and Crime Commissioner. The Town Council will be consulted on any proposals made for this building when the outcome of this review is known. (Paper attached)

- ii                     To note that Hertfordshire County Council will be resurfacing **Kings Road for three nights from Thursday 5th September 2013**. The road will be closed for works between 08:00pm and 5:00am, with access only available to residents and there will be some degree of disruption and delay. Alternative signed routes will be provided for traffic whilst the road closure is in place. (Paper attached)

- iii                    To note that Hertfordshire County Council will make an Order to **prohibit traffic from using Dennys Lane from its junction with Shootersway** for 12 days between 2 and 13 September to enable water main replacement works. (Paper attached)

- iv                     To note that that Hertfordshire County Council will make an Order to **prohibit traffic on the length of Graemesdyke Road**, Berkhamsted from its junction with Cross Oak Road to its junction with Doctors Common Road, for approximately 7 days, during the period 1 September 2013 and 1 February 2014, to allow highway maintenance work. Alternative signed routes will be provided for traffic whilst the road closure is in place. (Paper attached)

TP 123/13           **To suspend Standing Orders to allow public participation**

To invite public participation on items on the agenda.

- TP 124/13**      **To consider, for Resolution, forms and drawings for application relating to the Town of Berkhamsted received from Dacorum Borough Council**
- 4/00295/13/FHA      **AMENDED and/or ADDITIONAL PLANS / INFORMATION** –Sun room, replacement windows/doors and new rooflights to outbuilding, replacement boundary fence and gate. Flue on rear slope of main house roof at 18 Cross Oak Road. (SP)
- 4/01155/13/FHA      Part two-storey part single storey rear extension at 142 George Street. (MD)
- 4/01185/13/LBC      Addition of banisters to the lower part of the staircase at 9 Castle Street. (YE)
- 4/00994/13/MFA      **AMENDED and/or ADDITIONAL PLANS / INFORMATION** – Demolition of existing buildings and redevelopment to form 48 one and two bed sheltered apartments for the elderly including communal facilities (Category II type accommodation), access, car parking and landscaping at 380-392 High Street. (JR)
- 4/01201/13/TPO      **AMENDED and/or ADDITIONAL PLANS / INFORMATION** – Fell Scots Pine at High Firs, Meadway. (IK)
- 4/01342/13/LBC      Move internal wall to extend bathroom, refit bathroom, install central heating and rewire at 12 Castle Street. (LR)
- 4/01354/13/FHA      Two-storey rear extension, replacement porch, garage with dormer windows and internal alterations (**AMENDED SCHEME**) at 55 Gossoms End. (MD)
- 4/01358/13/FHA      Remodelling of front porch and part demolition of rear garage and replacement with a two storey rear extension at 80 Kings Road. (LR)
- 4/01364/13/FHA      First floor rear extension incorporating a loft room at 8 Hall Park Gate. (NG)
- 4/01371/13/ROC      Removal of Condition 15 (Code for Sustainable Homes) of planning permission 4/00224/12/FUL (Demolition of garage, swimming pool and extension. Refurbishment of existing dwelling to form two dwellings and construction of 4 new dwellings) – The Pines, North Road. (RB)
- 4/01373/13/FHA      First floor side and single storey rear extension (**AMENDED SCHEME**) at 14 Tortoiseshell Way. (PD)
- 4/01374/13/FUL      New dwelling with vehicle/pedestrian access and associated external works at Gates Heath, Shootersway. (NG)
- 4/01375/13/TPO      Works to trees at 2 Hillmead. (PD)

- 4/01382/13/TPO Works to tree at 4 Gresham Court. (PS)
- 4/01388/13/FHA Demolition, of garage and construction of new two storey side extension with rear bay window at ground floor at Mortimer House, Graemesdyke Road. (JR)
- 4/01389/13/FHA Single storey rear extension at 2 Grantham Mews. (JR)
- 4/01392/13/FUL Change of use from Residential Care Home with ancillary living accommodation (C2) to use as a single dwelling house (C3) at 13 Shrublands Road. (YE)
- 4/01395/13/FHA Two-storey side and rear extension at 7 Shrublands Avenue. (PS)
- 4/01405/13/FHA Single storey rear extension, front porch, alterations to fenestration, replace timber cladding with tile and new driveway/crossover at 7 Oakwood. (LR)
- 4/01405/13/FHA **AMENDED and/or ADDITIONAL PLANS / INFORMATION -**  
Single storey rear extension, front porch, alterations to fenestration, replace timber cladding with tile and new driveway/crossover at 7 Oakwood. (LR)
- 4/01407/13/FHA Single storey side and rear extensions, rear velux windows and alterations to fenestration and doors at 255 High Street. (JR)
- 4/01417/13/LBC Installation of signage to building/garden area and double sided post sign at Old Mill House Hotel, London Road. (LR)
- 4/01418/13/ADV Installation of signage to building/garden area and double sided post sign at Old Mill House Hotel, London Road. (LR)
- 4/01437/13/TCA **FOR INFORMATION ONLY -** Works to trees at 10 Gravel Path. (IK)
- 4/01462/13/TPO Works to trees at Haresfoot School, Chesham Road. (IK)
- 4/01467/13/TPO Works to Lime Tree at Linden House, Shootersway Lane. (LR)
- 4/01471/13/FUL Replacement storage shed at 292-294 High Street. (LR)
- 4/01482/13/FHA Two storey side extension to farmhouse (**AMENDED SCHEME**) at Haresfoot Farm, Haresfoot Park, Chesham Road. (IK)
- 4/01484/13/FHA Re-alignment of side fence and adjustments to planting beds at 10 Admiral Way. (SP)
- 4/01492/13/FHA Garage conversion, new roof covering to raised flat roof and existing dormer. Landscaping to driveway at 3 Priory Gardens. (LR)

**TP 125/13**

**Planning Appeals**

To note the following planning appeal has been made:

4/00224/12/FUL

To remove or modify conditions 2,5,14 and 15 of conditional permission application: Demolition of garage, swimming pool and extension. Refurbishment of existing dwelling to form two dwellings and construction of 4 new dwellings at The Pines, North Road.

**TP 126/13**

**Planning Appeal Decisions**

To note the following planning appeal decision:

4/02338/11/MFA

An appeal against refusal to grant permission for an all-weather synthetic pitch to existing playing field with perimeter fencing and landscape proposals at Kitcheners Field, Castle Hill was dismissed on 29 July 2013.

**TP 127/13****Planning Decisions**

- 4/00336/13/TPO Works to tree at Orbital House, Park View Road.  
**Granted** / No objection subject to the views of the Trees & Woodlands Officer
- 4/00620/13/FHA Extension at 1 Oakwood.  
**Granted** / No objection
- 4/00680/13/FHA Extension at Woodlands, Gravel Path.  
**Granted** / No objection
- 4/00855/13/ROC Variation of Condition 29 (Approved Plans) of 4/01115/12/MFA (Alteration and extension of New Lodge to provide four flats. Construction of 29 flats and 21 houses, bin and cycle storage, electricity sub-station, new access to London Road and associated landscaping. (AMENDED SCHEME) to allow for amendments to the scheme at New Lodge, Bank Mill Lane.  
**Granted** / No objection to the plan substitutions
- 4/00950/13/FHA Installation of four roof lights at 8 Clunbury Court, Manor Street.  
**Granted** / No objection subject to the views of the Conservation Officer
- 4/00958/13/FHA Side storage enclosure with canopy at 2 Chesham Road.  
**Refused** / No objection subject to the views of the Conservation Officer
- 4/00971/13/FHA Roof lights at The Old Barn, Castle Hill.  
**Refused** / No objection subject to the views of the Conservation Officer
- 4/00992/13/FHA Extensions at 12 South Park Gardens.  
**Granted** / No objection
- 4/00998/13/FHA Extensions and addition of porch to front at 42 Durrants Road.  
**Granted** / No objection
- 4/01003/13/FHA Render to front elevation, new surround to front door, garage conversion, replace garage door with window and new windows to front and side elevations at 15 Kitsbury Road.  
**Granted** / No objection
- 4/01009/13/FUL Construction of two 4-bed detached dwellings and access at land to rear of 14 and 15 Oakwood.  
**Refused** / Object
- 4/01015/13/FHA Extensions, new dormer window, canopy over side door, new front porch canopy and associated alterations at 17 Coram Close.  
**Granted** / No objection

- 4/01017/13/FHA Extensions, new front porch, pitched roof over existing front bay and associated alterations at 84 Greenway.  
**Granted / No objection**
- 4/01018/13/FHA Demolition of existing garage and workshop and construction of two-storey annexe incorporating replacement garage at 37 Castle Street.  
**Withdrawn / Object**
- 4/01019/13/LBC Demolition of existing garage and workshop and construction of two-storey annexe incorporating replacement garage at 37 Castle Street.  
**Withdrawn / Object**
- 4/01022/13/FHA Single storey rear extension to replace existing conservatory at Springfield, Meadway.  
**Granted / No objection**
- 4/01029/13/FHA Extension, garage conversion and external alterations at Yew Tree House, North Road.  
**Granted / No objection** subject to the views of the Conservation Officer
- 4/01040/13/LDP Work shop facilities unit at Units 2 Site 2, Northbridge Road.  
**Certificate of lawful use or development / Noted**
- 4/01042/13/TPO Horse Chestnut tree – fell because of infection at 8 Barncroft Road.  
**Granted / No objection** subject to the views of the Trees & Woodlands Officer
- 4/01045/13/FHA Loft conversion with rear dormer window, first floor rear extension and insertion of roof lights at 57 Shrublands Avenue.  
**Granted / No objection**
- 4/01097/13/FHA Extension at 62 Billet Lane.  
**Granted / No objection**
- 4/01107/13/FHA Extensions at 1 Ballinger Court, Upper Ashlyns Road.  
**Granted / No objection**
- 4/01089/13/FHA Extension and internal alterations to existing dwelling at Linden House, Shootersway Lane.  
**Granted / No objection**
- 4/01137/13/FHA Extensions, replace existing porch and associated internal alterations at 42 Bridgewater.  
**Granted / No objection**

TPA 190813

TPC 122/13(1)

**Deputy Chief Executive  
Resources and Performance**



Mr G Cox  
Town Clerk  
Berkhamsted Town Council  
The Civic Centre  
161 High Street  
Berkhamsted  
Hertfordshire HP4 3HD

**Hertfordshire County Council**  
County Hall  
Hertford SG13 8DE

Telephone 01992 588309  
Fax 01992 555307  
Minicom 01992 556611  
E.Mail mark.chappell@hertfordshire.gov.uk  
Contact Mark Chappell  
My ref MC  
Date 23 July 2013

Dear Mr Cox

**ENQUIRY CONCERNING BERKHAMSTED POLICE STATION AND LIBRARY**

Thank you for your letter dated 1st July, the contents of which have been noted. Please accept apologies for the delay in responding due to holiday absences. I am writing jointly on behalf of Mike Evans and Ian Potter to whom, of course, your letter was addressed in addition to me.

We can confirm that the possibility of a joint scheme has previously been investigated, but these investigations have now ceased as it was not possible to define a viable scheme capable of meeting the objectives of all Parties.

The former Police Station at the junction of the High Street and Kings Road has, as you correctly state, been empty for some time with the local Police Service successfully relocated. The Hertfordshire Constabulary have conducted a review of Police Station sites across the County during 2013 as part of the Service' Estates Strategy. The conclusions from this Review are currently being considered by the Hertfordshire Crime & Police Commissioner. The former Police Station at Berkhamsted was covered in this Review and a forward strategy for the site shall be confirmed in due course. It is therefore not possible at the present time to confirm any proposals or plans for the redevelopment of the Police Station. The Town Council's interest in the outcome of this Review is, however, noted.

The County Council are content with the size and location of the present library in Kings Road. However, should anything come forward as a positive proposal that could deliver an equivalent new facility within the Town at nil cost to the County, then this would be carefully considered.

The Public Sector Property Locality Review for Berkhamsted & Tring is scheduled for the forthcoming Thursday 25th July at the HCC' Stevenage Campus. This meeting will provide a further opportunity for Officers to consider opportunities to improve the use of Local Public Sector Properties for the benefit of the Local Community. We are pleased to note your acceptance to the invitation to participate in this Review on behalf of Berkhamsted Town Council.

Yours sincerely

Mark Chappell  
Strategic Asset Manager  
Hertfordshire County Council Property & Technology





Permit No: <BR0401000027379>



**ROADWORKS/ROAD CLOSURE ALONG A416  
KINGS ROAD, BERKHAMSTED**



Information about the Highways Service is available online at: [www.hertsdirect.org/highways](http://www.hertsdirect.org/highways)

**ADVANCE NOTIFICATION OF CARRIAGEWAY RESURFACING WORKS**  
**Information Bulletin      Issued: Week commencing 19<sup>th</sup> August 2013**  
**A416 Kings Road, Berkhamsted**

Carriageway Resurfacing and patching works are due to commence on the A416 Kings Road, Berkhamsted (on sections of the road between the A4251 High Street and the Chesham Road junction) on Thursday the 05<sup>th</sup> September 2013 which are programmed to take approximately **3 nights** to complete, weather permitting.

These works forms part of Hertfordshire County Councils on-going commitment to maintain and improve the road network in Hertfordshire. We will be replacing sections of the existing worn out road, replacing damaged iron covers and re-applying the road markings

In order to create a safe working environment for the workforce and members of the public alike, the works will be completed using a full road closure.

These works will be undertaken using a road closure **undertaken overnight between 08:00pm and 5:00am, Monday to Friday only.**

However, if we encounter unforeseen circumstances on site, it is possible we may work outside these hours. We will aim to complete the noisiest operations such as removing the old road and jack hammering by midnight to reduce the disturbance to nearby residential properties. Other works will still continue after this.

SUMMARY OF WORKS		
Working duration of works	Works Description	Traffic Management
Thurs 05 <sup>th</sup> September 2013 8:00pm – 05:00am (Working hours for the 3 night duration)	Major patching & resurfacing works	Road closure of A416 Kings Road between A4251 High Street and the A41.
<b>Road closure of A4251 between High Street and the A41.</b> The main diversion route for through traffic will be as follows via -. <b>A4251, A41</b> and vice versa.		

Vehicular access to properties during the working hours will be maintained and controlled by gatemen at each end of the closure but there may be delays. It is also possible that traffic may be advised to use alternative access routes if the gatemen deem it unsafe to enter the construction area. Pedestrian access will not be affected.

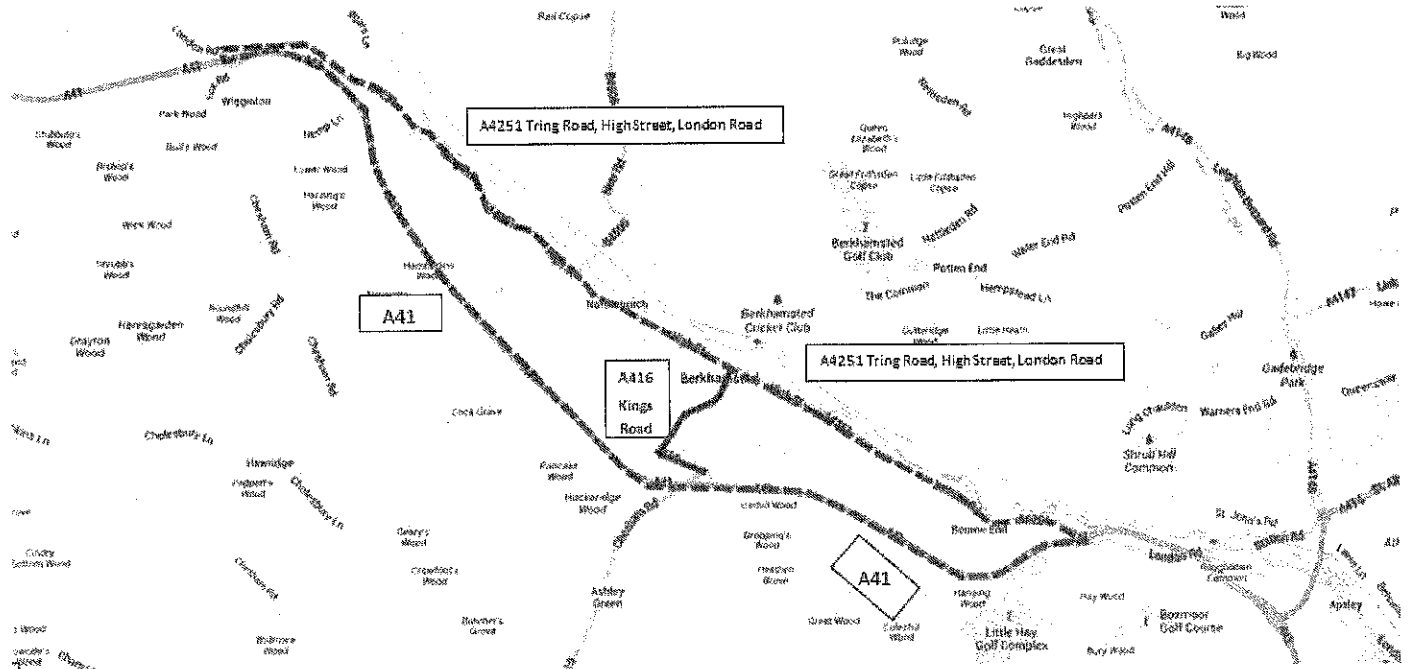
Some degree of disruption and delay can be expected as a result of the works and whilst we will make every effort to minimise these please allow extra time for any journeys you may make while the works are in progress. We greatly appreciate your patience and co-operation.

Herts County Council or their Contractors will not approach you offering to carry out works to your property. Any cold calling of this nature by people claiming to represent Herts County Council should be viewed with suspicion, and caution. They will not have Herts County Council authority or approval.

The work is weather dependent and from time to time unforeseen circumstances arise, any changes to the proposed start date, duration or working hours will be notified on the information boards at either end of your street and will be available at <http://www.hertsdirect.org/roadworks> or by calling **0300 123 40 47**. This information can also be accessed by scanning the QR code in the bottom right corner of this letter with a web enabled Smartphone.

General road faults like potholes or faulty streetlights can be reported at [www.hertsdirect.org/highwayfaults](http://www.hertsdirect.org/highwayfaults) or by calling **0300 123 4047**.

A416 Kings Rd/ Chesham Road, Berkhamsted



TP 122/13 (inj)

**HERTFORDSHIRE COUNTY COUNCIL**

**TEMPORARY CLOSING OF DENNYS LANE, BERKHAMSTED**

NOTICE is given that the Hertfordshire County Council intend to make an Order under Section 14[1] of the Road Traffic Regulation Act 1984, to prohibit all traffic from using that length of Dennys Lane, Berkhamsted from its junction with Shootersway south westwards for a distance of approximately 430 metres.

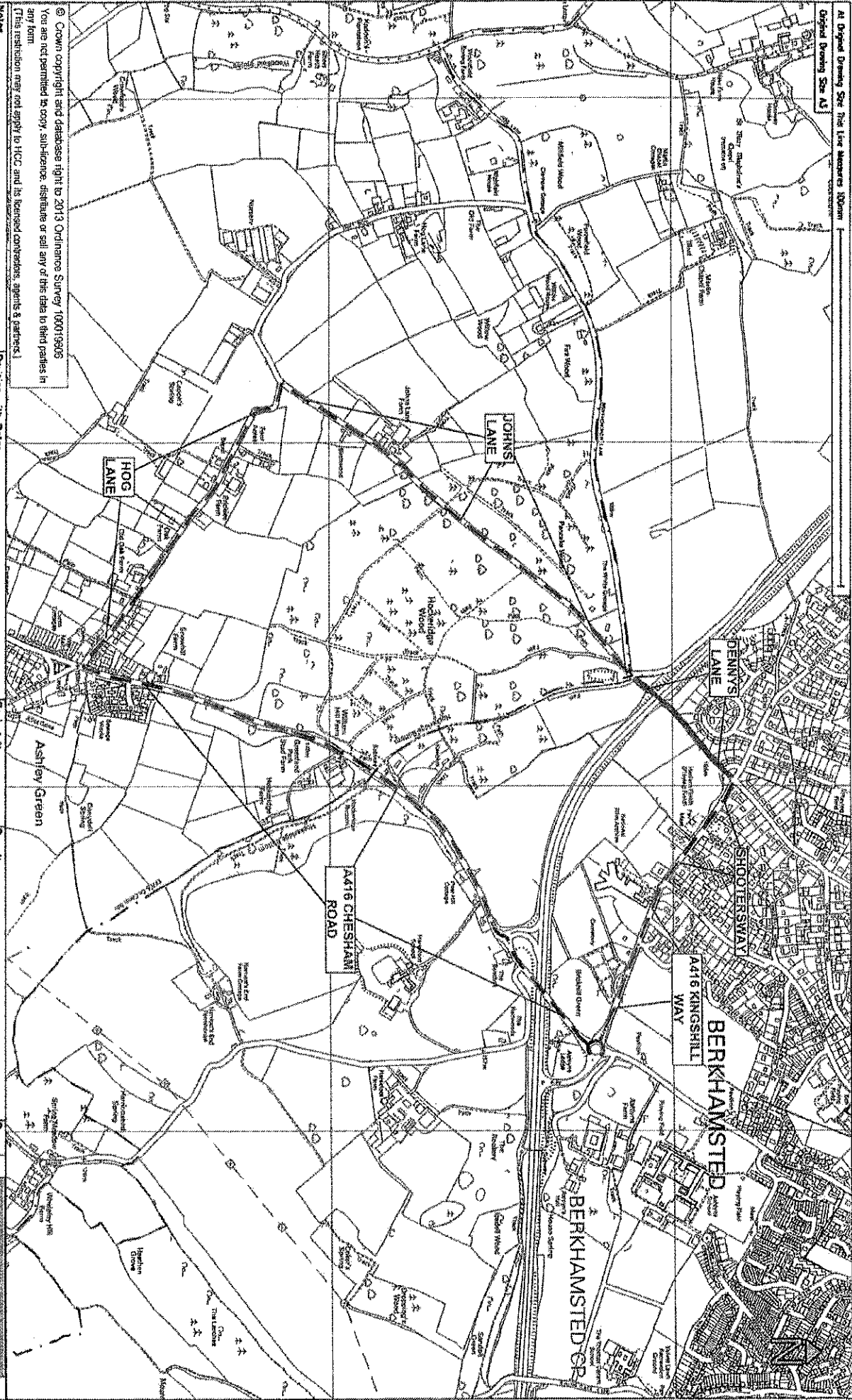
The purpose of the Order is to enable water main replacement works to take place.

The section of road will be closed for approximately 12 days during the period 2 September 2013 and 13 September 2013, when signs are in place. An alternative signed route will be provided for traffic whilst the road closure is in place.

If you have any queries about the water main replacement works or the temporary road closure, please contact Stephen Buzer tel. 01707 292200 at Enterprise or Simon Brazier tel. 0300 123 4047 at Highways.

County Hall  
Hertford  
Herts  
SG13 8DN

15 August 2013  
John Wood  
Chief Executive &  
Director of Environment



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Revision with Dates

Project No. D/158/13

Dwg. No.

Rev

CLOSURE

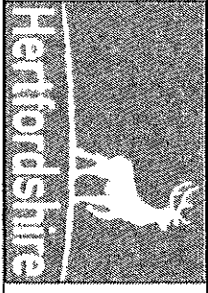
DIVERSION

Project Title

DENNY'S LANE, BERKHAMSTED

Drawing Title

TEMPORARY TRAFFIC REGULATION ORDER



**HERTFORDSHIRE COUNTY COUNCIL****TEMPORARY CLOSING AND TEMPORARY WAITING RESTRICTIONS IN  
GRAEMESDYKE ROAD, BERKHAMSTED AND ELM WAY, RICKMANSWORTH**

NOTICE is given that the Hertfordshire County Council intend to make an Order under Section 14[1] of the Road Traffic Regulation Act 1984, to prohibit all traffic from using the following lengths of roads 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 Graemesdyke Road, Berkhamsted from its junction with Cross Oak Road eastwards and north eastwards to its junction with Doctors Common Road, a distance of approximately 407 metres.
2. that length of Elm Way, Rickmansworth from its junction with A412 Uxbridge Road north westwards to its junction with Mount View, a distance of approximately 166 metres.

The purpose of the Order is to enable highway maintenance works to take place.

The sections of roads will each be closed and the temporary waiting restrictions will be in place for approximately 7 days, during the period 1 September 2013 and 1 February 2014, when signs are in place. Alternative signed routes will be provided for traffic whilst the road closures are in place.

If you have any queries about the highway maintenance works, the temporary road closures or the temporary waiting restrictions, please contact Adrian Redrup tel. 0300 123 4047 at Highways.

County Hall  
Hertford  
Herts  
SG13 8DN

16 August 2013  
John Wood  
Chief Executive &  
Director of Environment

Graemesdyke Road, Berkhamsted

Temporary Traffic Regulation Order

Road Closure and  
No Waiting

Diversion Route



Charles Street

Doctors Commons  
Road

Graemesdyke Road

Cross Oak  
Road

A416  
Kings Road

Shootersway

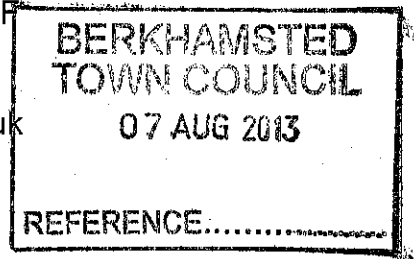
Haslett's Fields Park  
(Playing field)

Playing Field

BERKHAMSTED

TP 125/13

Date: 1<sup>st</sup> August  
Your Ref: APP/A1910/A/13/2200759/NWF  
Our Ref: 4/00224/12/FUL  
Contact: Richard Butler  
E-mail: Richard.butler@dacorum.gov.uk  
Directline: (01442) 228580



Mr Gary Cox  
Berkhamsted Town Council  
The Civic Centre  
161-163 High Street  
Berkhamsted  
Herts HP4 3HB

Civic Centre  
Hemel Hempstead  
HP1 1HH

(01442) 228000 Switchboard  
(01442) 228656 Minicom  
DX 8804 Hemel Hempstead

Dear Sir

**TOWN & COUNTRY PLANNING ACT 1990**  
**APPEAL BY: CHIPPERFIELD LAND COMPANY LTD**  
**LOCATION: THE PINES, NORTH ROAD, BERKHAMSTED**  
**DEVELOPMENT: DEMOLITION OF GARAGE, SWIMMING POOL AND EXTENSION.**  
**REFURBISHMENT OF EXISTING DWELLING TO FORM TWO DWELLINGS AND**  
**CONSTRUCTION OF 4 NEW DWELLINGS.**  
**APPEAL: TO REMOVE OR MODIFY CONDITIONS 2, 5, 14 AND 15 OF CONDITIONAL**  
**PERMISSION 4/00224/12/FUL**

I write to inform you that an appeal has been lodged with the Planning Inspectorate in respect of the above site following the Granting of planning permission by this Council.

The appeal is to be decided on the basis of an exchange of written statements and a site visit by the inspector. Any observations that you may have sent to us at the application stage will be sent to the Secretary of State and the appellant (unless they are withdrawn before **15<sup>TH</sup> August 2013**). If you wish to make comments, or modify/withdraw your previous representation, you can do so on the Planning Portal at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs) or by emailing [teamp1@pins.gsi.gov.uk](mailto:teamp1@pins.gsi.gov.uk).

If you do not have access to the internet or email you can also send 3 copies to The Planning Inspectorate Room: 3/16 Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, quoting the above appeal reference number by **15<sup>TH</sup> August 2013**. Representations received after this date will be dismissed. Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority. The Planning Inspectorate will not acknowledge representations, but will ensure any representations made will be passed to the Inspector dealing with the appeal.

The Council's reasons for refusal and the appellant's grounds of appeal can be inspected in the Planning Reception at the Civic Centre during normal office hours. If you require a copy of the Planning Inspectorate's booklet 'Guide to taking part in planning appeals' then this can be obtained free of charge from Dacorum Borough Council or via the Planning Portal ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)). The appeal decision can also be found on the planning portal website as above. Additionally, if you require a copy of the appeal decision then you must write to the Planning Inspectorate at the above address.

Yours sincerely

**Richard Butler**  
**Assistant Team Leader, Major Project**  
**Planning and Regeneration**



INVESTOR IN PEOPLE