

16 June 2020

SUMMONS

Notice is hereby given that there will be a meeting of the **Town Planning Committee** on **Monday 22 June 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 speak at 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 applications on the agenda you may wish to speak for/against. The cut off point for requests to join the meeting is **midday on the 22 June 2020.**

Alternatively, if you wish to comment on an planning application on this agenda by email, please do so by emailing deputyclerk@berkhamstedtowncouncil.gov.uk by **midday on the 22 June 2020.** Email comments will be passed to the Town Planning Committee ahead of the meeting.

AGENDA

TP 80/20 To receive **Apologies for Absence**

TP 81/20 To receive **Declarations of Interest** regarding items on the agenda.

TP 82/20 Minutes of the Previous Meeting held on 01 June 2020 (previously circulated).

TP 83/20 Chair's Communications

1. Road Traffic Orders

i. THE HERTFORDSHIRE (TEMPORARY 40MPH SPEED RESTRICTIONS ON A41 TRING BYPASS, TRING/A41 (UNNAMED 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 vehicles from being driven at a speed exceeding 40mph on that length of A41 Tring Bypass, Tring/A41 (unnamed road), Berkhamsted from its junction with the B488 Icknield Way/B4635 Aylesbury Road roundabout south eastwards, north eastwards, south eastwards, north eastwards and south eastwards to its junction with the A4251 Watford Road/M25 (junction 20) roundabout ("the length of Roads"), a distance of approximately 22381 metres.

The Order is needed because structure inspection works are proposed to be executed on or near the length of Roads.

If the Order is made, it shall come into force on 13 July 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 length of Roads (papers included as a separate attachment).

ii. THE HERTFORDSHIRE (TEMPORARY CLOSING OF CROSS OAK ROAD, BERKHAMSTED) ORDER NO.2 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 Cross Oak Road, Berkhamsted from its junction with Greystoke Close north eastwards to its junction with Greenway ("the Road"), a distance of approximately 282 metres, except for access.

An alternative route will be via Cross Oak Road, Shootersway, A416 Kings Road, A4251 High Street and Cross Oak Road.

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 22 July 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).

2. Tree Preservation Orders

None have been received.

3. Licensing

None have been received

4. To **note** a remote meeting which took place on the 20 May 2020 between Councillors and other stakeholders which was hosted by consultants to provide an update on the Transport Plan for Berkhamsted and Tring

Cllr G Stevens will give a verbal update on this agenda item.

TP 84/20 Multi Storey Car Park Update

To receive any updates.

TP 85/20 Public Participation

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

TP 86/20 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

20/00324/FHA	AMENDED/ADDITIONAL INFORMATION Demolition of existing outbuilding. Two storey side and rear extension, creation of new raised off street parking space. 65 Victoria Road (JM)
20/00669/FUL	AMENDED/ADDITIONAL INFORMATION New menage to create all weather surface for equestrian exercise with new timber fencing The Fishing Lodge, Sharpes Lane (JS) <i>Please see additional information received from Planning Officer (included within agenda).</i>
20/00986/FHA	AMENDED/ADDITIONAL INFORMATION Rear single storey extension. Works to main entrance and loft conversion 32 Ashlyns Road (EP) <i>Amended plans received from Planning Officer (included as an addendum to the agenda).</i>
20/01110/TCA	Fell Conifer Tree 54 Ellesmere Road (CL)
20/01209/LDP	Alterations to garage including an external electric meter, replacement of the existing garage door with a wall, a new door, installation of velux window and internal works. 39 Hill View (CL)
20/01250/FHA	Demolition of three single-storey extensions; construction of a single-storey and a two-storey extension; replacement roof

	and windows; new gateway onto land at Sevens Close 22 Highfield Road (MS)
20/01254/TCA	Silver Birch tree at the bottom of the garden at 326 High Street is dead. One branch has already fallen off narrowly missing a parked car. The removal of this dead tree is urgent. 326 High Street (CL)
20/01255/TCA	Work to Lime trees (T5 and T6) The Limes 338 High Street (NV)
20/01264/TPO	Works to trees Woodside, Meadway (NV)
20/01266/TPO	Works to oak trees South Lodge, Shootersway Lane (NV)
20/01283/HPA	Single story rear extension measuring 6m deep with a maximum height of 3.40m and a maximum eaves height of 2.95m 43 Ridgeway (JM)
20/01296/TPO	Works to trees 1 Beechcroft (EP)
20/01297/TPO	Works to trees Red Lodge, Graemesdyke Road (CL)
20/01300/FHA	Proposed rear extension and front porch 15 Whitewood Road (CL)
20/01307/FHA	Single storey and rear extensions with garage conversion 37 Egerton Road (AP)
20/01335/TCA	Works to tree 12 The Spinney (EP)
20/01354/TCA	Works to trees 23A Oakwood (JM)
20/01385/FHA	Removal of existing conservatory and construction of single storey rear extension, two storey side extension and roof extension 54 Upper Hall Park (BC)
20/01387/TPO	Works to Cedar Tree Undertake minor remedial works on safety grounds to remove a) dead wood b) remove broken and hung up limbs c) cut back to a suitable growing point 25 Oakwood (RF)
20/01403/ROC	Variation of conditions 2 (Approved Plans) 3 (Landscape works) 5 (Fire Hydrants) attached to planning permission 19/02793/ROC (Variation of Condition 2 (approved plans) attached to planning permission 4/01684/18/FUL (construction of two detached houses) providing for the re-siting of the forward projection of Plot 1 to the north-west and minor alterations to the fenestration of both Plot 1 and Plot 2.) Land to Rear Of 7 And 9 Anglefield Road (JS)
20/01405/LDP	A residential property garage conversion 19 Greene Walk (AP)
20/01406/FHA	Loft conversion incorporating rear dormer window and front rooflights 13 Clarence Road (JG)
20/01410/TCA	Works to trees Kings Road Evangelical Church, Kings Road (JG)
20/01429/FUL	Demolition of existing detached house, to be replaced with a new detached home. Mabuhay, Brownlow Road (JS)
20/01451/FHA	Loft Conversion with one dormer window and velux windows to the front and rear roof slope 7 Canal Court (AP)
20/01473/TPO	Works to trees

	Lincoln Court (JM)
20/01474/FHA	Two storey side and single storey front extension 42 Durrants Lane (NV)

TP 87/20 Planning Appeals

Appeal Notice received concerning: Construction of two 3-bed semi-detached dwellings at Land Adj to 26 Station Road
Deadline for responses has been extended to the 1 July 2020 (paper included within agenda).

TP 88/20 Planning Appeal Decisions

None have been received.

TP 89/20 Planning decisions

Schedule included within the agenda.

JH 16/06/2020

Hi guys,

I hope that you are well.

I am writing to you regarding the comments you have provided in response to the above planning application. I have provided the comments below in italics:

Objection

The application proposes a structure in the Green Belt without citing exceptional circumstances; this would be contrary to Green Belt Policy. There were also concerns about the absence of information regarding vehicle movements in and out of the narrow and dangerous access of Sharpes Lane onto the main road.

Policy CS5 of the Council's Core Strategy permits building for the uses defined as appropriate in national policy. Paragraph 145 of the National Planning Policy Framework permits the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport and outdoor recreation. As such, the applicant does not need to present exceptional circumstances for the structure.

With regards to the vehicle movements, the development is not for commercial stabling and the horses which are currently on site would not be moved around. As such there are no highways considerations associated with the proposals.

Given the above, please could I request that this application is re-considered by the Town Council in light of the above.

Please do not hesitate to contact me should you wish to discuss the matter further.

Kind Regards

Jason Seed
Lead Planning Officer (Development Management – Team East)

Appeal if:	Land Adj. To 26 Station Road Berkhamsted HP4 2EY
For:	Construction of two 3-bed semi detached dwellings
LPA Ref:	4/00528/19/FUL
PINS Ref:	APP/A1910/W/20/3245645

Dear Sir/Madam,

The applicant has appealed to the Secretary of State against the Council's refusal of planning permission for:-

Construction of two 3-bed semi detached dwellings

This appeal is being dealt with by an exchange of written statements between the applicant and the Council and will be decided by a Planning Inspector appointed by the Secretary of State.

If you made any comments on the original application for planning permission (unless they were marked confidential), the Council will send them to the Planning Inspectorate (PINS). Your comments will be taken into account by the Inspector unless they are subsequently withdrawn.

If you wish amend your comments or make any new ones, please contact the Planning Inspectorate by 1st July 2020 quoting reference APP/A1910/W/20/3245645. You can make a comment at www.planningportal.gov.uk/planning/appeals/online/comment or in writing to, Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Planning Inspectorate will not acknowledge your correspondence unless you specifically ask them to do so. They will, however, ensure that your comments are passed on to the Inspector dealing with the appeal, the Council and the applicant. Please ensure that any comments which you wish to make on this appeal are received by the Planning Inspectorate by the deadline above otherwise your representations will not be seen by the Inspector and they will be returned.

If you would like to see details of the Council's decision and the applicant's reasons for appealing, they are available for inspection on the Local Planning Authority's (LPA's) website (<https://planning.dacorum.gov.uk>). Search for the LPA reference number: 4/00528/19/FUL and click on 'Related Cases' to view the appeal documents.

The Planning Inspectorate has published a guide for taking part in planning appeals. This can be found at www.planningportal.gov.uk/uploads/pins/taking-part-planning-written.pdf.

Yours sincerely,

Development Management
Dacorum
Borough Council

**TP Agenda Item 89/20, Dacorum Planning Decisions Schedule
22/06/2020**

Reference	Description	Date	Location	BTC Response	DBC Response	DBC Input Date	Appeal	Decision	Amended
4/01866/18/FUL	Construction of six 4bd dwellings	07/08/2018	57 SOUTH PARK GARDENS	Objection	Granted	04/06/2020			Yes
19/03246/FHA	Single and Two Storey Extensions to Rear and Replacement Roof	23/01/2020	Lowfield, 9 Park View Road	Defer Decision	Granted	08/06/2020			Yes
20/00668/FHA	Loft Conversion with two dormer windows	15/04/2020	Mayfly Cottage 3 Canal Court	No Objection	Granted	15/06/2020			Yes
20/00760/FUL	No 5 Holliday Street - Demolition of existing ground floor rear extension and replacement with a new two storey rear extension. No 6 Holliday Street - New first floor extension over existing and part new extension at ground floor, to the rear	15/04/2020	5 And 6 Holliday Street	No Objection	Granted	08/06/2020			Yes
20/00819/FHA	Loft Conversion with Construction of Rear Dormer Window and Installation of Roof Lights at Front	13/05/2020	115 George Street	No Objection	Granted	08/06/2020			Yes
20/00863/FHA	Proposed two storey side extension, single storey rear extension and hard landscaping.	13/05/2020	53 South Park Gardens	No Objection	Granted	08/06/2020			
20/00885/FHA	Two storey side and single storey rear extension, rear dormer loft conversion, 3 No front facing velux roof lights, enlarged vehicle cross over and additional off-street parking space	13/05/2020	104 Bridgewater Road	No Objection	Granted	04/06/2020			
20/00899/FHA	Loft conversion with rear dormer window	13/05/2020	5 Park View Road	Concern	Granted	15/06/2020			Yes
20/00929/FHA	Garage conversion & amendments to front lean-to roof	13/05/2020	3 Mortain Drive	No Objection	Granted	15/06/2020			
20/00966/FUL	Reconfiguration of the 1st, 2nd and 3rd floor residential layouts to accommodate a two bedroom flat on each floor	13/05/2020	230A High Street	Concern	Granted	08/06/2020			
20/01026/FHA	Single storey rear extension with balcony at first floor level	13/05/2020	Arisden, Kingshill Way	No Objection	Granted	08/06/2020			
20/01144/FHA	Two storey side extension. Single storey rear and side extension	27/05/2020	15 Greene Walk	No Objection	Granted	15/06/2020			

Reference	Description	Date	Location	BTC Response	DBC Response	DBC Input Date	Appeal	Decision	Amended
20/01154/TCA	T1 - Lift crown height of Sycamore by a further 1-2m and reduce lower crown back from garden. Remove deadwood. To keep the tree manageable for the size of the garden	27/05/2020	15 Chapel Street	Noted	Granted	08/06/2020			
20/01158/TCA	Works to Cypress G1	27/05/2020	10 Torrington Road	Noted	No Objection	15/06/2020			
20/01176/LDP	Loft conversion with rear dormer and two front facing velux roof lights	27/05/2020	Ingledene, 29 Queens Road	Noted	Granted	08/06/2020			
20/01185/LDP	5m single storey rear extension	27/05/2020	43 Ridgeway	Withdrawn		04/06/2020			
20/01213/TCA	Works to T1 sycamore tree	27/05/2020	The George, 261 High Street	Noted	No Objection	15/06/2020			