

18 August 2020

SUMMONS

Notice is hereby given that there will be a meeting of the **Town Planning Committee** on **Monday 24 August 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 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 24 August 2020.**

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 24 August 2020.** Email comments will be passed to the Town Planning Committee ahead of the meeting.

AGENDA

TP 113/20 To receive **Apologies for Absence**

TP 114/20 To receive **Declarations of Interest** regarding items on the agenda.

TP 115/20 Minutes of the Previous Meeting held on 03 August 2020 (previously circulated).

TP 116/20 Chair's Communications

1. Road Traffic Orders

THE HERTFORDSHIRE (TEMPORARY CLOSING AND TEMPORARY WAITING RESTRICTIONS IN NORTHBRIDGE 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 vehicular traffic from using that length of Northbridge Road, Berkhamsted from its junction with Billet Lane north westwards for a distance of approximately 432 metres ("the Road"), except for access.

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.

ADDITIONALLY, all vehicles are prohibited from waiting at any time on both sides of this length of the Road whilst works are in progress.

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

If the Order is made, it shall come into force on 14 September 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 an addendum to the agenda).

2. Tree Preservation Orders

None have been received.

3. Licensing

None have been received

4. NOTICE OF MODIFICATION ORDER SECTION 53 OF THE WILDLIFE AND COUNTRYSIDE ACT 1981

The above Order made on 4th August 2020, if confirmed as made, will modify the Definitive Map and Statement for the area by:

Adding to them a public footpath commencing from a junction with Upper Ashlyns Road (public road) at SP 9874 0725 (point A on the Order Plan) and then running in a generally east south easterly direction on the north side of the Chesham Road Playing Field, south of the boundary, for approximately 160 metres to a junction with Berkhamsted Footpath 13 at SP 9888 0719 (point B on the Order Plan). Continues in a generally east and south easterly direction following the drive between Field Cottage and the Sports Pavilion for approximately 110 metres to a junction with Chesham Road (public road) at SP 9897 0714 (point D on the Order Plan).

A copy of the Order and the Order Plan may be seen free of charge at www.hertfordshire.gov.uk/rowapps, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, from 9.00 am to 4.00 pm on Monday to Friday and at www.dacorum.gov.uk/current-consultation, Dacorum Borough Council, The Forum, Marlowes, Hemel Hempstead, Herts, HP1 1DN. Copies of the Order and Plan may be bought at the price of £5. Any representation or objection relating to the Order must be sent in writing to the Definitive Map Officer, Countryside and Rights of Way Service, CHN101, Environment and Infrastructure Department, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, Hertfordshire SG13 8DN. Email: row@hertfordshire.gov.uk (ref: DAC/155/MOD) to arrive no later than 30th September 2020 and applicants must include particulars of the grounds on which it is made. If no representations or objections are duly made to the Order, or if any so made are withdrawn, the Hertfordshire County Council, instead of submitting the Order to the Secretary of State may itself confirm the Order. If the Order is submitted to the Secretary of State for the Environment, any representations or objections which have been duly made and not withdrawn will be sent with it.

The notice will be put on the Town Council website and Facebook page from the 19th of August. Documents are included as an addendum to the agenda.

5. Temporary fast-track process for pavement licences from Dacorum Borough Council

To **note** that the Business and Planning Act 2020 has introduced a new, temporary, fast-track process for businesses to obtain a pavement licence for the placement of furniture, such as tables and chairs, on the highway (including footpaths and pavements) adjacent to their premises. This permission can only be used for the purpose of selling or consuming food and drink in connection with the activity of the main premises, and licences will expire no later than 30 September 2021. This will help businesses to maximise their ability to trade, whilst adhering to social-distancing guidelines.

More information is available on Dacorum Borough Council's website [here](#)

6. Dacorum Borough Council's Review of Licensing Policy - Public Consultation

To **note** that Dacorum Borough Council is reviewing its Licensing Policy and would like feedback from residents and licence holders.

Details are on Dacorum Borough Council's website [here](#)

The closing date for the consultation is the 7th of October 2020.

7. Mayor Reform of National Planning Framework - consultations

- i. To **note** that the Ministry of Housing, Communities and Local Government has issued the following consultations on the reform of the planning system
- Changes to the current Planning System: This consultation seeks views on a range of proposed changes to the current planning system including: changes to the standard method for assessing local housing need, securing of First Homes through developer contributions, temporarily lifting the small sites threshold and extending the current Permission in Principle to major development.

The consultation document can be found [here](#) and the deadline for responses is the 17 September 2020.

- White paper: Planning for the future: This consultation seeks any views on each part of a package of proposals for reform of the planning system in England to streamline and modernise the planning process, improve outcomes on design and sustainability, reform developer contributions and ensure more land is available for development where it is needed.

The consultation document can be found [here](#) and the deadline for responses is the 15 October 2020.

- ii. To **RESOLVE** that a Working Group be established to agree the Town Council's response to the consultations, to include Councillors and interested non-council members.
- iii. To **agree** terms of reference (to follow).

TP 117/20 Multi Storey Car Park Update

To receive any updates.

TP 118/20 Public Participation

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

TP 119/20 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

20/00669/FUL	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>New menage to create all weather surface for equestrian exercise with new timber fencing. The Fishing Lodge, Sharpes Lane (JS)</p> <p><i>Please see additional information from the Planning Officer in the agenda.</i></p>
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20/01250/FHA	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>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)</p> <p><i>Please see additional information from the Planning Officer in the agenda.</i></p>
20/01799/FHA	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>Construction of new entrance gates and fencing 17 Anglefield Road (MS)</p>
20/02109/FHA	<p>Demolition of existing garage and rear outbuilding. Construction of replacement garage, new garden room to the rear and downstairs WC 20 Hall Park Hill (NV)</p>
20/02143/FHA	<p>Single storey rear extension and landscaping works 4 Shrublands Avenue (MS)</p>
20/02194/FHA	<p>Single storey rear, side and front extension and demolition of existing garage 12 Valley Road (NV)</p>
20/02262/FHA	<p>Alterations to rear elevation 16 Middle Road (BC)</p>
20/02270/FHA	<p>Single storey side extension and extension to the rear facing terrace 66 Meadow Road (AS)</p>
20/02276/FHA	<p>First Floor rear Extension and Partial Re-cladding to existing Extension. 6 Church Lane (NR)</p>
20/02290/FHA	<p>Demolition of existing single-storey lean-to, proposed two-storey rear extension and single-storey side extension, Front gable and garage projection and drive alterations 29 Hall Park Hill (SR)</p>
20/02292/FHA	<p>Alterations to rear flat roof 17 Middle Road (BC)</p>
20/02277/LBC	<p>Internal alterations, new glazed door and rear flat roof replacement to the Court House, first floor rear extension and part re-cladding to Court House Cottage St Peters Court House, Church Lane (NR)</p>
20/02316/LBC	<p>First Floor Rear Extension and partial re-cladding to existing extension. 6 Church Lane (NR)</p>
20/02056/TCA	<p>Works to trees 10 Shrublands Avenue (NV)</p>
20/02166/TCA	<p>Works to trees 71 Shrublands Avenue (AS)</p>
20/02192/TCA	<p>Work to trees 38 Kitsbury Road</p>
20/02193/TCA	<p>Works to tree 39 High Street (LB)</p>
20/02312/TCA	<p>Works to trees Reason - The tree is lifting up block paving and leaning towards house. 44 Lower Kings Road (LB)</p>
20/02121/TPO	<p>Works to tree 14 Gaveston Drive (LB)</p>
20/02122/TPO	<p>Works to Trees Little Corner, Cross Oak Road (EP)</p>
20/02167/TPO	<p>Works to Trees 5A Castle Hill Close (LB)</p>

20/02212/TPO	Works to Beech Tree 43 Priory Gardens (EP)
20/02253/TPO	Works to Trees 3 Gilpins Ride (AS)
20/02342/TPO	Works to Oak trees 5 Shootersway Park (AS)
20/02224/TCA	Works to trees 17 North Road (JG)
20/02225/TCA	Works to Poplar Tree Lynwood House, 64 Cross Oak (LB)
20/02263/TCA	Works to trees 59 Ellesmere Road (AS)
20/02281/TCA	Works to Silver Birch Tree The Rowans, 11 Shrublands Road (LB)

TP 120/20 Planning Appeals

None have been received.

TP 121/20 Planning Appeal Decisions

None have been received.

TP 122/20 Planning decisions

Schedule included within the agenda.

JH 18/08/2020

Hi Joanna,

There are no Highways implications for this proposal. The proposed ménage is for us by the horses which already reside at the site and there is no commercial use proposed. For extra comfort in this regard, I would impose the condition below (in Italics):

The development hereby approved is to be used solely by the horses (and their owners) which permanently reside within the existing stables and no commercial use shall occur at any time.

Reason: To ensure that there is no material intensification of the use of the existing site access and to prevent unsafe access and egress occurring in accordance with Policy CS12 of the Dacorum Borough Council Core Strategy (2013) and the Dacorum Borough Local Plan (2004).

I trust this satisfies the Council's concerns but please do not hesitate to contact me should you need.

Kind Regards

Jason Seed

TP 119/20. 20/01250/FHA. 22 Highfield Road

Dear All,

The proposals would comply with policy in terms of overlooking. I can see that pleached evergreen trees are proposed, which would benefit the site and neighbours in terms of privacy.

I have copied in Joanna from Berkhamsted T.C.

Joanna, could you please ask the T.C. to revisit this application, noting that the Conservation and Design Team are satisfied with the amended proposal. Furthermore, the proposals would comply with policy in terms of overlooking/loss of privacy.

Please let me know if this is possible.

Thank you.

Kind regards,

Martin

TP Agenda Item 122/20, Dacorum Planning Decisions Schedule

Reference	Description	Date	Location	BTC Response	DBC Response	DBC Input Date	Appeal	Decision	Amended
20/00265/LBC	Replacement of three external doors to the rear and side elevations and two basement windows to the front elevation.	04/03/2020	London Design Associates Ltd, 103 - 105 High Street	No Objection	Granted	05/08/2020			Yes
20/00264/FUL	Change of use from office to 2 residential units, refurbishment and works to interior and rear of buildings. (Amended scheme).	13/05/2020	London Design Studio, 103-105 High Street	No Objection	Granted	05/08/2020			Yes
20/01236/FUL	Part demolition of existing side extensions and construction of new 4-bed detached dwelling	27/05/2020	3 Gaveston Drive	Objection	Refused	18/08/2020			
20/01385/FHA	Removal of existing conservatory and construction of single storey rear extension, two storey side extension and roof extension	23/06/2020	54 Upper Hall Park	No Objection	Granted	05/08/2020			
20/01406/FHA	Loft conversion incorporating rear dormer window and front rooflights	23/06/2020	13 Clarence Road	Concern	Refused	18/08/2020			
20/01487/FUL	First floor Rear Extension on 10, 11 and 12 New Street	15/07/2020	10 -12 New Street	No Objection	Granted	18/08/2020			
20/01050/FHA	Loft conversion	15/07/2020	30 Swing Gate Lane	No Objection	Refused	18/08/2020			
20/01537/FHA	Demolition of existing single storey glazed infill extension and other single storey rear projections. Construction of new rear infill extension, a new dormer extension to the rear roof pitch, replacement rear first floor sash windows and basement window with like-for-like double glazed, repainting the front of the house and removal of non-original ironmongery from the front of the house	15/07/2020	3 Boxwell Road	No Objection	Granted	18/08/2020			
20/01638/FHA	Two storey rear/side extension, single storey rear extension and replacement of windows	15/07/2020	8 Lochnell Road	No Objection	Granted	18/08/2020			

Reference	Description	Date	Location	BTC Response	DBC Response	DBC Input Date	Appeal	Decision	Amended
20/01730/FHA	Replacement of existing first floor of chalet bungalow with new first floor on existing footprint to create two storey house.	15/07/2020	22A Ashlyns Road	No Objection	Granted	05/08/2020			
20/01679/RET	Retention of Garden Room	15/07/2020	84 Shrublands Avenue	No Objection	Granted	05/08/2020			
20/01554/ADV	Change of signage to reflect new business name	15/07/2020	2 High Street	No Objection	Granted	18/08/2020			
20/01606/ADV	Retention of Individual pegged off letters attached to aluminium fascia panel illuminated using a trough light Projecting sign illuminated using trough lights. Canvas awning	05/08/2020	230A High Street	No Objection	Granted	18/08/2020			
20/01852/TCA	Works to trees	05/08/2020	Berkhamsted Castle, Brownlow Road	No Objection	Granted	18/08/2020			
20/01922/TCA	10 Boxwell Road	05/08/2020	10 Boxwell Road	No Objection	Granted	18/08/2020			
20/01959/TCA	Fell apple trees. Replace with cherry laurel trees.	05/08/2020	22 Highfield Road	No Objection	Granted	18/08/2020			
20/02063/TPO	Work to Trees	05/08/2020	Penrose, 25 Kings Road	No Objection	Granted	18/08/2020			
20/02075/TPO	Works to trees	05/08/2020	4 Greystoke Close	No Objection	Granted	05/08/2020			
20/02083/TPO	Works to trees	05/08/2020	Cherry Tree House, 1B Chalet Close	Objection	Granted	18/08/2020			
20/02085/TPO	Work to tree	05/08/2020	Pilgrims, 3 Shenstone Hill	No Objection	Granted	18/08/2020			