

## **BERKHAMSTED TOWN COUNCIL**

Minutes of the Meeting of the

### **TOWN PLANNING COMMITTEE**

held in the Council Chamber, Civic Centre, Berkhamsted on

**Monday 02 March 2020 at 7.30 pm**

#### **MEMBERS PRESENT:**

Councillors: G Stevens – Chair  
C Corry – Vice Chair  
P de Hoest  
P Fisher  
J Jones  
P White

#### **ALSO PRESENT:**

**Officer:** Mrs J Harley, Deputy Town Clerk

5 members of the public

**TP 23/20** To receive **Apologies for Absence**

Apologies were received from Cllr A Armytage.

**TP 24/20** To receive **Declarations of Interest** regarding items on the agenda.

Cllr G Stevens declared a personal interest in application 20/00291/FHA as an objector was known to him.

Cllr P Fisher declared a personal interest in application 20/00395/FHA as the architect and applicant were known to him.

**TP 25/20** **Minutes of the Previous Meeting** held on 10 February 2020.

The minutes of the meeting held on 10 February 2020 were approved as a correct record and were duly signed as such by the Chair.

## TP 26/20 Chair's Communications

### 1. Road Traffic Orders

#### i. **THE HERTFORDSHIRE (TEMPORARY TRAFFIC MANAGEMENT MEASURES ON VARIOUS ROADS IN BERKHAMSTED, HEMEL HEMPSTEAD AND TRING) 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 the following lengths of roads ("the Roads"), except for access 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 Bank Mill, Berkhamsted from its junction with Ivy House Lane south eastwards and south westwards to its junction with Bank Mill Lane, a distance of approximately 274 metres.

An alternative route will be via Ivy House Lane, George Street, Gravel Path, Ravens Lane, A4251 (High Street/London Road) and Bank Mill Lane.

5. that length of New Street, Berkhamsted from its junction with Ellesmere Road south westwards for its entire length.

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.

8. that length of Gravel Path, Berkhamsted from its junction with The Common south westwards to its junction with Hunters Park, a distance of approximately 374 metres.

An alternative route will be via The Common, Water End Road, Potten End Hill, B440 Leighton Buzzard Road, A4146 (Leighton Buzzard Road/Station Road), A4251 (London Road/High Street), Ravens Lane and Gravel Path.

9. that length of George Street, Berkhamsted from its junction with Gravel Path south eastwards to its junction with Paxton Road, a distance of approximately 372 metres.

An alternative route will be via Gravel Path, The Common and Ivy House Lane.

10. that length of Little Bridge Road, Berkhamsted from its junction with George Street south westwards for its entire length.

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.

11. that length of Paxton Road, Berkhamsted from its junction with George Street north eastwards for a distance of approximately 16 metres.

An alternative route will be via Gravel Path, Ellesmere Road and Paxton Road.

12. that length of Ivy House Lane, Berkhamsted from its junction with Paxton Road south eastwards and north eastwards to its junction with Bank Mill, a distance of approximately 131 metres.

An alternative route will be via Gravel Path, The Common and Ivy House Lane.

13. that length of Castle Gateway, Berkhamsted from its junction with Murray Road north westwards and north eastwards for its entire length.

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 works are proposed to be executed on or near the Roads.

If the Order is made, it shall come into force on 1 April 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 Roads.

ii. **THE HERTFORDSHIRE (TEMPORARY CLOSING AND TEMPORARYWAITING RESTRICTIONS IN DOCTORS COMMONS ROAD/GRAEMESDYKE 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 Doctors Commons Road/Graemesdyke Road, Berkhamsted from its junction with Charles Street south westwards to its junction with Cross Oak Road (“the length of Roads”), a distance of approximately 789 metres, except for access.

An alternative route will be via Charles Street and Cross Oak Road.

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

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

If the Order is made, it shall come into force on 1 April 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.

iii. **THE HERTFORDSHIRE (TEMPORARY CLOSING AND TEMPORARY WAITING RESTRICTIONS IN VARIOUS ROADS IN BERKHAMSTED, FLAUDEN, BOVINGDON, TRING, KINGS LANGLEY, BULLS GREEN, POTTEN END, LITTLE HEATH, HEMEL HEMPSTEAD AND MARKYATE) 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 the following lengths of roads (“the Roads”), except for access 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 Dennys Lane, Berkhamsted from its junction with Shootersway south westwards for a distance of approximately 430 metres.

An alternative route will be via Shootersway, A416 (Kingshill Way/Chesham Road), Hog Lane, Johns Lane and Dennys Lane.

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

If the Order is made, it shall come into force on 1 April 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 Roads.

iv. **THE HERTFORDSHIRE (TEMPORARY CLOSING AND TEMPORARY WAITING RESTRICTIONS IN VARIOUS ROADS IN WATER END, HEMEL HEMPSTEAD, TRING, NORTHCHURCH, ALDBURY, BOVINGDON, KINGS LANGLEY, MARKYATE, BERKHAMSTED AND FELDEN) 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 the following lengths of roads (“the Roads”), except for access and to prohibit all vehicles from waiting at any time on both sides of these lengths of Roads whilst works are in progress:-

16. that length of Manor Close, Berkhamsted from its junction with Castle Street south eastwards for its entire length.

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.

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 works are proposed to be executed on or near the Roads.

If the Order is made, it shall come into force on 1 April 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 Roads.

## **2. Tree Preservation Orders**

None had been received.

## **3. Licensing**

Premises licence - New licence application had received for:

Make Believe Ideas, The Wilderness.

The Committee had no objection to the application, although agreed that it was unclear whether the alcohol licence would be restricted to the premises and would like clarification on this point.

## **4. Sports Centre Working Group – meeting update**

To **receive** an update from Cllr G Stevens about a meeting of the Sports Centre Working Group which took place on the 10 February 2020.

Cllr G Stevens gave a brief update of this confidential meeting where the Town Council had expressed intentions to object to development on East Meadow.

## **5. South West Herts Joint Strategic Plan Briefing**

To **note** that Dacorum Borough Council (DBC) are working as part of the wider South West Hertfordshire group of authorities to prepare a Joint Strategic Plan (JSP). This plan is being prepared in conjunction with Three Rivers District Council, Hertsmere Borough Council, St Albans City and District Council and Watford Borough Council, along with Hertfordshire County Council, with the intention of it guiding development within South West Herts beyond the current plan period and from 2036 until 2050.

The Deputy Town Clerk, Cllr W Conian and Cllr P de Hoest had attended a briefing at Dacorum for Town and Parish Councils. The briefing had given a high-level outline of the plan, which is at very early stages. Its aim is to identify strategic growth areas, housing, employment and infrastructure provision and approach to Green Belt and AONB in South West Hertfordshire. It is intended to complement the New Single Local Plan from 2036-50 and has a preliminary adoption target of late 2023/early 2024.

As part of the initial stages of the plan preparation, DBC, alongside its partner authorities, is also undertaking some high-level public engagement during February and March; seeking the views of those who live in South West Herts on what they like about the area and what they would like to change. This public consultation can be accessed at the following website: <https://www.dacorum.gov.uk/home/do-it-online/consultation-feedback/current-consultation>

### TP 27/20 Multi Storey Car Park Update

The Committee received an update from Cllr G Stevens about a meeting of the Parking Forum on the 18 February. This update included:

- News that Huber left the site on the 28<sup>th</sup> of February.
- That there is a delay to commissioning as the new sub-station has to first be made live.
- An indication of an opening date which could range from May but is dependent on factors outside of the control of the borough.
- Concerns had been raised regarding risk to pedestrian safety where large articulated vehicles turn from Lower Kings Road to access the service road. It was **agreed** that the Town Clerk should write to the borough council to ensure these concerns are registered.

#### **Action: Town Clerk**

Since the meeting, it had been confirmed that the s278 agreement had been signed by Highways with the work to be completed by Highways. Road surfacing and white lining have also been completed at the access road; however, the width of the pedestrian footway will need to be redone to 1.6 metres.

The Moor Car Park is now closed and fenced permanently as it is being retained as a construction site with restoration work to commence next week and will take approximately four weeks (weather dependent). Replanting will take place after restoration and will take approximately three months, before being open for public use. New playground fencing and pathway, benches, bins and furniture will be installed.

### TP 28/20 Public Participation

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

### TP 29/20 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council

19/03003/FUL	<b>AMENDED/ADDITIONAL INFORMATION</b> Installation of new modular pergola system to be installed to existing outdoor seating area Unit 3, 300 High Street (JS)  <b>No Objection</b> , to the proposed pergola. However, in light of the climate emergency, it expressed strong concerns regarding the use of outdoor heating and would request that this is reconsidered.
19/03264/FHA:	<b>AMENDED/ADDITIONAL INFORMATION</b> Single Storey Rear and Side Return Extension

	17 Queens Road (HE) <b>No Objection</b>
20/00193/FHA	<b>AMENDED/ADDITIONAL INFORMATION</b> Part two storey front, side and rear extension. Alterations to roof and rebuild two storey rear extension 10 Gilpins Ride (JR) <b>No Objection</b>
20/00215/FHA	Ground floor rear extension, loft conversion with front and rear dormers 8 Nash Close (RF) <b>No Objection</b> , although the Committee request that the Planning Officer confirm whether the rear extension will breach the 45° rule and impact on the neighbour's amenity.
20/00231/FHA	Timber Car Port Coram House, 3A Ashlyns Grove (HE) <b>No Objection</b>
20/00235/TPO	Works to T1 - Remove 2 x Lime limbs resting on shed 28 Castle Hill Avenue (JS) <b>No Objection</b>
20/00240/FHA	Single Storey Part Front Extension 20 Coombe Gardens (RF) <b>No Objection</b>
20/00251/FHA	Detached garage, home gym and games room The Marches, Graemesdyke Road (EP) <b>No Objection</b>
20/00254/FHA	Single storey rear extension 17 Elizabeth li Avenue (EP) <b>No Objection</b>
20/00264/FHA	Replacement of three external doors to the rear and side elevations and two basement windows to the front elevation. Bricking up two redundant vents just below the roof and a garden boundary wall London Design Associates Ltd, 103 - 105 High Street (SR) <b>No Objection</b>

20/00265/LBC	<p>Replacement of three external doors to the rear and side elevations and two basement windows to the front elevation. Bricking up two redundant vents just below the roof and a garden boundary wall London Design Associates Ltd, 103 - 105 High Street (SR)</p> <p><b>No Objection</b></p>
20/00271/TCA	<p>Reduce by 3 meters T1, T3, T4 Sycamore and T2, T5 Ash trees. Remove T6 Ash tree Victoria Church of England Primary School, Prince Edward Street (EP)</p> <p><b>No Objection</b></p>
20/00279/FHA	<p>Loft conversion to include a bedroom and an en-suite Old Meadow Kingshill Way (JG)</p> <p><b>No Objection</b></p>
20/00291/FHA	<p>Two storey rear and side extension to existing dwelling 39 Lombardy Drive (RF)</p> <p>The Chair suspended Standing Orders to enable members of the public to speak.</p> <p>The applicant, Mr Christian Armond, told the Committee that they have spoken to neighbours regarding their application. He explained that improvements are required to make the house fit for purpose and have engaged with an architect to ensure that the proposed development is in keeping with the street. The current garage is not large enough for a car, but as the driveway accommodates three cars, there should be no requirement for street parking as a result of the development. Mr Steven Clarke, architect for the application, explained that the extension had been designed in a way which maintains the rhythm of the street.</p> <p>The Chair reinstated Standing Orders.</p> <p>The Committee had that although the scale of the proposed new extension is large, the distance between dwellings should maintain adequate amenity for the neighbouring properties.</p> <p><b>No Objection</b></p>
20/00300/LDP	<p>Loft conversion with roof lights 4 Alderley Court (HE)</p> <p><b>Noted</b></p>
20/00303/LDP	<p>Rear facing dormer window, side facing window and two-front facing velux roof lights</p>



	<p>16 Egerton Road (BC)</p> <p><b>No Objection</b></p>
20/00304/FHA	<p>Two storey front extension, front facing dormer window, off street parking and enlarged vehicle crossing (Dropped curb) 16 Egerton Road (BC)</p> <p><b>Objection</b></p> <p>The Committee had no objection to the two-storey extension and dropped kerb but objected to the front facing dormer which is out of character with the street scene.</p> <p>CS12</p>
20/00310/FHA	<p>Single storey rear extension. Part demolition of existing rear projection. Alterations to rear landscaping (removal of patio and construction of access steps) 5 Hill View (JG)</p> <p><b>No Objection</b></p>
20/00317/ADV	<p>Installation of two totem advertisement signs Car Park, Lower Kings Road (FB)</p> <p>Picture 82119-06 shows the Indian Bean Tree being removed as a result of the sign installation, when the Town Council have been advised that the tree is remaining.</p> <p><b>No Objection</b></p> <p>Approval solely for the two totem signs with confirmation sought from the Planning Officer that the bean tree will remain.</p>
20/00324/FHA	<p>Two storey side and rear extension, creation of new raised off street parking space 65 Victoria Road (JM)</p> <p><b>No Objection</b></p>
20/00341/TCA	<p>Works to Trees Public Car Park, Lower Kings Road (JR)</p> <p><b>No Objection</b></p> <p>The Committee suggested that the contractors sever the ivy on the trees in the footpath hedge.</p>
20/00350/TPO	<p>Works to Beech Tree Pinewood, Balcary Gardens (JM)</p>

	<b>No Objection</b>
20/00352/FHA	Lower ground floor side extension, cellar alterations to form basement, rear infill extension, roof windows 58 Charles Street (HE)  <b>No Objection</b> , the Committee request that the comments made by Environmental Health around working hours be taken into account.
20/00386/FUL	Conversion of existing loft space to create a 1 bedroom flat. Creation of garages for both existing and new flat 374 High Street (SDL)  <b>Objection</b>  The Committee thought it unclear whether the proposed accommodation room sizes comply with the design guide at approximately 3m x 3m. The garage private amenity space is also small at 10m x 4m. They raised strong concerns regarding fire escape measures, especially as principal access/exit to the proposed new flat would be via a single door. The Committee considered the proposed application to be an overdevelopment of the property and the site.  CS11, CS12
20/00391/TCA	Works to tree Linden, Kitsbury Terrace (BC)  <b>No Objection</b>
20/00395/FHA	Proposed single storey rear extensions, new rooflights, new front sash windows and associated internal alterations 34 Cross Oak Road (JR)  <b>No Objection</b>

### TP 30/20 Planning Appeals

Appeal received for The Old Orchard, Shootersway.

The appeal hearing date is the 12 May 2020 with any comments due by 11 March 2020.

The appeal was **noted**.

### TP 31/20 Planning Appeal Decisions

None have been received.

**TP 32/20 Planning decisions**

There was a short discussion regarding the recent decisions schedule that had been circulated with the agenda.

**TP 33/20 Close of Meeting**

The meeting closed at 9:00pm

**Signed**.....

**Date**.....