

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Council Chamber, Civic Centre, Berkhamsted on

Monday 10 February 2020 at 7.30 pm

MEMBERS PRESENT:

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

ALSO PRESENT:

Town Councillors: Cllr S Claughton, Cllr W Conian

Officer: Mrs J Harley, Deputy Town Clerk

No members of the public

TP 12/20 To receive **Apologies for Absence**

Apologies were received from Cllr A Armytage and J Jones.

TP 13/20 To receive **Declarations of Interest** regarding items on the agenda.

Cllr G Stevens declared a personal interest in application 20/00108/TPO as the applicant was known to him.

Cllr P Fisher declared a personal interest in application 20/00119/LBC as the architect was known to him.

TP 14/20 **Minutes of the Previous Meeting** held on 20 January 2020.

The minutes of the meeting held on 20 January 2020 were approved as a correct record and were duly signed as such by the Chair.

TP 15/20 **Chair's Communications**

1. Road Traffic Orders

i. THE HERTFORDSHIRE (TEMPORARY CLOSING OF VARIOUS ROADS IN BERKHAMSTED DURING THE 'BERKHAMSTED HALF MARATHON AND FUN RUN') ORDER 2020

NOTICE is given that Hertfordshire County Council intends to make an Order under Section 16(A) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using the following lengths of roads, except for access: -

1. that length of Brownlow Road, Berkhamsted from its junction with Bridgewater Road north eastwards to its junction with New Road, a distance of approximately 430 metres.

An alternative route will be via Brownlow Road, Whitehill and New Road.

2. that length of Castle Hill, Berkhamsted from its junction with Murray Road south eastwards and southwards to its junction with Brownlow Road, a distance of approximately 420 metres.

An alternative route will be via Murray Road and Bridgewater Road.

3. that length of New Road, Berkhamsted from its junction with Whitehill eastwards and north eastwards to its junction with The Common, a distance of approximately 1620 metres.

An alternative route will be via New Road, Station Road, Gravel Path and The Common.

The sections of roads will be closed between the hours of 9.30am and 2.30pm on Sunday 1 March 2020, when signs are in place.

The purpose of the Order is to ensure public safety and prevent accidents for the duration of the 'Berkhamsted Half Marathon and Fun Run'.

ii. THE HERTFORDSHIRE (LOWER KINGS ROAD, BERKHAMSTED) (PROHIBITION OF STOPPING AND WAITING ORDER 2020)

Public Notice, draft Order (s), plan and Statement of Reasons have been received relating to the above-mentioned order.

A Public Notice has been posted in the Gazette and the documents have been posted on the Town Council website and are available for inspection at the Town Council office.

Objections to the proposals should be made in writing using the contact details within the documents by the 20 February 2020.

The order was **noted**.

iii. THE HERTFORDSHIRE (TEMPORARY CLOSING OF CROSS OAK 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 Cross Oak Road, Berkhamsted from its junction with Greystoke Close south westwards for a distance of approximately 65 metres (“the Road”), except for access.

An alternative route will be via Cross Oak Road, Graemesdyke Road, Doctors Commons Road, Charles Street, A416 Kings Road, Shootersway 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 7 March 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.

iv. THE HERTFORDSHIRE (TEMPORARY CLOSING OF COBB 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 Cobb Road, Berkhamsted from its junction with Ridgeway north eastwards and clockwise for its entire length (“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.

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 10 March 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.

2. Tree Preservation Orders

None had been received.

3. Licensing

Minor Variation of Premises Licence received in respect of:
Pizza Express

Unit 3, 300 High Street.

The application was **noted**.

TP 16/20 Multi Storey Car Park Update

To **note** that in August 2019, the Town Clerk and Town Councillors attended a site survey with Hertfordshire County Council (HCC) to examine the current phasing of the traffic lights at the High Street, Kings Road and Lower Kings Road junctions and to discuss potential signal upgrades which could be implemented to maximise junction efficiency. It was originally anticipated that, in order to mitigate the impact of the MSCP, a signal controller upgrade at the junction would be completed by the time of the MSCP opening. HCC have since advised that signal works at the MSCP junction qualify for recently bid for additional funding which would allow for a more comprehensive upgrade of all signalling equipment, such as posts, signals, controls and push buttons.

This more comprehensive upgrade involves more planning and design and it is therefore anticipated by HCC that it would likely be implemented in May/June 2020.

The above update was **noted**.

It was also noted that the new substation had been installed and electrical cables for the car park appear to have been laid.

TP 17/20 Public Participation

It was **RESOLVED** to suspend Standing Orders during the course of the meeting to invite **public participation** on items on the agenda.

No members of the public were present.

TP 18/20 The Committee considered forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council (DBC) and it was **RESOLVED**:

That Dacorum Borough Council be informed of the Council's comments and observations, if any, as follows. The Council trusted that due regard would be taken of any objection which might be received from neighbours in the vicinity.

19/02514/ADV	AMENDED/ADDITIONAL INFORMATION 1 set of illuminated entrance text on fascia. 1 set of non-illuminated text on fascia. 1 set of illuminated text on side wall and 1 externally illuminated projection sign Unit 3, 300 High Street (JS) No Objection
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	On the proviso that all of the signs are externally illuminated.
19/02635/FHA	<p>AMENDED/ADDITIONAL INFORMATION Alterations to existing roof to create gable end and rear dormer projection for loft conversion. Proposed pitched roof to create a habitable room constructed over existing garage, incorporating front and rear Velux windows 152 Bridgewater Road (JG)</p> <p>No Objection</p> <p>Given the Planning Officer's confirmation that the Juliet Balcony falls within the scope of permitted development, the Committee had no objection to the application but had remaining concerns over the potential overlooking and loss of amenity to neighbouring properties.</p>
19/03003/FUL	<p>AMENDED/ADDITIONAL INFORMATION Installation of new modular pergola system to be installed to existing outdoor seating area Unit 3, 300 High Street (JS)</p> <p>Objection</p> <p>The Committee's objection to this application remained as per the comments made at the Town Planning meeting on the 23 December 2019.</p> <p>The applicants have included the manufacturer's brochure with the papers which indicates a number of optional functions for the pergola, including piped music. The applicants must be explicit about what aspects of the exact specification and functionality of the pergola they wish to install. There are residential neighbouring properties and the full impact cannot be assessed without this level of detail.</p> <p>Appendix 3 (i) and (vi)</p>
20/00023/FHA	<p>AMENDED/ADDITIONAL INFORMATION Loft conversion with front and rear dormers 33 Tortoiseshell Way (JM)</p> <p>No Objection</p> <p>The upper side window should be in obscured glazing to protect the neighbour's amenity.</p>
19/03240/TCA	<p>T1 - Remove Conifers around entrance pillars and trim Laurel to match pruned height. T2 - Reduce spread of 2 x large bed foliage up too 1m. T3 - Remove larger shrubs between number 7 and number 25 to ground level 1 Greenes Court (JM)</p>

	No Objection
19/03260/FUL	Demolition of Dwelling & Construction of Replacement Dwelling Including Removal of Identified Small Scale Trees 11 Barncroft Road (SR) No Objection The Committee queried whether any of the trees would be replaced.
20/00046/FHA	Demolition of garage and double storey side extension, including new porch, parking arrangements, new external render and new fenestration 57 Meadow Road (SR) No Objection The Committee requested that the upper side window have obscured glazing.
20/00053/FHA	Single storey timber orangery to replace existing conservatory and single storey timber orangery to replace existing sun room Woodlands, Shootersway Lane (HE) No Objection
20/00060/FHA	Installation of a detached timber garden room 20 Highfield Road (EP) No Objection , in principle, but the Committee had concerns that no information had been provided concerning insulation to the walls and roof.
20/00069/FHA	Single Story Rear Extension 34 London Road (BC) No Objection
20/00077/FHA	Single story side return extension with rendered finish, dark metal bifold doors, roof lights and timber decking to rear 28 Kings Road (JG) No Objection
20/00082/FHA	Proposed whole house/facade internal alterations and all associated works Wayside, Doctors Commons Road (NG) No Objection
20/00093/LDP	Construction of front porch 22 Greenway (EP)

	Noted
20/00103/TCA	Works to trees Berkhamsted Castle Outer Earthworks, East White Hill (CL) No Objection
20/00108/TPO	T1 - Cedar in rear garden - Reduce lift and thin crown by approx 2m back to previous levels. Reason - General maintenance. T2 - Maple - Fell to ground level. Reason - Tree is on edge of driveway and getting too large for the space it is in 33 Oakwood (EP) No Objection The Committee requested replacement with a suitable native species.
20/00117/FHA	Internal House Alterations. New Garden Store, Garden Wall and Front Porch Canopy. New External Doors, Windows and Rooflights Old Mill Cottage, Bank Mill Lane (EP) No Objection
20/00119/LBC	Internal House Alterations. New Garden Store, Garden Wall and Front Porch Canopy. New External Doors, Windows and Rooflights Old Mill Cottage, Bank Mill Lane (EP) No Objection
20/00131/TCA	Fell Ash tree to 1m stump 9 Sevens Close (JM) No Objection The Committee requested replacement with a suitable native species.
20/00146/TCA	T1/T2: Sycamores. Lift crowns by approx. 4m and reduce lateral spread by 1-3m to blend with upper crown. To allow light into rear garden. 93 Cross Oak Road (JG) No Objection
20/00179/FHA	Construction of a detached single garage and relocation of existing shed 5 Ashlyns Grove (HE) No Objection
20/00193/FHA	Part two storey front, side and rear extension. Alterations to roof and rebuild two storey rear extension

	<p>10 Gilpins Ride (JR)</p> <p>Defer Decision</p> <p>The documents were not made available on the planning portal in time for the meeting so the Committee deferred their decision until such time.</p>
20/00237/TPO	<p>Fell Indian Bean Tree Public Car Park, Lower Kings Road (FB)</p> <p>The planned Highways work to the junction at Lower Kings Road include widening the footway. This remodelling requires the installation of tactile paving to a point at which it would directly impact on the roots of the bean tree and so DBC had requested its removal, which had been endorsed by the Tree Officer.</p> <p>The Council contacted Hertfordshire County Council to query whether it was possible for the tactile paving to be relocated so that the tree could remain. A response was received from the Highways Team Leader to advise that as the tree has a TPO, it cannot be removed unless the district remove the TPO, which would then impact on the planned footway and crossing. Further, he confirmed that the tactile paving could be relocated in order to preserve the tree.</p> <p>Cllr S Cloughton and Cllr W Conian had attended a site meeting with the MSCP Project Manager on the morning of the 10 February to discuss the pedestrian layout for the proposed roundabout on Lower Kings Road. The tree may be felled as it impedes the installation of tactile paving for a dropped kerb on the road leading to the MSCP. No pedestrian crossing is planned at the dropped kerb and instead there would be two pedestrian crossings, linking the MSCP to each side of the road. Cllrs Cloughton and Conian suggested that not only were people unlikely to use the crossings, but that the dropped kerbs would be dangerously sited, being potentially out of sight of motorists turning in from the southern end of Lower Kings Road. They proposed that either the dropped kerbs should be moved closer to the road entrance or they should be abolished altogether in favour of a single pedestrian crossing immediately before the side road divided at the MSCP. It was agreed that these alternatives would be put to the County's design agents. Neither alternative option involves felling the tree, which could instead be paved around.</p> <p>Objection</p> <p>Following discussions with the MSCP project manager and the advice received from Highways, the Committee objected to the removal of the tree and request that the tactile pavement be relocated in order to preserve the tree.</p> <p>Cllr S Cloughton and Cllr W Conian left after this application was discussed at 7:54pm.</p>

TP 19/20 Planning Appeals

None had been received.

TP 20/20 Planning Appeal Decisions

None had been received.

TP 21/20 Planning decisions

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

TP 22/20 Close of Meeting

The meeting closed at 8:20 pm

Signed.....

Date.....