

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held via Remote Meeting Technology

Monday 12 April 2021 at 7.30 pm

MEMBERS PRESENT:

Councillors: G Stevens - Chair
P White – Vice Chair
A Armytage
P de Hoest
P Fisher
J Jones

ALSO PRESENT:

Officer: Mrs J Harley, Deputy Town Clerk (minutes)

Councillors: S Claughton, Town Councillor and Dacorum Borough Councillor, Castle Ward (left at 20:07pm)

Other: 2 members of the public

TP 49/21 To receive Apologies for Absence

Apologies were received from Cllr G Corry.

TP 50/21 To receive Declarations of Interest regarding items on the agenda

Cllr G Stevens declared an interest in applications:
21/00008/FHA as the architect was known to him;
21/01034/FHA as the architect was known to him; and
21/01170/TCA as the applicant was known to him.

Cllr P Fisher declared an interest in applications:
21/01026/FHA as the applicant was known to him; and
21/01179/TCA as the applicant was known to him.

Cllr A Armytage declared a personal interest in application
21/01307/FUL as he has had business dealings with S Dell & Sons Ltd at Unit 1,
Northbridge Road.

TP 51/21 Minutes of the Previous Meeting held on 22 March 2021 (previously circulated).

The minutes of the meeting held on 22 March 2021 (previously circulated)
were approved as a correct record and as such could be duly signed by the
Chair at a later date.

1. Road Traffic Orders

i. THE HERTFORDSHIRE (TEMPORARY CLOSING OF DENNYS LANE, BERKHAMSTED) ORDER 2021

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 Dennys Lane, Berkhamsted from its junction with Shootersway south westwards for a distance of approximately 200 metres ("the Road"), except for access.

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

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

If the Order is made, it shall come into force on 22 April 2021 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.

ii. THE HERTFORDSHIRE (TEMPORARY CLOSING AND TEMPORARY WAITING RESTRICTIONS IN VARIOUS ROADS IN BERKHAMSTED, FLAMSTEAD AND HEMEL HEMPSTEAD) ORDER 2021

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 Station Road/Lower Kings Road, Berkhamsted from its junction with Castle Street north westwards and south westwards for a distance of approximately 430 metres.

An alternative route will be via Station Road, Gravel Path, Ravens Lane, A4251 High Street and Lower Kings Road.

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 19 April 2021 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.

iii. THE HERTFORDSHIRE (TEMPORARY CLOSING OF STATION ROAD, BERKHAMSTED) ORDER 2021

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 Station Road, Berkhamsted from its junction with Castle Street south eastwards to its junction with Gravel Path ("the Road"), a distance of approximately 317 metres, except for access.

An alternative route will be via Gravel Path, Ravens Lane, A4125 High Street and Castle Street.

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

If the Order is made, it shall come into force on 29 April 2021 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 AND TEMPORARY WAITING RESTRICTIONS IN A4251 (GOSSOMS END/HIGH STREET), BERKHAMSTED) ORDER 2021

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 A4251 (Gossoms End/High Street), Berkhamsted from its junction with A4251 High Street, Northchurch south eastwards to its junction with A4251 London Road ("the length of Roads"), a distance of approximately 1867 metres, except for access.

An alternative route will be via A4251 (High Street/Tring Road), A41 (Interchange Tring/unnamed road) and A4251 London 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 28 April 2021 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.

It was **noted** that these works could result in significant disruption if undertaken while White Hill remains closed. It was advised that the Town Clerk is querying the details with the Traffic team at Hertfordshire County Council.

2. Tree Preservation Orders

None had been received.

3. Licensing

The pavement licence application received for Caffe Nero, 230 High Street was **noted**.

TP 53/21 Multi Storey Car Park Update

There was nothing to report.

TP 54/21 Public Participation

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

TP 55/21 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

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| 21/00736/FHA | <p>AMENDED/ADDITIONAL INFORMATION Single storey side extension Cedar House, 1 The Hemmings (TG)</p> <p>No Objection</p> |
| 21/00899/FHA | <p>AMENDED/ADDITIONAL INFORMATION Single story rear extension and loft alterations with rear dormer window. 12 Kings Road (LB)</p> <p>No Objection</p> |
| 21/01026/FHA | <p>AMENDED/ADDITIONAL INFORMATION Loft Conversion consisting of rear dormer with conservation style window. Together with 3no. conservation style roof windows to front roof slope. 26 Boxwell Road (MM)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A representative from the BCA Townscape Group spoke to confirm that they had viewed the comments made by the case officer and had respected their view.</p> <p>Standing Orders were reinstated.</p> <p>No Objection, subject to there being 2 rather than 3 rooflights in Conservation style.</p> |
| 21/00008/FHA | <p>Construction of single storey rear extension and alteration to first floor bay window 17 Anglefield Road (AS)</p> <p>Concern</p> <p>With proximity to adjacent conservation area, we concur with the comments by Conservation Officer that a more sympathetic approach should be taken to the creation and alteration of existing openings.</p> |
| 21/00590/FHA | <p>Insertion of side lights to existing rear dormer 7 West Road (LB)</p> <p>No Objection</p> |
| 21/01034/FHA | <p>New Garden Room Annexe to replace existing Garage Lock Cottage Bank Mill Lane (JM)</p> <p>No Objection to the proposed Garden Room, but the Committee drew attention to the comments made by the Conservation Officer regarding the need for outdoor storage. In addition, it was requested that the tree which belongs to the Canal & River Trust is protected.</p> |
| 21/01068/FHA | <p>Single storey rear side extension, new window and associated internal works Hillview, Gossoms End (AS)</p> <p>No Objection</p> |

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| 21/01098/FHA | <p>Renovation and extension of an existing garden studio 7 Chapel Street (LB)</p> <p>No Objection. The Committee requested a condition that the scheme should Conservation style rooflights.</p> |
| 21/01130/FHA | <p>Part single, part double storey side extension (minor changes to approved planning application ref 4/00703/19/FHA to include raising the roof above garage by 1.00m) Willow House, Kingshill Way (JG)</p> <p>No Objection</p> |
| 21/01180/FHA | <p>New part ground, part two-storey rear extension, terrace and driveway alterations. 5 Finch Road (AS)</p> <p>No Objection</p> |
| 21/01306/FHA | <p>Proposed rear and side return extension at ground floor with new rooflight, sash window and rear doors. Loft conversion with rear dormer and new rooflights 63 Kitsbury Road (AS)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A representative from the BCA Townscape Group spoke in objection to the roof light on the front roof slope. The property is in the Conservation Area and is subject to an Article 4 Direction and the light would be inappropriate.</p> <p>Standing Orders were reinstated.</p> <p>The Committee discussed the conflict with other applications where planning officers had advised that roof lights were permitted and those where objections to roof lights had been sustained. The Article 4 Direction restrictions are not clear as there were already precedents on Kitsbury Road. It would be useful if clarification could be sought from Dacorum regarding these inconsistencies.</p> <p style="text-align: right;">Action: Cllr G Stevens/Deputy Clerk</p> <p>Concern</p> <p>The roof lights would result in a deterioration to the roof scape in the road and conflicts with the Article 4 Direction in place on the property. If the officer is minded to approve, then the Committee requested Conservation style rooflights.</p> |
| 21/00691/FUL | <p>Driveway crossover 80 Westfield Road (MM)</p> <p>Objection</p> <p>The Committee objected to the loss of a grass verge as a crossover in this location. Loss of the space would materially change the street scene.</p> |

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| 21/01207/FUL | <p>Install additional sky dish for use by residents. 23 Nightingale Lodge, Cowper Road (JG)</p> <p>No Objection</p> |
| 21/01252/FUL | <p>Replacement Mechanical Plant & Minor Car Park Alterations Waitrose Ltd, St Johns Well Lane (CL)</p> <p>No Objection</p> |
| 21/01307/FUL | <p>Change of use from storage unit to hand car-wash. New vehicular site access. Advertisement of business use Unit 1 Canalside, Northbridge Road (NG)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A resident who works in a business next to the proposed site spoke in objection to the application for the following reasons: that there will be an increase in traffic and congestion caused by the proposal which will create disruptive noise, pollution and disrupt the deliveries to the other businesses on the site. In addition, there are environmental issues to consider given the proximity to the Canal.</p> <p>A representative from the BCA Townscape Group spoke to state that the Group had no objection to the change of use but were concerned at the lack of clarification of how the trade effluent produced would be disposed of and that it must not be permitted to flow into the Canal.</p> <p>Cllr S Cloughton spoke to confirm he agreed with the concerns raised by both residents.</p> <p>Standing Orders were reinstated.</p> <p>Objection</p> <p>There is an inadequate explanation given as to how trade effluent will be captured and disposed of and it is imperative this does not go near the Canal. The plans would result in additional traffic congestion with queuing to the access road. Idling engines could result in noise disturbance to adjacent businesses and potentially to neighbours on Valley Road. There was also concern about safety and pollution issues for the Children's Play centre opposite which would be created by additional cars.</p> <p>Cllr S Cloughton left the meeting after this item at 20:07 pm.</p> |
| 21/01308/ADV | <p>1 no. fascia sign. 2 no. direction fascia signs. Unit 1 Canalside, Northbridge Road (NG)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A representative from the BCA Townscape Group spoke to confirm that in their view, although the signs proposed are suitable for the location, there should ideally be no advertisements facing the Canal.</p> <p>Standing Orders were reinstated.</p> <p>No Objection</p> |

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| | The advertisements should not face towards the canalside. |
| 21/01035/LBC | <p>New Garden Room Annexe to replace existing Garage Lock Cottage, Bank Mill Lane (JM)</p> <p>No Objection to the proposed Garden Room, but the Committee drew attention to the comments made by the Conservation Officer regarding the need for outdoor storage. In addition, it was requested that the tree which belongs to the Canal & River Trust is protected.</p> |
| 21/01254/LBC | <p>Improvements and alterations to dining room and kitchen The Old Cottage, Bank Mill Lane (NR)</p> <p>Concern</p> <p>There was no narrative provided on what impact there would be to the original features of the property.</p> |
| 21/01291/LDP | <p>Single storey rear extension and loft conversion 20 Elizabeth II Avenue (AS)</p> <p>Noted</p> |
| 21/01088/TCA | <p>Reduce height of 4 conifers in hedgerow, by approximately 3 metres. Greyfold, Cross Oak Road (TG)</p> <p>No Objection</p> <p>Works should be undertaken in accordance with guidance from the RSPB.</p> |
| 21/01146/TCA | <p>Works to Cherry Tree 69 George Street (TG)</p> <p>No Objection</p> <p>Works should be undertaken in accordance with guidance from the RSPB.</p> |
| 21/01170/TCA | <p>Works to Yew Tree 10 Charles Street (AS)</p> <p>No Objection</p> <p>The Committee requested replacement with a small suitable native species. Works should be undertaken in accordance with guidance from the RSPB.</p> |
| 21/01179/TCA | <p>Works to trees 52 Cross Oak Road (AS)</p> <p>No Objection</p> <p>Works should be undertaken in accordance with guidance from the RSPB.</p> |
| 21/01215/TCA | <p>Works to trees 6 Cowper Road (TG)</p> <p>No Objection</p> <p>Works should be undertaken in accordance with guidance from the RSPB.</p> |
| 21/01326/TCA | <p>Works to trees 14 Torrington Road (TG)</p> <p>No Objection</p> |

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| | Works should be undertaken in accordance with guidance from the RSPB. |
| 21/01045/TPO | Works to trees. Kennet House Kitsbury Road (TG) No Objection The Committee requested replacement with a suitable native species. Works should be undertaken in accordance with guidance from the RSPB. |
| 21/01064/TPO | Fell Tree 11 Greystoke Close (TG) No Objection Subject to replacement with a suitable native species. |
| 21/01132/TPO | Fell Tree High View, 44 Castle Hill (AS) No Objection Works should be undertaken in accordance with guidance from the RSPB. |
| 21/01325/TPO | Works to tree 14 Torrington Road (TG) No Objection, but the Committee refer to the Tree Officer for clarification. |

TP 56/21 Planning Appeals

None had been received.

TP 57/21 Planning Appeal Decisions

None had been received.

TP 58/21 Planning decisions

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

TP 59/21 Close of Meeting

The meeting closed at 20:55 pm.

Signed.....

Date.....