

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Main Hall, Ground Floor, Civic Centre

Monday 12 July 2021 at 7.30 pm

MEMBERS PRESENT:

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

ALSO PRESENT:

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

Other: 2 members of the public

TP 96/21 To receive Apologies for Absence

Apologies were received from Cllr P White.

TP 97/21 To receive Declarations of Interest regarding items on the agenda.

Cllr P de Hoest declared an interest in application 21/02443/RET as the applicant was known to him.

Cllr G Stevens declared an interest in applications:
21/01802/FHA as the architect was known to him;
21/02536/FUL as the architect was known to him; and
21/02595/FHA as the architect was known to him.

TP 98/21 Minutes of the Previous Meeting held on 21 June 2021 (previously circulated).

The minutes of the meeting held on 21 June 2021 (previously circulated) were approved as a correct record and as such could be duly signed by the Chair.

TP 99/21 Chair's Communications

1. Road Traffic Orders

i) THE HERTFORDSHIRE (TEMPORARY CLOSING OF WOODLANDS AVENUE, BERKHAMSTED) ORDER 2021)

NOTICE is given that the 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 Woodlands Avenue, Berkhamsted from its junction with Beech Drive north eastwards to its junction with Holly Drive a distance of approximately 96m (“the Road”).

An alternative route will be via Woodlands Avenue, Hazel Road, Chestnut Drive, Swing Gate Lane and Woodlands Avenue.

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 19 July 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 OF A4251 HIGH STREET, BERKHAMSTED) ORDER 2021

NOTICE is given that the 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 High Street, Berkhamsted from its junction with Kitsbury Road south eastwards to its junction with A416 Kings Road a distance of approximately 930 metres (“the Road”), except for access.

An alternative route will be via A4251 (High Street/Gossoms End/High Street/Tring Road), A41 (Interchange Tring/unnamed road) and A416 (Chesham Road/Kingshill Way/Kings Road).

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

If the Order is made, it shall come into force on 30 July 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.

iii) THE HERTFORDSHIRE (TEMPORARY CLOSING OF CROSS OAK ROAD, BERKHAMSTED) ORDER 2021

NOTICE is given that the 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 Graemes Dyke Road north eastwards to its junction with Anglefield Road a distance of approximately 283 metres (“the Road”).

An alternative route will be via Cross Oak Road, Shootersway, A416 Kings Road, Charles 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 26 July 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.

2. Tree Preservation Orders

None had been received.

3. Licensing

- i) Pavement Licence had been received for Copper House Bar & Brasserie, 196 High Street.

The Committee had concerns about access for pedestrians on market days. It was felt permitting midnight trading hours on the pavement on a Sunday was inappropriate in a residential area.

- ii) Premises Licence had been received for Lidl, Billet Lane/Gossoms End.

Cllr G Corry was concerned about the supply of alcohol until 11pm in a residential area being permitted.

- iii) Pavement Licence had been received for Marios, 208 High Street.

Cllr G Corry was concerned that the proposed table placement would be potentially hazardous for pedestrians.

4. Dacorum Local Plan Emerging Strategy for Growth (2020-2038) consultation: response summary

It was **noted** that, following the closure of the Dacorum Local Plan Emerging Strategy for Growth (2020-2038) consultation, an update was given at Dacorum's Scrutiny Committee on the 30th June 2021 on the outcomes of the consultation and the planned next steps. This report to the Committee can be found [here](#) and include the following two summary reports which outline some of the key points from the consultation:

[Appendix 1: Emerging strategy consultation summary report](#)

[Appendix 1: Emerging Strategy consultation report – with LD comments](#)

Detailed responses from consultees and residents are available in the list of Appendix 2 documents [here](#)

Cllr G Stevens advised that on the 20th July Dacorum's Cabinet **is** due to decide its next steps and whether to restart the Task and Finish Group.

5. Affinity: draft drought plan consultation

It was **noted** that Affinity's draft drought plan consultation which runs until the 30th July 2021. Individual responses can be sent to Affinity using the contact details in the document which was circulated with the Agenda.

TP 100/21 Multi Storey Car Park Update

There were no updates.

TP 101/21 Public Participation

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

TP 102/21 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

21/02076/FUL	<p>AMENDED/ADDITIONAL INFORMATION Proposed new fencing and access gates providing for safeguarding of pupils. Kitcheners, Field Castle Hill (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 in objection to the application. The justification for the fencing is to protect pupils, but also seemingly to protect equipment. The Group contended that theft is not a valid reason for a permanent intrusion into Green Belt and AONB, and that care should instead be taken to protect equipment. It is not never before been necessary to protect pupils in the manner proposed and seems unnecessary. The Group was also concerned about the preservation of the Right of Way through the site and sought the views of the DBC Rights of Way Officer, acting as agent of HCC.</p> <p>Standing Orders were reinstated.</p> <p>Objection</p> <p>The Committee agreed with the BCA and maintained its previous objection as follows: The area is in the AONB and there is insufficient justification for the proposed enclosure of this area.</p> <p>AONB, CS24, CS25</p>
21/01961/FHA	<p>AMENDED/ADDITIONAL INFORMATION Replacement fence and gates Moorings, 13 Anglefield Road (HE)</p> <p>The Committee noted the comments which had been sent in by the case officer.</p> <p>Objection</p> <p>The previous application approved in 2019 did not mention the proposed large gates to access the driveway. The Committee maintained its objection as the proposals set an unwelcome and obtrusive precedent in an otherwise pleasant streetscene which the Committee wishes to preserve.</p> <p>CS12</p>
21/01802/FHA	<p>AMENDED/ADDITIONAL INFORMATION Loft conversion with rear dormer and rooflight and two front rooflights 14 Shrublands Avenue (NV)</p> <p>No Objection</p>
21/02386/FHA	<p>AMENDED/ADDITIONAL INFORMATION Demolition of existing single storey rear kitchen extension, and replacement with larger single storey rear extension, also incorporating reduction of first floor bedroom window height at rear elevation of house to suit new roof pitch 7 Cross Oak Road (JM)</p>

	No Objection
21/02419/FUL	<p>Conversion of building to seven self-contained flats Abeegale House, 13 Shrublands Road (AP)</p> <p>Objection</p> <p>The proposals are an overdevelopment of the site and would result in a lack of amenity space for residents. There is also a lack of parking provision.</p> <p>Appendix 3</p>
21/02489/FUL	<p>Remove ATM. Overboard with weather proof timber sheet and paint. Remove Night Safe and infill opening with red brickwork flush to match. Reinstate missing down pipe and rod drain to front elevation. Scrape, fill and paint windows and door columns to match existing Barclays 189 - 191 High Street (JM)</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 advise that it had no objection to the proposals, but would like a condition in place which requires the replacement brickwork match in colour, bonding and mortar.</p> <p>Standing Orders were reinstated.</p> <p>No Objection. The Committee agreed with the views of the BCA and requested that all materials should match.</p>
21/02536/FUL	<p>Change of use from Trichology Clinic (D1) to dwelling (C3) and construction of single storey rear extension. 44 Lower Kings Road (DT)</p> <p>No Objection, to change of use, but the Committee highlighted the comment from Conservation with regard to the design features of the decking and the roof.</p>
21/02555/FUL	<p>Change of Use from B1 (Business) to A1 (Retail) 36B Lower Kings Road (CL)</p> <p>No Objection</p>
21/02170/FHA	<p>Garage conversion, single storey rear extension and first floor extension over existing side projection 21 Castle Hill Avenue (LB)</p> <p>No Objection.</p>
21/02367/FHA	<p>Installation of L-shaped composite decking structure in the back garden. 22 Shrublands (HE)</p> <p>No Objection</p>

21/02402/FHA	<p>Two storey side extension. Rear dormer with room in roof, extend front dormer and garage conversion and roof lights to front and rear elevations. 1 Dorriens Croft (HE)</p> <p>No Objection</p> <p>The Committee requested that the dormer be set below the ridge.</p>
21/02404/FHA	<p>Construction of a single storey oak framed garden room 9 Ballinger Court (MM)</p> <p>No Objection</p>
21/02421/FHA	<p>Single storey rear extension 4 Trevelyan Way (TG)</p> <p>No Objection</p>
21/02423/FHA	<p>Single storey front and rear extensions, 1st floor side extensions and loft conversion with new rooflights, side dormer plus associated internal alterations 18 Castle Hill Avenue (MM)</p> <p>No Objection</p>
21/02463/FHA	<p>Rear dormer window and 2 No rooflights to rear roof slopes plus internal alterations 12 Clarence Road (LB)</p> <p>No Objection</p>
21/02465/FHA	<p>Replacement of two uPVC windows on first and second floors at the rear of the property with wooden sash windows 10 Clarence Road (LB)</p> <p>No Objection</p>
21/02470/FHA	<p>Demolition of existing garage, construction of part single part two storey side and rear extensions, internal alterations, front parking arrangements revised 51 Meadow Road (JM)</p> <p>No Objection</p> <p>The Committee noted the objection on the website. It requested that access on the footpath be fully protected and the boundary wall be re- instated following demolition of the garage.</p>
21/02479/FHA	<p>Construction of new detached single garage Larchmoor, Kingshill Way (EP)</p> <p>Concern</p> <p>There was concern about the width of the garage doorway.</p>

21/02493/FHA	<p>Planning approval sought for the existing house rendering. 20 Verney Close (TG)</p> <p>No Objection</p>
21/02533/FHA	<p>Front and rear part single part double storey extensions (amended scheme, previous application 21/01577/FHA 51 Bridgewater Road (JM)</p> <p>No Objection</p> <p>The Committee requested a condition for a landscape scheme to incorporate a hedge at the rear of the South Park Garden properties.</p>
21/02539/FHA	<p>Replacement driveway, demolition of unsafe from wall, new brick retaining walls, creation of new entrance. Soft landscaping additions The Rowans, 11 Shrublands Road (LB)</p> <p>No Objection</p> <p>The Committee requested that the tree to be removed is replaced with a suitable native species.</p>
21/02545/FHA	<p>Paint front exterior of property in durable weatherproof paint. 58 Shrublands Avenue (LB)</p> <p>Objection</p> <p>It was noted that the street has an Article 4 Direction. The Committee objected to the proposed painting of the front elevation and requested that the existing paintwork be made good.</p>
21/02556/FHA	<p>Single storey rear extension and two side extension with roof remodelled. New entrance and canopy at front including extension at the front to contain storage. New rear terrace 32 Trevelyan Way (NV)</p> <p>No Objection</p> <p>The Committee had no objection to the scheme but were concerned about loss of amenity to the neighbours at the rear arising from the extended decking.</p>
21/02570/FHA	<p>Single storey rear extension with white render to match existing. Green sedum roof and rooflights. new window door openings and metal flue. A side access door inserted to south elevation. 19A Barncroft Road (TG)</p> <p>No Objection</p>

21/02586/FHA	<p>Part two storey, part three storey, part single storey side and rear extension with new raised main roof over and converted loft area with roof windows to front and rear elevations 5 Whitewood Road (JM)</p> <p>Concern</p> <p>The Committee were concerned about the potential loss of amenity to the adjacent neighbour.</p>
21/02587/FHA	<p>Single storey rear extension 75 Kings Road (NV)</p> <p>No Objection</p>
21/02592/FHA	<p>Construction of home office and garden store in rear garden 39 Highfield Road (JM)</p> <p>No Objection</p> <p>These adjacent properties already have cramped garden amenity space, the proposed office/store provides additional working spaces.</p>
21/02594/FHA	<p>Construction of home office and garden store within rear garden 37A Highfield Road (LB)</p> <p>No Objection</p> <p>These adjacent properties already have cramped garden amenity space, the proposed office/store provides additional working spaces.</p>
21/02595/FHA	<p>First floor front extension. 11 Greystoke Close (NV)</p> <p>No Objection</p>
21/02623/FHA	<p>Ground floor extension to front elevation and garage conversion. 8 Dorriens Croft (TG)</p> <p>No Objection</p>
21/02627/FHA	<p>Single storey rear and part side extension, and garage conversion. 45 Elizabeth II Avenue (TG)</p> <p>No Objection</p>
21/01824/ADV	<p>Two sets of replacement building letters, two replacement totems and a new fascia panel at the car park entrance. A number of non-illuminated panel signs in and around the car park Waitrose Ltd, St Johns Well Lane (JM)</p> <p>Objection</p>

	<p>The Committee objected to the internally illuminated sign in the Conservation Area and agreed with the Conversation Officer's recommendation of Halo signage.</p> <p>The parking duration signs are inconsistent, with some saying 3 hours and some 2 hours.</p>
21/02443/RET	<p>Temporary (10 years) planning permission (retrospective) for three level 5.8 metres high timber activity frame built between two well established trees in the front garden, with associated enclosed staircases and 1.2m high railing enclosures 22 Shrublands Road (HE)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>The applicant spoke for the application. The Committee were advised that since receiving the notice from enforcement, the applicant has engaged positively with the planning officer and consultants in order to address concerns. The structure is attached to adjacent trees and is no longer on the ground and will be enclosed in a steel mesh to protect passers-by. The visibility from Shrublands Road will be addressed by painting the structure in a soft green colour and enclosing it in fake shrubbery and holly and hawthorn to match the existing trees.</p> <p>A representative from the BCA Townscape Group spoke in objection to the application for the following reasons:</p> <ul style="list-style-type: none"> - Chaotic, tall design which overhangs the pavement of Queens Road and is fixed to two trees as opposed to the ground. - Safety issue due to unsuitable foundation and structure. - There has been a lack of regard for the planning system and neighbours. <p>If approved, the Group requested a condition be put in regarding time limit, height restriction and that the application be named against the applicant, not the house.</p> <p>Standing Orders were reinstated.</p> <p>There was debate amongst the Committee regarding the structure, overlooking, streetscene and the applicant's proposed amendments. It was agreed to have a recorded vote, results as follows:</p> <p>Objection: Cllr A Armytage, Cllr G Corry No Objection: Cllr P de Hoest, Cllr P Fisher, Cllr J Jones</p> <p>Cllr G Stevens abstained.</p> <p>No Objection</p> <p>The Committee encouraged the applicant to engage fully with the case officer in order to alleviate any concerns and to make suitable changes to the structure.</p>

21/02036/LBC	<p>Removal of black and brown finish from the beams 63 Gossoms End (NV)</p> <p>No Objection</p>
21/02483/LBC	<p>Repainting of shopfront, repainting of menu box, repainting of projecting sign 296-298 High Street (BC)</p> <p>No Objection</p>
21/02490/LBC	<p>Remove ATM. Overboard with weather proof timber sheet and paint. Remove Night Safe and infill opening with red brickwork flush to match. Reinstate missing down pipe and rod drain to front elevation. Scrape, fill and paint windows and door columns to match existing. Barclays, 189 - 191 High Street (JM)</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 advise that it had no objection to the proposals, but would like a condition in place which requires the replacement brickwork match in colour, bonding and mortar. It also agreed with the Conservation Officer's recommendation that the wooden door infill should be a 6-pannelled, non-opening door, to mirror the matching door.</p> <p>Standing Orders were reinstated.</p> <p>No Objection. The Committee agreed with the views of the BCA and requested that all materials should match and that the door should match in style and colour.</p>
21/02511/LBC	<p>Internal alterations to increase size of wash up and food serving areas The Crown, 145 High Street (NV)</p> <p>No Objection</p>
21/02214/LDP	<p>Existing garage conversion to home office Harratts, Chesham Road (IK)</p> <p>Noted</p>
21/02466/LDP	<p>Replacement of existing conservatory glazed roof with pitched tiled roof. Replacement of existing conservatory glazing with combination of brick piers and glazing. Replacement of chamfered corners to existing conservatory with new square corners Homewood, 2 Meadway (LB)</p> <p>No Objection</p>

21/02373/UPA	<p>Construction of additional storey. Full height with additional storey will be 9.325m Arewa, Shootersway Lane (JG)</p> <p>The Committee noted the objection received from the neighbour regarding loss of amenity and overlooking.</p> <p>The property is one of three built in identical form. The proposal will harm the streetscene and the amenity of neighbouring dwellings.</p> <p>Objection</p> <p>CS11, CS12</p>
21/02411/TCA	<p>Work to Sycamore, Ash and Willow trees Disney Lodge Doctors Commons Road (TG)</p> <p>No Objection</p>
21/02412/TCA	<p>Work to trees 336 High Street (TG)</p> <p>No Objection</p>
21/02417/TCA	<p>Works to tree All Saints Methodist Church, Shrublands Road (TG)</p> <p>No Objection</p>
21/02418/TPO	<p>Works to tree 3 Coombe Gardens (TG)</p> <p>No Objection</p>
21/02468/TPO	<p>Works to trees Land To Front of Pantiles, 1 Meadway (TG)</p> <p>No Objection</p>
21/02474/TPO	<p>Works to trees 2 Gaveston Drive (TG)</p> <p>No Objection</p>
21/02534/TPO	<p>Works to trees Highfields, Shenstone Hill (TG)</p> <p>No Objection</p>
21/02574/TPO	<p>Works to Tree Land Off Townsend Gate (TG)</p> <p>No Objection</p>

TP 103/21 Planning Appeals

None had been received.

TP 104/21 Planning Appeal Decisions

Appeal decisions received for:

- i) 3 Gaveston Drive
- ii) 13 Shrublands Road
- iii) 36 Kitsbury Road

The appeals were **noted**.

TP 105/21 Planning decisions

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

TP 106/21 Close of Meeting

The meeting closed at 21:37 pm.

Signed.....

Date.....