

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Main Hall, Ground Floor, Civic Centre

Monday 13 September 2021 at 7.30 pm

MEMBERS PRESENT:

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

ALSO PRESENT:

Officer: D. McGlynn, Deputy Town Clerk (interim) - minutes

Other: 2 members of the public

TP 129/21 To receive Apologies for Absence

Apologies were received from Cllr J Jones.

TP 130/21 To receive Declarations of Interest regarding items on the agenda.

Cllr G Stevens declared an interest in applications:

21/03208/FHA as the applicant was known to him;
21/3303/FHA as the applicant was known to him; and
21/03206/FUL as the architect was known to him.

Several members of the Committee declared an interest in application 21/03233/FHA as the applicant was known to them.

All members of the Committee declared an interest in application 21/03167/TPO as the applicant was known to them.

TP 131/21 Minutes of the Previous Meeting held on 23 August 2021 (previously circulated).

The minutes of the meeting held on 23 August 2021 (previously circulated) were approved as a correct record and as such could be duly signed by the Chair.

TP 132/21 Chair's Communications

1. Road Traffic Orders

- i) THE HERTFORDSHIRE (TEMPORARY CLOSING OF IVY HOUSE 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 Ivy House Lane, Berkhamsted from its junction with Bank Mill north eastwards and north westwards to its junction with The Common (“the Road”), a distance of approximately 1234m, except for access.

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

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 24 September 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 CHARLES 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 Charles Street, Berkhamsted from its junction with A416 Kings Road north westwards to its junction with Cross Oak Road, a distance of approximately 559m (“the Road”), except for access.

An alternative route will be via A416 Kings Road, A4251 High Street and Cross Oak Road.

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 20 September 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 VARIOUS ROAD IN BERKHAMSTED)

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 length of road (“the Roads”): -

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, Cock Grove, Hagdale Lane, Chesham Road, Hog Lane and Northchurch 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 4 October 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.

2. Tree Preservation Orders

None had been received.

TP 133/21 Licensing Applications

The Committee **noted** that the following Premises Licences had been received:

- i) Bills Restaurant, 163-165 High Street
- ii) The Crystal Palace, Station Road

A pavement licence was received for:

- i) Hanako Flowers Ltd

The Committee were concerned that any use of the pavement should not block the path for disabled persons.

TP 134/21 212 – 220 High Street: Presentation on initial plans for redevelopment

The presentation did not go ahead as the property owners were not in attendance.

TP 135/21 Multi Storey Car Park Update

The Committee requested that an update be obtained from Dacorum Borough Council and presented at the next Town Planning Committee meeting on the current uptake of use of the disabled spaces, including any comments received from the car park users about the disabled spaces.

Action: Cllr G. Stevens /Town Clerk

TP 136/21 Public Participation

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

TP 137/21 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

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| 21/02586/FHA | <p>AMENDED/ADDITONAL INFORMATION</p> <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>Standing Orders were suspended to enable members of the public to speak.</p> <p>The neighbours who live in the adjoining properties (at No. 7 and No. 3) spoke in objection to the application for the following reasons:</p> |
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| | <ul style="list-style-type: none"> raising the ridge of the roof by 1 metre would be incongruous with the street scene and would impact upon the adjacent neighbours' daylight / sunlight; the addition of 3 metres in depth to the rear would be detrimental to the visual amenity and may breach the 45-degree line of No. 3's kitchen window; and the proposed plans for the bedroom window in the first-floor side elevation would look directly into the existing bedroom window of No. 3 resulting in a lack of privacy. <p>Standing Orders were reinstated.</p> <p>Objection</p> <p>The Committee objected to the proposed window on the side extension which would overlook the bedroom window at No. 3.</p> <p>The Committee also objected on the grounds of scale, mass and bulk and because the proposals would be detrimental to the street scene.</p> <p>CS11, CS12</p> |
| 21/03153/FHA | <p>AMENDED/ADDITIONAL INFORMATION Two storey front and side extension with a single storey rear extension. 61 Bridgewater Road (EP)</p> <p>No objection</p> |
| 21/03175/FHA | <p>Single storey rear extension. The Old Rectory Rectory Lane (NV)</p> <p>No objection</p> |
| 21/03181/FHA | <p>Part single, part two-storey side extensions & internal alterations. 19 South Park Gardens (LB)</p> <p>No objection</p> |
| 21/03192/FHA | <p>Proposed single storey rear infill extension and replacement of the rear flat roof, new roof lights and interior alterations. 48 Ellesmere Road (JM)</p> <p>No objection</p> |
| 21/03208/FHA | <p>Single storey front extension and side porch extension 32 Charles Street (RF)</p> <p>No objection</p> |
| 21/03215/FHA | <p>Two storey gabled front extension replacing the existing porch and front door. 75 Kings Road (NV)</p> <p>No objection</p> |

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| 21/03226/FHA | Part garage conversion to include the installation of rear glazed door and new window. 14 Admiral Way (TG) No objection |
| 21/03233/FHA | Proposed orangery style extension with removal of existing window and brickwork below to create access. Kingsmere Kingsdale Road (JM) No objection |
| 21/03258/FHA | Lengthening of bathroom window, retaining heavily frosted glass. 35 Egerton Road (NV) No objection |
| 21/03262/FHA | Single storey rear extension 11 Queens Road (NV) No objection |
| 21/03266/FHA | Demolition of existing garage and replace with new timber garage building. 2 Belton Road (TG) No objection |
| 21/03268/FHA | First floor rear and side extension and alterations to existing planning permission (4/03237/18/FHA) for single storey side extension. 27 Kings Road (LB) No objection |
| 21/03294/FHA | Construction of garden room. The Lodge Castle Hill (NV) No objection |
| 21/03277/FHA | Alterations to the existing first-floor roofline of the principal elevation including a new first-floor gable extension to replace an existing dormer window. New first-floor external facing material to be 'white' render to all front principal facing elevations, front lower sections, flank and rear walls to all show facing brickwork to match existing. New gable roof addition. Internal alterations and replacement windows and doors. 44 Long View (HE) No objection |
| 21/03295/FHA | Proposed single-storey side infill extension, alterations to existing single-storey rear extension, replacement windows and remodelled external steps to rear garden. 124 George Street (LB) No objection |

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| 21/03303/FHA | <p>One and two storey side extension, alterations to fenestration, enlargement of driveway and installation of front gates and fence. Somersall Shootersway Lane (JM)</p> <p>Concern</p> <p>The Committee queried whether the depth of the proposed positioning of the gates complied with policy. The Committee was concerned that any future gate should maintain the open style of the street scene and ensure that waiting cars do not block the road.</p> |
| 21/03304/FHA | <p>Addition of a single storey glass roof located on the east elevation of the property in the private garden. 38 Bridgewater Road (HE)</p> <p>The Committee noted that an objection had been received from a neighbour on the grounds of proximity to the boundary and impact on amenity.</p> <p>Concern</p> <p>The Committee commented that the proposed development should be serviceable from within the curtilage.</p> |
| 21/03331/FHA | <p>Install two new dormers to match existing on front elevation. Swing Gate House Swing Gate Lane (LB)</p> <p>No objection</p> |
| 21/03354/FHA | <p>Single storey rear extension and new decking with glass balustrade 19 Oakwood (JM)</p> <p>No objection</p> |
| 21/03370/FHA | <p>Single storey side extension and and front infill. Larks Hill, Gravel Path (LB)</p> <p>No objection</p> |
| 21/03372/FHA | <p>Single storey side and rear extensions. Garage conversion. 24 Hillside Gardens (LB)</p> <p>Concern</p> <p>The Committee had some concerns regarding the loss of the garage which could lead to parking on the already congested street.</p> |
| 21/03390/FHA | <p>First floor side extension 14 Park View Road (NV)</p> <p>No objection</p> |
| 21/03206/FUL | <p>Alterations to existing shop-front, including removal of structural columns, new structural supports added, new glazing, new signage & decoration. Aitchison Raffety 154 - 158 (EP)</p> |

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| | <p>The Committee noted an objection from the BCA Townscape Group.</p> <p>Concern</p> <p>The Committee had some concerns that the proposed alterations are out of keeping with the street scene. The Committee also noted that Cllrs G. Stevens and G. Corry supported the objection made by BCA Townscape Group.</p> |
| 21/03116/LBC | <p>Replace 6 existing windows - 1 on first floor landing; 2 in bedroom 1; 2 in dining room; 1 in living room. New rear hall door. The Farmhouse Bottom Farm Swing Gate Lane (NR)</p> <p>No objection</p> |
| 21/03261/LDP | <p>Rear Dormer 11 Queens Road (NV)</p> <p>No objection</p> |
| 21/03366/TCA | <p>Fell Tree Rosebank Doctors Commons Road (TG)</p> <p>No objection, on the condition that the removed tree is replaced with another tree of a suitable native species.</p> |
| 21/03367/TCA | <p>Works to Trees The Bungalow Church Lane (TG)</p> <p>No objection</p> |
| 21/03385/TCA | <p>Works to Trees 3 New Manor Croft (TG)</p> <p>No objection, on the condition that any removed trees are replaced with another tree of a suitable native species.</p> |
| 21/03167/TPO | <p>Works to Trees 28 Gaveston Drive (TG)</p> <p>No objection, on the condition that any removed trees are replaced with another tree of a suitable native species.</p> |

TP 138/21 Planning Appeals

An appeal notification was received for:

21/00535/FUL, Construction of 1 no dwelling with attached annex following demolition of existing detached double garage, Land Sw Rosewood Shootersway Lane.

The appeal was **noted**.

TP 139/21 Planning Appeal Decisions

None have been received.

TP 140/21 Planning decision

There was a short discussion regarding the decision schedule which had been circulated with the agenda.

TP 141/21 Close of Meeting

The meeting closed at 20:27 pm.

Signed.....

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