

**BERKHAMSTED TOWN COUNCIL**

Minutes of the Meeting of the

**TOWN PLANNING COMMITTEE**

held in the Council Chamber, Civic Centre, Berkhamsted on

**16 July 2018 at 7.30 pm**

**MEMBERS PRESENT:**

Councillors: A Armytage – Chair  
J Jones  
B Newton  
I Reay  
G Stevens  
G Yearwood

**ALSO PRESENT:**

Councillors: G Corry  
D. Collins  
T. Ritchie

**TP 110/18** To receive **Apologies for Absence**

There were no apologies for absence

**TP 111/18** To receive **Declarations of Interest** regarding items on the agenda

4/01679/18/LDP – Architect was known to Cllr G Stevens  
4/01663/18/FUL – Cllr A Armytage lives near  
4/01056/18/FUL – Cllr G Stevens knows the agent

**TP 112/18** **Minutes of the Previous Meeting** held on 25 June 2018

The minutes of the meeting held on 25 June were approved as a correct record and were duly signed as such by the chair.

**TP 113/18** **Chair's Communications**

**Road Traffic Orders**

- (i) NOTICE is given that the Hertfordshire County Council intends to make an Order to prohibit all traffic from using various lengths of 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.

If the Order is made, it shall come into force on 1 August 2018 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.

Papers are attached with full details. Diversions affect the High Street, Kingshill Way, Kings Road and Chesham Road.

- (ii) NOTICE is given that the Hertfordshire County Council intends to make an Order to prohibit all traffic from using various lengths of 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: -

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Papers are attached with full details. Roads mainly affected are Ridgeway, Tresco Road and Bourne Road with diversions via Greenway, Finch Road, The Hawthorns, Shrublands Road and Ashridge rise.

### **Tree preservation orders**

None received.

### **Licensing**

- (i) DBC Gambling Act 2005 Statement of Principles

As discussed at the 25 June meeting, to **receive and discuss** Cllr G Stevens' draft response to Dacorum Borough Council's consultation on its revised Gambling Act 2005 Statement of Principles. (The draft revised statement of principles together with the draft Local Area Profile were forwarded to Councillors on 18 June 2018.)

To **agree** a response as appropriate to be sent to DBC by the consultation closing date, 29 July 2018.

Cllr Stevens recommended that we note the consultation. Cllr Stevens' notes are attached as Appendix 1. The Chair asked for thanks to Cllr Stevens to be minuted.

- (ii) Licensing application M046228

Application type: LA2003: Premises licence - Full Variation application for alteration to plans attached to licence at The Crown, 145 High Street.

It was noted that there were no changes except within the building and that these have been approved already.

(iii) Licensing application M046219

Application type: LA2003: Premises licence - Full Variation application for additional activities at Everyone Active Sports & Leisure Management, Berkhamsted Sports Centre, Lagley Meadow.

Cllr Stevens advised an objection with regard to the boxing and wrestling provision. We need further information in regard to how contestants will be safeguarded. Concerns were also expressed in regards to antisocial behaviour. This is a residential area with housing for the elderly. It was noted that the proposed licensing and opening hours would mean that alcohol would be supplied until 11pm. It was felt that 10pm would be preferable on Sundays.

(iv) Licensing application M046202

Application type: LA2003: Premises licence - Full Variation application at the Olive Tree Restaurant, 270-272 High Street, Berkhamsted.

Cllr Corry expressed a concern about nuisance arising from the volume of the music.

(v) Licensing of Alcohol and Gambling Sub-Committee 16 July 2018

LA2003: Premises license  
Full Variation application  
Shell Budgens Berkhamsted  
Cross Oaks Service Station, 345 High Street,  
Berkhamsted

Cllr Armytage made our representation at this meeting. The application was granted.

**TP 114/18                      Multi Storey Car Park Update**

- (i) THE BOROUGH OF DACORUM (ST JOHN'S WELL LANE, WATER LANE AND THE MOOR, BERKHAMSTED) (OFF-STREET PARKING PLACES) ORDER 2018

It was noted that information about the consultation was circulated to Town Councillors on 26 June and a summary has been placed on the website. This is a consultation on proposals to change the conditions of parking within the car parks in Berkhamsted during the closure of Lower Kings Road car park for the construction of a multi-storey car park. The consultation closes on 25 July 2018.

Cllr Ritchie reported that the Parking Forum had found the changes acceptable for the six months of the car park's construction, particularly as St John's Well long stay is not fully used.

Following a discussion, it was agreed that DBC should be advised that we need a further TRO for Mill Street. We have no objection to the proposals and we await the planning application and highways guidance.

- (ii) To **receive** any further updates on the MSCP if available.

**TP 115/18                      Public Participation**

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

**TP 116/18**                      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.

4/00335/18/FUL              PART DEMOLITION OF EXISTING SIDE EXTENSIONS AND CONSTRUCTION OF NEW 3-BED DETACHED DWELLING. 3 GAVESTON DRIVE

**Objection.** The development is cramped, there would be a loss of amenity to the adjoining owners and not much amenity space for the new property. Tandem parking would exacerbate the current parking situation and traffic movement. The lack of provision of a garage is out

of character with surrounding houses and there is a loss of light to No. 1 and potential damage to the hedge line

Appendix 5; Appendix 3 (iv); CS11; CS12

4/00538/18/ROC VARIATION OF CONDITION 3 (JULIET BALCONY) ATTACHED TO PLANNING PERMISSION 4/01994/17/FHA (SINGLE STOREY AND TWO STOREY REAR EXTENSION)  
16 SWING GATE LANE  
**(To review in light of additional information from planning officer)**

**No objection**

4/01056/18/FUL SINGLE STOREY EXTENSION TO RESTAURANT WITH NEW FIRST FLOOR RESIDENTIAL DWELLING.  
270 HIGH STREET

**No objection**

4/01098/18/FHA TWO STOREY SIDE EXTENSION AND GARAGE CONVERSION, 6 ST MARGARETS CLOSE **AMENDED**

**No objection**

4/01311/18/FHA TWO STOREY FRONT EXTENSION  
4 ROSEHILL  
**[AMENDED SCHEME]**

**No objection**

4/01419/18/ADV FASCIA SIGN  
BERKHAMSTED COLLEGIATE PREPARATORY SCHOOL,  
DOCTORS COMMONS ROAD

**Objection.** This is not a fascia sign. It is over large, particularly as it is the Conservation Area. Should there be internal illumination, we would like clarification on the proposed hours of operation.

P120

4/01462/18/LDP ROOF EXTENSION WITH THREE FRONT VELUX WINDOWS, REAR DORMER WITH JULIET BALCONY  
10 EGERTON ROAD

**No objection**

4/01469/18/ADV INSTALLATION OF FASCIA SIGN  
BERKHAMSTED SCHOOL, LAND ADJ NEWCROFT CAMPUS, MILL STREET

**No objection**

- 4/01498/18/FHA CONSERVATORY  
1 CEDAR ROAD
- No objection**
- 4/01534/18/RET RETENTION OF KITCHEN EXTRACTOR DUCTING ON FLAT ROOF  
BEHIND THE EXISTING SLATE ROOF AT FIST FLOOR LEVEL.  
THE BOAT, GRAVEL PATH
- No objection** but sympathetic screening would be welcome as it is in  
the Conservation Area.
- P120
- 4/01537/18/FHA SINGLE STOREY REAR EXTENSION  
67 CROSS OAK ROAD
- No objection**
- 4/01541/18/TPO WORKS TO TREES  
10 BEEHCROFT
- No objection.** We would like the trees to be replaced by smaller trees.
- 4/01559/18/FHA TWO STOREY SIDE EXTENSION AND PART SINGLE, PART  
TWO STOREY REAR EXTENSION WITH REAR  
ROOFLIGHT AND FRONT PORCH  
80 WESTFIELD ROAD
- Objection.** Loss of light to adjacent property and the 45-degree rule is  
infringed from the ground floor windows
- Appendix 7 (v)
- 4/01583/18/FHA FELL X2 LIME TREES  
1 CASTLE MEWS (CL) **FOR INFORMATION**
- Noted**
- 4/01591/18/TCA WORKS TO TREES  
41 CHARLES STREET (EP) **FOR INFORMATION**
- Noted**
- 4/01592/18/TPO WORKS TO TREES  
8 BEEHCROFT
- No objection**

- 4/01594/18/FHA EXTERNAL ALTERATIONS TO THE EXISTING DWELLING INCLUDING ENLARGED OPENINGS TO THE REAR ELEVATION, REPLACEMENT DOOR / WINDOWS TO THE SIDE ELEVATION, NEW ROOFLIGHTS AND EXTENDED SIDE DORMER.  
14 ALDERLEY COURT
- No objection**
- 4/01596/18/FHA REPLACEMENT CONSERVATORY AND BOUNDARY WALL.  
73 CHARLES STREET
- No objection**
- 4/01600/18/FHA LOFT CONVERSION WITH REAR DORMER, FRONT ROOFLIGHTS AND RELOCATED CHIMNEY STACK.  
34 SHRUBLANDS AVENUE
- No objection**
- 4/01609/18/FUL SINGLE STOREY SIDE KITCHEN EXTENSION AND INTERNAL ALTERATIONS, BERKHAMSTED PREP SCHOOL, KINGS ROAD
- No objection**
- 4/01626/18/TCA WORKS TO T1 BEECH TREE  
40 KINGS ROAD **FOR INFORMATION**
- Noted**
- 4/01628/18/FUL NEW TWO BEDROOM DWELLING  
LAND ADJ 1 ST MARGARETS CLOSE
- Objection.** Proximity to adjacent neighbour (31a Swing Gate Lane) is too close. This could be accommodated by realigning the two car parking spaces.
- CS12
- 4/01652/18/LDP CONSTRUCTION OF SINGLE STOREY REAR EXTENSION  
3 WILLIAM STREET **FOR INFORMATION**
- Noted**
- 4/01661/18/FHA GARAGE CONVERSION, PORCH ALTERATIONS AND FIRST FLOOR REAR EXTENSION.  
BAYRIDGE, KITSBURY ROAD
- No objection.** We would query the existence of a garage.
- 4/01617/18/FHA SINGLE STOREY REAR EXTENSION AND AMENDED FRONT DRIVEWAY  
SOUTHRIDGE, 8 MILLFIELD
- No objection**

- 4/01663/18/FUL APPLICATION FOR LIGHTING TO EXISTING DRIVE AND PARKING AREA  
KITCHENERS FIELD, CASTLE HILL
- No objection.** There should be a condition which limits the use of the lights. They should only be used in term time, in school hours or for special occasions in order to minimise the impact on AONB
- Policy 113
- 4/01654/18/FHA CONSTRUCTION OF A CONSERVATORY TO THE REAR  
6 DORRIENS CROFT
- No objection**
- 4/01674/18/TPO WORKS TO (T92), (T100), (T91), (T94) TREES  
BEECHES, BERKHAMSTED SCHOOL, KINGS ROAD
- No objection** but felled trees should be replaced.
- 4/01682/18/TCA WORKS TO TREES, 24 CHARLES STREET
- No objection**
- 4/00771/18/ROC VARIATION OF CONDITION 3 (APPROVED PLANS) ATTACHED TO  
PLANNING PERMISSION 4/03330/15/FHA, 6a MURRAY ROAD
- To consider, in the light of recent e-mail exchanges, whether the Town Council wishes to submit any further comments on this application, albeit the planning officer was minded to make a decision the week ending 13 July.
- Representations were made by the applicant and the adjoining owner. The committee is of the view that the process has not been followed through properly. This has caused considerable problems for the neighbours, the applicant and BTC. We note that we are being asked to adjudicate on a plan which has already been approved.
- 4/01653/18/FHA LANDSCAPING SCHEME TO REAR GARDEN OF PROPERTY.  
BOUNDARY PLANTING TO BE ENHANCED AND GARDEN LEVELS  
TO BE ADJUSTED WITH USE OF RETAINING WALLS.  
WELLWOOD, 24 MEADWAY.
- No objection**
- 4/01679/18/LDP CONSTRUCTION OF REAR DORMER  
27 HALL PARK GATE
- Noted.** The rear dormer will be unsightly to the neighbours opposite.



4/01681/18/TPO      WORKS TO SILVER BIRCH TREES, 11 MILLFIELD  
(Hyper link faulty – please access via DBC’s website)

**No objection**

**TP 117/18                      Planning Appeals**

It was noted that no planning appeals have been received

**TP 118/18                      Planning Appeal Decisions**

It was noted that no planning appeal decision has been received

**TP 119/18                      Planning decisions**

The planning decisions set out on the sheet attached to the agenda were noted.

6 The Pines, North Road. Permission was originally granted on appeal. The planning inspector’s comments specifically mentioned that the hedge should be retained, however, the inspector’s comments were not reflected as a condition in the planning consent. It was felt that this was a regrettable error.

**TP 120/18                      Close of meeting**

The meeting closed at 9:25pm

Signed.....

Date.....