

**BERKHAMSTED TOWN COUNCIL**

Minutes of the Meeting of the

**TOWN PLANNING COMMITTEE**

held via Remote Meeting Technology

**Monday 22 June 2020 at 7.30 pm**

**MEMBERS PRESENT:**

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

**ALSO PRESENT:**

**Officers:** Mrs J Harley, Deputy Town Clerk (minutes)  
Mr T Noakes, Town Clerk

3 members of the public

**TP 80/20 To receive Apologies for Absence**

Apologies were received from Cllr G Corry and Cllr G Stevens.

**TP 81/20 To receive Declarations of Interest regarding items on the agenda.**

Cllr P de Hoest declared a personal interest in application 20/01209/LDP as the applicant was known to him.

**TP 82/20 Minutes of the Previous Meeting held on 01 June 2020.**

The minutes of the meeting held on 01 June 2020 (previously circulated) were approved as a correct record and as such could be duly signed by the Chair.

**TP 83/20 Chair's Communications**

**1. Road Traffic Orders**

**i. THE HERTFORDSHIRE (TEMPORARY 40MPH SPEED RESTRICTIONS ON A41 TRING BYPASS, TRING/A41 (UNNAMED 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 vehicles from being driven at a speed exceeding 40mph on that length of A41 Tring Bypass, Tring/A41 (unnamed road), Berkhamsted from its junction with the B488 Icknield Way/B4635 Aylesbury Road roundabout south eastwards, north eastwards, south eastwards, north eastwards and south eastwards to its junction with the A4251 Watford Road/M25 (junction 20) roundabout (“the length of Roads”), a distance of approximately 22381 metres.

The Order is needed because structure inspection works are proposed to be executed on or near the length of Roads.

If the Order is made, it shall come into force on 13 July 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 length of Roads.

## **ii. THE HERTFORDSHIRE (TEMPORARY CLOSING OF CROSS OAK ROAD, BERKHAMSTED) ORDER NO.2 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 north eastwards to its junction with Greenway (“the Road”), a distance of approximately 282 metres, except for access.

An alternative route will be via Cross Oak Road, Shootersway, A416 Kings Road, A4251 High 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 22 July 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**

None had been received

- 4. To note** a remote meeting which took place on the 20 May 2020 between Councillors and other stakeholders which was hosted by consultants to provide an update on the Transport Plan for Berkhamsted and Tring

The meeting was noted and in Cllr G Stevens' absence, the Town Clerk gave an update from the meeting.

The Local Transport Plan is being formulated in line with Dacorum's new Local Plan, with an official consultation expected later on in the year. Its key principles are expected to include: connecting existing and new developments; promoting bus services; more 20mph zones and more off-road cycling facilities and lanes.

Cllr P De Hoest said that he hoped that provisions for pedestrians will also be catered for in the Transport Plan.

### **TP 84/20 Multi Storey Car Park Update**

Work is continuing with an estimated completion date of high-summer.

### **TP 85/20 Public Participation**

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

### **TP 86/20 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.**

20/00324/FHA	<p><b>AMENDED/ADDITIONAL INFORMATION</b> Demolition of existing outbuilding. Two storey side and rear extension, creation of new raised off street parking space. 65 Victoria Road (JM)</p> <p><b>No Objection</b></p>
20/00669/FUL	<p><b>AMENDED/ADDITIONAL INFORMATION</b> New menage to create all weather surface for equestrian exercise with new timber fencing The Fishing Lodge, Sharpes Lane (JS)</p> <p><b>Objection</b></p> <p>Without sufficient evidence to the contrary, the Committee remained extremely concerned about increased vehicle movements in and out of the narrow and dangerous access of Sharpes Lane onto the main road.</p>
20/00986/FHA	<p><b>AMENDED/ADDITIONAL INFORMATION</b> Rear single storey extension. Works to main entrance and loft conversion 32 Ashlyns Road (EP)</p> <p><b>No Objection</b></p>

20/01110/TCA	<p>Fell Conifer Tree 54 Ellesmere Road (CL)</p> <p><b>No Objection</b>, the Committee requested replacement with a suitable native species.</p>
20/01209/LDP	<p>Alterations to garage including an external electric meter, replacement of the existing garage door with a wall, a new door, installation of velux window and internal works. 39 Hill View (CL)</p> <p><b>Noted</b></p>
20/01250/FHA	<p>Demolition of three single-storey extensions; construction of a single-storey and a two-storey extension; replacement roof and windows; new gateway onto land at Sevens Close 22 Highfield Road (MS)</p> <p><b>Objection</b></p> <p>The Committee agreed with the Conservation Officer's comments on this application. The proposed development is an inappropriate overdevelopment of a Victorian building in the Conservation Area.</p> <p>P120, CS11, CS12</p>
20/01254/TCA	<p>Silver Birch tree at the bottom of the garden at 326 High Street is dead. One branch has already fallen off narrowly missing a parked car. The removal of this dead tree is urgent. 326 High Street (CL)</p> <p><b>No Objection</b></p>
20/01255/TCA	<p>Work to Lime trees (T5 and T6) The Limes 338 High Street (NV)</p> <p><b>No Objection</b></p>
20/01264/TPO	<p>Works to trees Woodside, Meadway (NV)</p> <p><b>No Objection</b></p>
20/01266/TPO	<p>Works to oak trees South Lodge, Shootersway Lane (NV)</p> <p><b>No Objection</b></p>

20/01260/HPA	<p>Single story rear extension measuring 6m deep with a maximum height of 3.40m and a maximum eaves height of 2.95m 43 Ridgeway (JM)</p> <p><b>No Objection</b></p>
20/01296/TPO	<p>Works to trees 1 Beechcroft (EP)</p> <p><b>No Objection</b></p>
20/01297/TPO	<p>Works to trees Red Lodge, Graemesdyke Road (CL)</p> <p><b>No Objection</b></p>
20/01300/FHA	<p>Proposed rear extension and front porch 15 Whitewood Road (CL)</p> <p><b>No Objection</b></p> <p>The Committee requested clarification from the Planning Officer as to whether the path running alongside the site is within the curtilage of the house.</p>
20/01307/FHA	<p>Single storey and rear extensions with garage conversion 37 Egerton Road (AP)</p> <p><b>No Objection</b></p>
20/01335/TCA	<p>Works to tree 12 The Spinney (EP)</p> <p><b>No Objection</b></p>
20/01354/TCA	<p>Works to trees 23A Oakwood (JM)</p> <p><b>No Objection</b></p>
20/01385/FHA	<p>Removal of existing conservatory and construction of single storey rear extension, two storey side extension and roof extension 54 Upper Hall Park (BC)</p> <p><b>No Objection</b></p>
20/01387/TPO	<p>Works to Cedar Tree Undertake minor remedial works on safety grounds to remove a) dead wood b) remove broken and hung up limbs c) cut back to a suitable growing point 25 Oakwood (RF)</p>

	<p><b>No Objection</b></p>
<p>20/01403/ROC</p>	<p>Variation of conditions 2 (Approved Plans) 3 (Landscape works) 5 (Fire Hydrants) attached to planning permission 19/02793/ROC (Variation of Condition 2 (approved plans) attached to planning permission 4/01684/18/FUL (construction of two detached houses) providing for the re-siting of the forward projection of Plot 1 to the north-west and minor alterations to the fenestration of both Plot 1 and Plot 2.) Land to Rear Of 7 And 9 Anglefield Road (JS)</p> <p>The Chair suspended Standing Orders to enable members of the public to speak.</p> <p>Residents of The Oaks, Mr James Davis, Mr Peter Matthews and Mr Neil Bennett, explained that they are objecting to the part of this application which seeks to amend the Site Management and Landscaping Plan (SMP), in particular the variance of the existing conditions regarding the surfacing of The Oaks itself during and after the construction works and the provisions for road and vehicle cleaning.</p> <p>The original applicant stated in the SMP that the existing driveway is unsuitable for construction traffic, will degrade over the period of construction and is also not deemed as an appropriate finish for Tree Protection areas. The original SMP also included plans to install a new subsurface tarmac prior to the commencement of the construction to be finished with resin bound surface after completion, which would come with a 15-year warranty and would meet current drainage regulations. The residents were supportive of these original plans</p> <p>The new applicant has submitted an amended SMP, which seeks to maintain the existing driveway surface stating that it is suitable for construction traffic and will protect tree roots. The residents state that the pooling of the gravel makes access, especially disabled access, difficult. The addition of an extension to the existing narrow path will not allow access to all areas of the road, whereas the resin-bound surface would facilitate access throughout the road. Further, the existing driveway does not appear to comply with current drainage regulations, evidenced by large pools of water left standing on the surface after rain fall.</p> <p>The new SMP states that the residents of The Oaks are responsible for road maintenance, which the residents say is incorrect and that the applicant is responsible with the residents paying a fair proportion.</p> <p>The residents explained that the existing SMP also provided for a jet wash to be kept on site to ensure vehicles can be cleaned before leaving the site and the new tarmac drive be kept clean and mud free. The applicant's new SMP has no provision for cleaning the driveway on The Oaks during construction works.</p>

	<p>The Chair reinstated Standing Orders.</p> <p><b>Objection</b></p> <p>There is insufficient evidence that the proposed variation would maintain a high standard of sustainable construction, including adequate drainage, contrary to policy CS29 and specified as a condition in the decision notice for application 19/02793/ROC. Further, the current driveway provides inadequate access to all users, contrary to both policy CS12 and the conditions set out in the existing application. Without satisfactory evidence that the new SMP complies with these policies, the Committee objected to this variation.</p> <p>CS12, CS29</p>
20/01405/LDP	<p>A residential property garage conversion 19 Greene Walk (AP)</p> <p><b>Noted</b></p>
20/01406/FHA	<p>Loft conversion incorporating rear dormer window and front rooflights 13 Clarence Road (JG)</p> <p><b>Concern</b></p> <p>The Committee were concerned that the dormer would extend above the secondary ridgeline at the rear.</p>
20/01410/TCA	<p>Works to trees Kings Road Evangelical Church, Kings Road (JG)</p> <p><b>No Objection</b></p>
20/01429/FUL	<p>Demolition of existing detached house, to be replaced with a new detached home. Mabuhay, Brownlow Road (JS)</p> <p>The Committee noted an objection to this application which had been received from the Berkhamsted Citizens Association Townscape Group, who objected for the following reasons: that the replacement house will detract from its setting which is close to a site of historic significance; that the impact on the castle opposite will be detrimental; that the materials, especially the zinc roof, are inappropriate and the flint blockwork is unacceptable that the rear dormers are overpowering both to the house and to the rear garden view.</p> <p><b>Objection</b></p> <p>The scale, mass and bulk of the proposed developed is over dominant and inappropriate for this heritage setting. It is out of keeping with the</p>

	streetscape and would be viewable from the Castle, which is in the Conservation Area.  CS11, CS12
20/01451/FHA	Loft Conversion with one dormer window and velux windows to the front and rear roof slope 7 Canal Court (AP)  <b>No Objection</b>
20/01473/TPO	Works to trees Lincoln Court (JM)  <b>No Objection</b>
20/01474/FHA	Two storey side and single storey front extension 42 Durrants Lane (NV)  <b>No Objection</b>

### TP 87/20 Planning Appeals

Appeal Notice received concerning: Construction of two 3-bed semi-detached dwellings at Land Adj to 26 Station Road  
Deadline for responses has been extended to the 1 July 2020.

The appeal was **noted**.

### TP 88/20 Planning Appeal Decisions

None had been received.

### TP 89/20 Planning decisions

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

### TP 90/20 Close of Meeting

The meeting closed at 8:50 pm

**Signed**.....

**Date**.....