

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of

TOWN PLANNING COMMITTEE

held in the Council Chambers, Second Floor, Civic Centre

Monday 22nd November 2021 at 7.30 pm

MEMBERS PRESENT:

Councillors: P. White – Chair
G. Stevens – Vice Chair
A. Armytage
G. Corry
J. Jones
M. Hardinge
R. Freedman

ALSO PRESENT:

Officers: D. McGlynn, Deputy Town Clerk (Interim) - minutes

Others: 3 members of the public

TP 167/21 To receive Apologies for Absence

Apologies were received from Cllrs P de Hoest and P Fisher.

TP 168/21 To receive Declarations of Interest regarding items on the agenda.

Cllr G. Stevens declared an interest in application 21/04051/TPO as the applicant was known to him.

Cllr G. Stevens also declared an interest in application 21/4291/FHA as he is the Applicant. Further, each of the Councillors declared an interest in this application as Cllr G. Stevens is known to all of them.

Cllrs G. Stevens, J. Jones, G. Corry and A. Armytage declared an interest in application 21/04066/FHA as the objector at 2 The Oaks is known to them.

TP 169/21 Minutes of the Previous Meeting held on 25th October 2021.

The minutes of the meeting held on 25th October 2021 (previously circulated) were approved as a correct record and as such could be duly signed by the Chair.

TP 157/21 Chair's Communications

1. Road Traffic Orders

i. THE HERTFORDSHIRE (TEMPORARY CLOSING OF RIDGEWAY, 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 Ridgeway, Berkhamsted from a point in line with the eastern boundary of No.65 Ridgeway north westwards for a distance of approximately 20m ("the Road").

An alternative route will be via Ridgeway, Tresco Road and Ridgeway.

The Order is needed because gas service connection works are proposed to be executed on or near the Road.

If the Order is made, it shall come into force on 23 November 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 CHURCH LANE, 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 Church Lane, Berkhamsted from its junction with Water Lane south eastwards for a distance of approximately 50m (“the Road”), except for access.

An alternative route will be via Water Lane, A4251 High Street and Church Lane. The Order is needed because signage works are proposed to be executed near the Road.

If the Order is made, it shall come into force on 29 November 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

There were none received.

3. Local Plan Sites Register and “Call for Urban and Brownfield Sites” from Dacorum Borough Council (“DBC”)

The Committee **noted the** contents of a letter from DBC regarding the Local Plan Sites and Call for Sites and agreed that it was a good initiative. It was agreed to share this letter on the Berkhamsted Town Council website and social media sites.

Action: Deputy Town Clerk

TP 171/21 Licensing Applications

The Committee discussed the following Pavement Licence that had been received:

- i. Grazing Group Ltd (The Lounge by Graze Life), 154-156 High Street.

The Committee **noted** this application but wished to highlight to DBC its **concerns** about free movement and pavement accessibility on market days. The Committee requests that the market has priority where there is conflict of pavement use and that sufficient space is always allowed for pedestrians. The Committee also wished to point out that the space in front of the Tesco store (whilst not applied for in this application) should remain available for use by charity and community group stalls.

The Committee discussed and **noted** the following Premises Licence that had been received:

- i. Grazing Group Ltd (The Lounge by Graze Life), 154-156 High Street;
- ii. Daisy & Co, 247-249 High Street (amended).

TP 172/21 Multi Storey Car Park Update

There were no updates.

TP 173/21 Street Naming

The Committee discussed the new street name suggestions for the following new developments:

- i. The new development of five dwellings **57 South Park Gardens**;

The Committee considered the following names proposed by the Berkhamsted Citizens Association Townscape Group (BCATG) and Berkhamsted Local History & Museum Society (BLHMS):

- a) **Foxes Close** (taken from a suggestion of 'Foxes Corner' in honour of the big dog 'fox' and his family who used to live there);
- b) **Eleanor Close** (in reference to Henry II and Queen Eleanor of Aquitaine who resided at Berkhamsted in 1163);
- c) **Casserley Close**, in commemoration of Henry Cyril Casserley (1903 – 1991) - British railway photographer lived in *Ravensbourne*, Castle Hill Close.

The Committee **agreed** that the street name it should like to propose to the DBC Address Management Officer for this development is **Eleanor Close**; however, the Committee would like to retain the other street names suggestions for potential future use.

- ii. Two new dwellings in the front garden of **Larchmoor, Kingshill Way**.

The Committee had no objection to the proposed new street name of **Larchmoor Gardens**, in view of the fact that the house named Larchmoor is to be incorporated into the numbering of the overall development.

TP 174/21 Public Participation

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

TP 175/21 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

21/04066/FHA	<p>Replacement and raising of existing roof to create habitable loft conversion, addition of 2No. front Velux rooflights, 1No. rear dormer window and internal alterations 5 Anglefield Road (TG)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>The neighbour at No. 3 The Oaks spoke in objection to the application on the grounds that it would be out of keeping for the area and that the proposed plans for a rear dormer window would result in a substantial loss of privacy as it would look directly into his property.</p> <p>The Applicant spoke in support of the application and explained the architect's reasons for raising the roofline.</p> <p>Standing Orders were reinstated.</p> <p>No objection</p> <p>Whilst the Committee had no objection to the proposed plans, it requested that the DBC Planning Officer's attention is drawn to the neighbours' objections on the grounds of lack of privacy and the impact of the new development overlooking neighbouring properties is duly considered.</p>
--------------	--

21/04065/LDP	<p>Construction of detached outbuilding 5 Anglefield Road (TG)</p> <p>No objection</p>
21/02639/FUL	<p>AMENDED/ADDITIONAL INFORMATION Construction of 2no. detached dwellings Land To Rear Of Chertford 126 Cross Oak Road (DT)</p> <p>Objection</p> <p>The Committee's view of the application had not changed from its objection on 2nd August 2021. The Committee noted the number of public objections to the application on the portal and objected to the proposal, which is an overdevelopment of the site. The Committee noted comments made by Highways regarding sight lines from the properties. It was concerned about the potential safety issues which could be caused by this and the lack of footway on Cross Oak Road.</p> <p>CS11, CS12, CS29</p> <p>The Committee also noted that this application will be discussed at the Development Management Committee on 2nd December 2021.</p>
21/03930/FHA	<p>AMENDED/ADDITIONAL INFORMATION Loft conversion with one front rooflight and two front dormers. 12 Farm Place Berkhamsted Hertfordshire HP4 3AU (HE)</p> <p>Objection</p> <p>The Committee's view of the application had not changed from its objection on 25th October 2021. The revised plans for this application still represent a material change to the street scene and are out of keeping with the overall design of the development.</p> <p>CS11, CS12.</p>
21/03996/FHA	<p>AMENDED/ADDITIONAL INFORMATION Two storey side extension including demolition of Claridge House existing garage, roof and bay window alterations to existing front elevation, and storm canopy (amended scheme) 2 Finch Road (NV)</p> <p>No objection</p>
21/03683/FUL	<p>AMENDED/ ADDITIONAL INFORMATION Installation of associated signage and canopy to front elevation, installation of HVAC equipment (within protective cage) to the side elevation and replacement of existing fire escape door with new timber door. Claridge House 200 High Street (JM)</p> <p>No objection</p>

21/03684/ADV	<p>AMENDED/ ADDITIONAL INFORMATION</p> <p>1x fascia sign, 1x projecting sign and 1x internally mounted digital promotional board Claridge House 200 High Street (NV)</p> <p>Objection</p> <p>The Committee objected to the proposed plans for illuminated internal signage in a prominent and visible area within a conservation area.</p>
21/03943/FUL	<p>Alterations to existing shopfront, including removal of structural column. New structural supports added, new glazing, signage & decoration. Aitchison Raffety 154 - 158 High Street (EP)</p> <p>No objection</p>
21/03944/ADV	<p>Brand logos & strap-lines added to shopfronts and windows Aitchison Raffety 154 - 158 High Street (EP)</p> <p>No objection</p> <p>Whilst the Committee had no objection to this application, it wishes to point out that any application for illuminated internal signage would require planning permission as the property is in a conservation area.</p>
21/03472/FHA	<p>Front dormer 36 Long View (JM)</p> <p>No objection</p>
21/03987/FHA	<p>Ground and first floor rear extension. 11 Hall Park Hill (HE)</p> <p>No objection</p>
21/04061/FHA	<p>Two storey and single storey extension and alteration to facade and new access. 325 High Street (HE)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A representative from the BCATG spoke to object to the proposed provision of an integrated garage for this property on the grounds of impracticality and safety issues.</p> <p>Standing Orders were reinstated.</p> <p>The Committee had no objection to the majority of this application, but it had a strong objection to the proposed provision of an integral garage which opens onto a busy public footpath. The Committee considered that the proposed plans represent an undesirable change to the street scene and would represent a significant safety risk.</p> <p>CS11</p>

21/04077/FHA	<p>Lower ground floor workshop creating terrace and single storey rear extension. 34 Egerton Road (HE)</p> <p>No objection</p>
21/04098/FHA	<p>Construction of a loft conversion consisting of hip to gable roof conversion, front dormer and partial dormer and flat roof to rear over existing 1st floor extension. 61 Egerton Road (TG)</p> <p>No objection</p>
21/04130/FHA	<p>Single storey front extensions, garage conversion and alterations Highfield House 4 Connaught Gardens (TG)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A representative from the BCATG spoke to object to the proposed development on the grounds of inadequate parking provision, loss of parking and over development.</p> <p>Standing Orders were reinstated.</p> <p>Objection</p> <p>The Committed supported the objections raised by the BCATG. The Committee also objected to this application on the grounds of scale, mass and bulk, as well as the loss of rear access to the property.</p> <p>CS11, CS12</p>
21/04131/FHA	<p>First floor side extension over garage, ground floor rear extension to replace conservatory and lean-to. Front porch canopy and replacement cladding and windows. 3 Oakwood (LB)</p> <p>No objection</p>
21/04144/FHA	<p>New dormer window 57 Shrublands Avenue (IBD)</p> <p>No objection</p>
21/04193/FHA	<p>Two storey rear extension 19A Ashlyns Road (TG)</p> <p>No objection</p>

21/04203/FHA	<p>Two storey rear extension. First floor front extension 8 Cedar Road (JM)</p> <p>No objection</p>
21/04291/FHA	<p>Installation of Air Source Heat pump adjacent to North east facing wall of the dwelling. 12 Fieldway (HE)</p> <p>No objection</p>
21/03985/FUL	<p>Internal alterations. Externally new posts with fencing and festoon lighting, new door a screen to entrance and flooring. Repair to brick archway over sluice. The Old Mill London Road (NG)</p> <p>No objection</p>
21/04087/FUL	<p>Existing door canopy removed and replaced with awning. Existing door on High Street Elevation to be brought back into use. 2No. Existing doors on North West Elevation replaced with half height glazed doors and screwed shut. Existing Menu box re-positioned. Repairs to gutters. Repairs to Ground and First Floor window joinery 296-298 High Street (BC)</p> <p>No objection</p>
21/04138/FUL	<p>Reinstatement of former boundary wall and entrance gate to Ravens Lane Lock Cottage Ravens Lane (HE)</p> <p>No objection</p> <p>Whilst the Committee had no objection to this application, it looks forward to seeing the comments of the Conservation Office with regards to the gate.</p>
21/04257/FUL	<p>Demolition of existing dwelling. Replacement 5 bedroom dwelling. 51 Bridgewater Road (JM)</p> <p>No objection</p>
21/03986/LBC	<p>Internal alterations. Externally new posts with fencing and festoon lighting, new door a screen to entrance and flooring. Repair to brick archway over sluice. Address: The Old Mill London Road (NG)</p> <p>No objection</p>

21/04088/LBC	<p>Existing door canopy removed and replaced with awning. Existing door on High Street Elevation to be brought back into use. 2No. Existing doors on North West Elevation replaced with half height glazed doors and screwed shut. Existing Menu box re-positioned. Repairs to gutters. Repairs to Ground and First Floor window joinery</p> <p>296-298 High Street (NR)</p> <p>No objection</p>
21/04139/LBC	<p>Reinstatement of former boundary wall and entrance gate to Ravens Lane Lock Cottage Ravens Lane (HE)</p> <p>No objection</p>
21/04062/TCA	<p>Works to trees and fell Cherry tree 9 Holliday Street (IBD)</p> <p>The Committee was disappointed not to have been consulted on this application before consent was granted.</p> <p>The Committee had no objection to the pruning works but request that if the cherry tree is felled, it be replaced with another tree of a suitable native species.</p>
21/04129/TCA	<p>Works to trees Claremont House Kitsbury Road (IBD)</p> <p>The Committee was disappointed not to have been consulted on this application before consent was granted.</p> <p>No objection, on the condition that the removed tree is replaced with another tree of a suitable native species.</p>
21/04140/TCA	<p>Fell Weeping Ash. Works to the trees 38 Kitsbury Road (IMD)</p> <p>The Committee was disappointed not to have been consulted on this application before consent was granted.</p> <p>No objection, on the condition that the removed tree is replaced with another tree of a suitable native species.</p>
21/04146/TCA	<p>Fell Horsechestnut 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>

21/04175/TCA	<p>Fell Tree 19 Castle Street (IBD)</p> <p>The Committee was disappointed not to have been consulted on this application before consent was granted.</p> <p>No objection</p> <p>The Committee noted that the felled tree would be replaced with a bush rather than a tree.</p>
21/04242/TCA	<p>Works to trees 1 Shrublands Road (IBD)</p> <p>No objection</p>
21/04051/TPO	<p>21/04051/TPO Works to trees 22 Upper Hall Park (IBD)</p> <p>No objection</p>
21/04145/TPO	<p>Work to trees 19 Castle Hill Berkhamsted (TG)</p> <p>No objection</p>
21/04186/TPO	<p>Works to trees. Castle Campus Berkhamsted School Castle Street (IBD)</p> <p>No objection, on the condition that the removed tree is replaced with another tree of a suitable native species.</p>
21/04187/TPO	<p>Works to tree. Fell trees Berkhamsted School Kings Road (IBD)</p> <p>The Committee had no objection to the pruning works to trees, but requests that any trees that are removed be replaced with another tree of a suitable native species.</p>
21/04207/TCA	<p>Fell tree 65 Kitsbury Road (IBD)</p> <p>The Committee was disappointed not to have been consulted on this application before consent was granted.</p> <p>No objection, on the condition that the removed tree is replaced with another tree of a suitable native species.</p>

21/04248/TCA	<p>Fell Cypress tree 8 Torrington Road (IBD)</p> <p>The Committee was disappointed not to have been consulted on this application before consent was granted.</p> <p>No objection, on the condition that the removed tree is replaced with another tree of a suitable native species, as well as a hedge.</p>
--------------	--

TP 176/21 Planning Appeals

None had been received.

TP 177/21 Planning Appeal Decisions

None had been received.

TP 178/21 Planning decision

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

The Committee was pleased to note that permission for significant gates on Anglefield Road had been refused by DBC Development Management Committee.

TP 179/21 Close of Meeting

The meeting closed at 20:50.

Signed.....

Date.....