

**BERKHAMSTED TOWN COUNCIL**

Minutes of the Meeting of the

**TOWN PLANNING COMMITTEE**

held in the Council Chamber, Civic Centre, Berkhamsted on

**Monday 24 June 2019 at 7.30 pm**

**MEMBERS PRESENT:**

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

**ALSO PRESENT:**

Officer: Mrs J Harley, Deputy Town Clerk

1 member of the public

**TP 89/19** To receive **Apologies for Absence**

None were received.

**TP 90/19** To receive **Declarations of Interest** regarding items on the agenda

Cllr G Stevens declared a personal interest in the following applications as the architects were known to him:  
4/01301/19/FHA and 4/01382/19/FHA.

**TP 91/19** **Minutes of the Previous Meeting** held on 03 June 2019.

Clarification was given on the Committee's decision of No Objection to application 4/01142/19/FUL.

After which, the minutes of the meeting held on 03 June 2019 were approved as a correct record and were duly signed as such by the Chair.

**1. Road Traffic Orders**

**i. THE HERTFORDSHIRE (VARIOUS ROADS, BERKHAMSTED)  
(RESTRICTION OF WAITING) ORDER 2019**

The Hertfordshire Council in exercise of their powers under Sections 1, 2 and 3 of the Road Traffic Regulation Act 1984 and Part IV of Schedule 9 of the Act of 1984 and of all other enabling powers and after consultation with the Chief Officer of Police in accordance with part III of Schedule 9 of the Act of 1984, hereby make the Order cited as the 'The Hertfordshire (Various Roads, Berkhamsted) (Restriction of Waiting) Order 2019, which shall come into effect on Monday 17 June 2019.

**ii. THE HERTFORDSHIRE (TEMPORARY CLOSING OF THE FOOTPATH SITUATED ON THE NORTH SIDE OF NO.64 AND NO.78 CHILTERN PARK AVENUE, BERKHAMSTED) ORDER 2019**

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 pedestrians from using the footpath situated on the north side of No.64 and No.78 Chiltern Park Avenue, Berkhamsted from its junction with Chiltern Park Avenue north westwards for a distance of approximately 53 metres ("the Footpath").

An alternative route will be via the footways situated on the north and south sides of Chiltern Park Avenue and the footpath situated on the west side of Nos.56-63 Chiltern Park Avenue.

The Order is needed because works are proposed to be executed on or near the Footpath.

If the Order is made, it shall come into force on 8 July 2019 for a period of up to 6 months.

**2. Tree preservation orders**

None had been received.

**3. Licensing**

M059669 Premises Licence – Full Variation Application received for: The Lamb, 277 High Street, Berkhamsted, HP4 1AJ.

The Committee **objected** to the application.

It was felt that the proposed variation to the Recorded Music Licence requesting a 01.00 finish on Friday-Saturday is too late. The variation to the Supply of Alcohol licence requesting a 01:00 finish on Friday-Saturday, was objected to, and it was requested that the finish time remain at 00.30. The Committee did not have an issue with the proposed 10am opening time on Sundays. It was requested that the Protection of Children Licence from Harm variation wording be amended to keep in the first sentence of the current licence.

#### **4. Public Spaces Protection Order (Dog Control) 2019**

To **note** the Public Spaces Protection Order (PSPO) sent by Dacorum Borough Council. This order relates to dogs across the whole of Dacorum and will come into force on the 29th July 2019.

The Chair suspended Standing Orders to enable members of the public to speak.

Mrs Susan Johnson expressed concern that the order will restrict the ability of residents to walk their dogs across the Moor.

The Chair resumed Standing Orders.

The order was **noted**.

#### **5. Footpath application - Chesham Playing Fields, Berkhamsted (HCC ref: DAC/155/MOD) Right of Way Appeal**

To **receive** a letter from Hertfordshire County Council (HCC) advising that the applicant has exercised their right to appeal to HCC's decision not to record a footpath across the playing fields between Upper Ashlyn's Road and Chesham Road.

At the Transport and Environment Committee meeting on the 17<sup>th</sup> of June, it was agreed that a draft submission would be prepared for comment and sign off at the next Town Planning Committee meeting on the 15<sup>th</sup> of July 2019 (TE.43/19).

The deadline date for submission of appeal evidence to the Planning Inspectorate is the 19<sup>th</sup> of July 2019.

The appeal and future action for the next Town Planning meeting on the 15<sup>th</sup> of July 2019 were **noted**.

#### **6. Conclusion of consultation relating to proposed waiting restrictions in Robertson Road Area**

To **receive** a letter from Hertfordshire County Council advising that, following the conclusion of a public consultation on proposed parking restrictions in Robertson Road, McDougall Way and Cooper Way, it has been decided not to proceed with any new restrictions.

The letter was **noted**.

#### **TP 93/19**

#### **Multi Storey Car Park Update**

The Committee **noted** receipt of the proposed Waiting Restrictions in Lower Kings Road.

A drilling rig is now onsite and utility works appear to have been completed.

It was noted that repair of the potholes on the access area have been completed.

The temporary car park on the Moor remains closed as a result of recent bad weather. It was advised that the Project Manager from Dacorum will be visiting the site on Tuesday the 25<sup>th</sup> of June, after which an update will be received.

**TP 94/19 Public Participation**

It was **RESOLVED** to suspend Standing Orders during the course of the meeting to invite **public participation** on items on the agenda.

**TP 95/19** 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.

4/00852/19/FHA	<p><b>AMENDED/ADDITIONAL INFORMATION</b> Loft Conversion Including Five Skylights 11 McDougall Road (HE)</p> <p><b>No Objection</b></p>
4/01359/19/LDP	<p><b>FOR INFORMATION ONLY</b> Loft Conversion with Rear Dormer and 3 Velux Windows to The Front. 26 St Margaret's Close (JM)</p> <p><b>Noted</b></p>
4/00946/19/FHA	<p>Construction of Rear Ground and First Floor Extension 27 Marlin Close (WC)</p> <p><b>No Objection</b></p>
4/01221/19/FHA	<p>Removal of Existing Roof and New Roof with Higher Ridge and New Rear Dormer to Create Loft Room 31 Bridge Street (CL)</p> <p>The Chair suspended Standing Orders to enable members of the public to speak.</p> <p>Mrs Susan Johnson, speaking on behalf of the BCA Townscape group, objected to the proposed application due as the property</p>

	<p>is a on a prominent corner in the Conservation Area and is a locally listed heritage asset. The proposal to raise the roof by 1.6m is a considerable alteration and would negatively impact the streetscape.</p> <p>The Chair reinstated Standing Orders.</p> <p><b>Objection</b></p> <p>The proposed application is not appropriate for a Locally Listed ancient building in the Conservation Area. Raising the roof by 1.6 metres would adversely affect the street scene.</p> <p>CS12, P119, P120</p>
4/01244/19/FHA	<p>Proposed Two Storey Front Extension, Ground Floor and Second Floor Rear Extensions Plus Associated Alterations 5 Millfield (RF)</p> <p><b>No Objection</b></p>
4/01261/19/FHA	<p>Refurbishment of Front Elevation Including Installation of Two Roof Lights. Proposed One Storey and Set Back Two Storey Side Extension with Pitched Roof. Single Storey Rear Extension and Loft Extension with Rear Dormer. 17 Cedar Road (CL)</p> <p><b>No Objection</b></p> <p>The neighbour's concern regarding working hours should be taken into account.</p>
4/01264/19/FHA	<p>Proposed Two Storey Side Extension and Single Storey Rear Extension 11 St Margaret's Close (RF)</p> <p><b>Objection</b></p> <p>In principle, the Committee had no issue with the proposed rear extension but clarity on the impact the proposed side extension may have on the adjacent property is required. The application drawings do not make clear the extent of this impact.</p> <p>CS12</p>
4/01269/19/FUL	<p>Creation Of 2-Metre-Wide Sports Track Greenway First and Nursery School, Crossways (CL)</p> <p><b>No Objection</b></p>

	A replacement native tree on site was requested.
4/01274/19/FUL	Undercroft Extension to Form A Store Room Land at Kings Campus, Berkhamsted Collegiate School, Kings Road (RF)  <b>No Objection</b>
4/01284/19/ROC	Variation of Condition 10 (Approved Plans) Attached to Planning Permission 4/02185/17/FUL (Part Demolition Part Conversion of Buildings (Including New Build) to Create 5 Dwellings. Ashlyns Farm, Chesham Road (JG)  <b>No Objection</b>
4/01286/19/FUL	Construction of Irrigation Tanks and Enclosure. Land at Chesham Fields, Chesham Road (CL)  The Chair suspended Standing Orders to enable members of the public to speak.  Mrs Susan Johnson, speaking on behalf of the BCA Townscape group, objected to the size of the installation and its position in the centre of the fields. She queried why the pumps could not be in a less prominent place or why there is a need to store water at all when it could be fed directly from the water supply to the sprinklers.  The Chair reinstated Standing Orders.  <b>Objection</b>  The Committee objected to the proposed obtrusive installation in the Green Belt. Concern was also expressed on how the proposed tank and subsequent water storage would impact on water sourcing.  CS5
4/01301/19/FHA	Single Storey Rear Extension and Covered Barbecue Area. 12 Shrublands Avenue (EP)  <b>Concern</b>  The Committee expressed concern that the 45° line may be breached.

4/01305/19/TCA	<p>Work to Trees 23 Greenway (RM)</p> <p><b>No Objection</b></p>
4/01308/19/LBC	<p>Addition Of 150mm Galvanised Snow/Tile guards to Front Rear Fascia/Eves St Peters Court House, Church Lane</p> <p><b>Concern</b></p> <p>Although the Committee appreciated the safety issues ensuing the need for the tile guards, it was requested that they be of a colour in keeping with a listed building in the Conservation Area.</p>
4/01310/19/FHA	<p>Construct Single Storey Rear Extension, Two Storey Side Extension, Loft Conversion and New Loft Room, Demolition of Existing Garage and Internal Alterations 25 Swing Gate Lane (CL)</p> <p><b>Objection</b></p> <p>The Committee agreed that, by its scale, bulk and mass, the proposed application would be an intrusive overdevelopment and would adversely impact the street scene. Although the drawings do not show the impact on amenity or loss of light, the proposed dormer would allow views along many of the properties in Greene Walk. The adjacent neighbours' comments should be taken into account.</p> <p>CS11, CS12, Appendix 3 (i, iv)</p>
4/01312/19/FHA	<p>Relocation of Front Door. Replacement of Original Door with Window. Addition of Bi-Fold Doors to Rear Elevation 7 Birtchnell Close (EP)</p> <p><b>No Objection</b></p>
4/01318/19/ADV	<p>Atm Surround Logo Lozenge Projecting Signs 197 High Street (WC)</p> <p>The Chair suspended Standing Orders to enable members of the public to speak. Mrs Susan Johnson, speaking on behalf of the BCA Townscape group, objected to an internally illuminated sign in the Conservation Area and would request a heritage version is used instead.</p> <p>The Chair reinstated Standing Orders.</p>

	<p><b>Objection</b></p> <p>The Committee object to an internally illuminated projecting sign in the Conservation area and request that externally illuminated heritage style signage be used instead.</p> <p>P120</p>
4/01319/19/FHA	<p>Two Storey Front Extension and Single Storey Front Extension. 25 Lochnell Road (RF)</p> <p><b>No Objection</b></p>
4/01321/19/FHA	<p>Single Storey Rear Extension, Internal Alterations and External Landscaping Alterations 59 Egerton Road (JM)</p> <p><b>No Objection</b></p> <p>It was noted that loss of the garage may be a parking concern.</p>
4/01336/19/FHA	<p>Loft Conversion with Front Rooflights and Rear Dormer. Demolition of Conservatory and Construction of Single Storey Rear Extension 31 Charles Street (JG)</p> <p><b>No Objection</b></p> <p>Subject to conservation style roof lights</p>
4/01338/19/FHA	<p>Demolition of Existing Detached Garage and New Landscaping to the Front Garden. Partially Sunken Garden Store and New Boundary Fence Colwyn, 1 Greenway (SD)</p> <p>The Chair suspended Standing Orders to enable members of the public to speak.</p> <p>Mrs Susan Johnson, speaking on behalf of the BCA Townscape group, objected to the proposed application as the property is Locally Listed Heritage Asset in the Conservation Area. While the group do not object to the demolition of the garage or proposed landscaping, it was felt that the new shed would be less obtrusive if it was set back in line with the neighbouring building line, which would also ensure the roots of the street tree are protected.</p> <p>The Chair reinstated Standing Orders.</p>

	<p><b>Concern</b></p> <p>The Committee agreed that the proximity of the shed and its impact on the tree roots in the verge were a concern. The Committee would also want the existing building line to be maintained.</p>
4/01346/19/FHA	<p>Single Storey Front Extension 1 Cobb Road (HE)</p> <p><b>No Objection</b></p>
4/01358/19/FHA	<p>Demolition of an Existing Residential Garage and Construction of a New Residential Garage and Workshop with Residential Annex Above. 31 Ashlyns Road (SD)</p> <p><b>No Objection</b></p> <p>On the condition that garage and residential annex remain part of and within the curtilage of the existing property.</p>
4/01369/19/FUL	<p>Construction of Driveway Across Grass Verge with Dropped Kerb Access. 74 Westfield Road (EP)</p> <p><b>No Objection</b></p>
4/01371/19/TPO	<p>Work to Beech Tree 32 Hillside Gardens (JM)</p> <p><b>No Objection</b></p>
4/01380/19/LDP	<p>Demolish Existing Garden Structure, &amp; Construct Garden Room Ancillary to Dwelling Old Steading, Berkhamsted Place (CL)</p> <p><b>Noted</b></p>
4/01382/19/FHA	<p>Single Storey Front Extension. 28 Brook Lane (EP)</p> <p><b>No Objection</b></p>
4/01410/19/FHA	<p>Proposed Single Storey Rear Extension and Front Porch Extension at Ground Floor. Proposed Dormer Extension and Side Roof Extension at First Floor. 51 Bridgewater Road (WC)</p> <p><b>No Objection</b></p>

4/01429/19/FHA	<p>Proposed First Floor Extension &amp; Alterations Ponderosa, Barncroft Road (HE)</p> <p><b>No Objection</b></p>
4/01431/19/FUL	<p>Replacement Windows to Upvc (White) Incents House, Chesham Road (SD)</p> <p>The Chair suspended Standing Orders to enable members of the public to speak.</p> <p>Mrs Susan Johnson, speaking on behalf of the BCA Townscape group, objected to the proposed application as the property is a Locally Listed Heritage Asset in the Conservation Area and as such request an appropriate replacement be used in line with the views of the Conservation Officer.</p> <p>The Chair reinstated Standing Orders.</p> <p><b>Objection</b></p> <p>The Committee, although sympathetic to maintenance costs, agreed that Upvc windows are inappropriate on a prominent listed property in the Conservation Area.</p> <p>P119, P120</p>
4/01435/19/FHA	<p>Single Storey Rear Extension Replacing Existing Conservatory 19 Curtis Way (JG)</p> <p><b>No Objection</b></p>
4/01440/19/TPO	<p>Works to Trees. Berkhamsted Collegiate School, Castle Street (CL)</p> <p><b>No Objection</b></p>

## TP 96/19 Planning Appeals

The following appeals have been received:

- APP/A1910/D/19/3225321; 4/01744/18/ROC for Variation of Condition 2 (Approved Plans) Attached to Planning Permission 4/02079/17/FHA (New Detached Double Garage, Garage Conversion and Alterations to Dwelling), 57 Kings Road (papers attached).
- Appeal Hearing Date Of 25 June 2019 set for App/A1910/W18/3203796, 4/02813/17/FUL, 20m X 40m Manage

and Retention of Static Caravan, Small Pole Barn and Single Stable (papers attached).

- APP/A1910/D/19/3224575,4/02137/18/ROC for Variation of Condition 2 (Approved Plans) Attached to Planning Permission 4/01142/17/FHA (Demolition of Existing Single Storey Side Extension and Construction of New Single Storey Side Extension.), 2 North Road (papers attached).

The appeals were **noted**.

**TP 97/19      Planning Appeal Decisions**

None had been received.

**TP 98/19      Planning decisions**

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

**TP 99/19      Close of Meeting**

The meeting closed at 9:05pm

**Signed**.....

**Date**.....