

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held via Remote Meeting Technology

Monday 24 August 2020 at 7.30 pm

MEMBERS PRESENT:

Councillors: G Stevens – Chair (left at 19:55pm)
P White - Vice Chair
P de Hoest
P Fisher
J Jones

ALSO PRESENT:

Officer: Mrs J Harley, Deputy Town Clerk (minutes)

Other: 1 member of the public

TP 113/20 To receive Apologies for Absence

Apologies were received from Cllr A Armytage and Cllr G Corry.

TP 114/20 To receive Declarations of Interest regarding items on the agenda

Cllr G Stevens declared a personal interest in the following applications:
20/01799/FHA as the agent and applicant were known to him;
20/02276/FHA as the architect was known to him;
20/02277/LBC as the architect was known to him;
20/02316/LBC as the architect was known to him; and
20/02193/TCA as the applicant was known to him.

Cllr P Fisher declared a personal interest in application 20/02122/TPO as the applicant was known to him.

TP 115/20 Minutes of the Previous Meeting held on 03 August 2020.

The minutes of the meeting held on 03 August 2020 (previously circulated) were approved as a correct record and as such could be duly signed by the Chair.

TP 116/20 Chair's Communications

1. Road Traffic Orders

THE HERTFORDSHIRE (TEMPORARY CLOSING AND TEMPORARY WAITING RESTRICTIONS IN NORTHBRIDGE 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 vehicular traffic from using that length of Northbridge Road, Berkhamsted from its junction with Billet Lane north westwards for a distance of approximately 432 metres (“the Road”), except for access.

There is no alternative route available for vehicles when the works are being carried out. However vehicular access to properties in this road will be maintained whenever possible throughout the duration of the works.

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 14 September 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 have been received.

3. Licensing

None have been received

4. NOTICE OF MODIFICATION ORDER SECTION 53 OF THE WILDLIFE AND COUNTRYSIDE ACT 1981

The above Order made on 4th August 2020, if confirmed as made, will modify the Definitive Map and Statement for the area by:

Adding to them a public footpath commencing from a junction with Upper Ashlyns Road (public road) at SP 9874 0725 (point A on the Order Plan) and then running in a generally east south easterly direction on the north side of the Chesham Road Playing Field, south of the boundary, for approximately 160 metres to a junction with Berkhamsted Footpath 13 at SP 9888 0719(point B on the Order Plan). Continues in a generally east and south easterly direction following the drive between Field Cottage and the Sports Pavilion for approximately 110 metres to a junction with Chesham Road (public road) at SP 9897 0714 (point D on the Order Plan).

A copy of the Order and the Order Plan may be seen free of charge at www.hertfordshire.gov.uk/rowapps, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, from 9.00 am to 4.00 pm on Monday to Friday and at www.dacorum.gov.uk/current-consultation , Dacorum Borough Council, The Forum, Marlowes, Hemel Hempstead, Herts, HP1 1DN. Copies of the Order and Plan may be bought at the price of £5. Any representation or objection relating to the Order must be sent in writing to the Definitive Map Officer, Countryside and Rights of Way Service, CHN101, Environment and Infrastructure Department, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, Hertfordshire SG13 8DN. Email: row@hertfordshire.gov.uk (ref: DAC/155/MOD) to arrive no later than 30th September 2020 and applicants must include particulars of the grounds on which it is made. If no representations or objections are duly made to the Order, or if any so made are withdrawn, the Hertfordshire County Council, instead of submitting the Order to the

Secretary of State may itself confirm the Order. If the Order is submitted to the Secretary of State for the Environment, any representations or objections which have been duly made and not withdrawn will be sent with it.

The notice has been put on the Town Council website and Facebook page from the 19th of August.

It was **agreed** that the Deputy Town Clerk would respond stating the Town Council's support of the Order.

Action: Deputy Town Clerk

5. Temporary fast-track process for pavement licences from Dacorum Borough Council

It was **noted** that the Business and Planning Act 2020 has introduced a new, temporary, fast-track process for businesses to obtain a pavement licence for the placement of furniture, such as tables and chairs, on the highway (including footpaths and pavements) adjacent to their premises. This permission can only be used for the purpose of selling or consuming food and drink in connection with the activity of the main premises, and licences will expire no later than 30 September 2021. This will help businesses to maximise their ability to trade, whilst adhering to social-distancing guidelines.

More information is available on Dacorum Borough Council's website [here](#)

The Committee **agreed** that it was important that pavements be safe and accessible for pedestrians and comply with licensing regulations. Additionally, any proposed structures must comply with planning requirements. It was also **noted** that this topic was also discussed at a meeting of the Transport and Environment Committee on the 17 August 2020 (TE 52/20). The Town Clerk will contact both the licensing and enforcement team at Dacorum Borough Council to discuss the process in place to ensure compliance with its regulations.

Action: Town Clerk

6. Dacorum Borough Council's Review of Licensing Policy - Public Consultation

It was **noted** that Dacorum Borough Council is reviewing its Licensing Policy and would like feedback from residents and licence holders.

Details are on Dacorum Borough Council's website [here](#)

The closing date for the consultation is the 7th of October 2020.

7. Mayor Reform of National Planning Framework - consultations

- i. It was **noted** that the Ministry of Housing, Communities and Local Government has issued the following consultations on the reform of the planning system
 - Changes to the Current Planning System: This consultation seeks views on a range of proposed changes to the current planning system including: changes to the standard method for assessing local housing need, securing of First Homes through developer contributions, temporarily lifting the small sites threshold and extending the current Permission in Principle to major development.

The consultation document can be found [here](#) and the deadline for responses is the 17 September 2020.

- **White Paper: Planning for the Future:** This consultation seeks any views on each part of a package of proposals for reform of the planning system in England to streamline and modernise the planning process, improve outcomes on design and sustainability, reform developer contributions and ensure more land is available for development where it is needed.

The consultation document can be found [here](#) and the deadline for responses is the 15 October 2020.

- ii. Cllr P White **PROPOSED**, Cllr Paul de Hoest **SECONDED** and it was therefore **RESOLVED** that a Working Group be established to agree the Town Council's response to the consultations, to include Councillors and interested non-council members.

The name of the Working Group shall be the National Planning Reform Consultation Working Group and its membership from the Town Planning Committee shall be Cllr G Stevens (Chair), Cllr J Jones and Cllr P White. An invite to join the Working Group will be sent to all Council members and interested non-council members.

A virtual meeting will be arranged in time for a draft response to the Changes to the Current Planning System consultation to be prepared by the Working Group. This draft response will then be put to the Town Planning Committee for approval at its next meeting on the 14 September.

- iii. The draft terms of reference which were circulated prior to the meeting were **agreed**. These will be finalised and put to Full Council on the 7 September 2020 for endorsement.

TP 117/20 Multi Storey Car Park Update

It was **noted** that a soft-opening date of the first weekend of September is anticipated.

Cllr G Stevens left after this item at 19:55pm and handed over to Cllr P White to Chair the remainder of the meeting.

TP 118/20 Public Participation

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

TP 119/20 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

20/00669/FUL	<p>AMENDED/ADDITIONAL INFORMATION</p> <p>New menage to create all weather surface for equestrian exercise with new timber fencing. The Fishing Lodge, Sharpes Lane (JS)</p> <p>The Planning Officer had written to the Town Council prior to the meeting to confirm that there were no Highways implications for the proposal. The proposed ménage is for use by the horses which already reside at the site and there is no commercial use proposed. The Planning Officer stated that they would impose the following planning condition:</p>
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	<p><i>The development hereby approved is to be used solely by the horses (and their owners) which permanently reside within the existing stables and no commercial use shall occur at any time.</i></p> <p><i>Reason: To ensure that there is no material intensification of the use of the existing site access and to prevent unsafe access and egress occurring in accordance with Policy CS12 of the Dacorum Borough Council Core Strategy (2013) and the Dacorum Borough Local Plan (2004).</i></p> <p>No Objection, on the basis of the condition described by the Planning Officer being enforced.</p>
20/01250/FHA	<p>AMENDED/ADDITIONAL INFORMATION 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>Standing Orders were suspended to enable members of the public to speak.</p> <p>The agent for the application spoke in favour of the scheme to confirm that previous concerns regarding overlooking and overdevelopment had been addressed in line with the Conservation Officers recommendations, as the south-east elevation had been reduced and the pleached evergreen trees would be planted to protect the neighbours' amenity.</p> <p>Standing Orders were reinstated.</p> <p>No Objection</p>
20/01799/FHA	<p>AMENDED/ADDITIONAL INFORMATION Construction of new entrance gates and fencing 17 Anglefield Road (MS)</p> <p>The Committee discussed an objection which had been received from a neighbouring resident who objected to the application on the grounds of its adverse impact to the street scene, loss of amenity and disturbance to their property, security concerns, unsafe access and a negative impact to the character and setting of their property.</p> <p>The Committee noted that the amended application proposes a five-bar gate to be included on the frontage of the new gate with pillars and that Highways had no objection to the scheme.</p> <p>No Objection</p>
20/02109/FHA	<p>Demolition of existing garage and rear outbuilding. Construction of replacement garage, new garden room to the rear and downstairs WC 20 Hall Park Hill (NV)</p> <p>No Objection</p>
20/02143/FHA	<p>Single storey rear extension and landscaping works 4 Shrublands Avenue (MS)</p>

	No Objection
20/02194/FHA	<p>Single storey rear, side and front extension and demolition of existing garage 12 Valley Road (NV)</p> <p>Concern</p> <p>The Committee noted that one half of the property is semi-detached and requested that the Planning Officer ensure that the neighbouring property is not adversely impacted as a result of the proposed development.</p>
20/02262/FHA	<p>Alterations to rear elevation 16 Middle Road (BC)</p> <p>No Objection</p>
20/02270/FHA	<p>Single storey side extension and extension to the rear facing terrace 66 Meadow Road (AS)</p> <p>No Objection</p>
20/02276/FHA	<p>First Floor rear Extension and Partial Re-cladding to existing Extension. 6 Church Lane (NR)</p> <p>Concern</p> <p>The Committee had some concerns regarding the appropriateness of the proposed glass door and would be interested to know the Conservation Officers views.</p>
20/02290/FHA	<p>Demolition of existing single-storey lean-to, proposed two-storey rear extension and single-storey side extension, Front gable and garage projection and drive alterations 29 Hall Park Hill (SR)</p> <p>No Objection</p>
20/02292/FHA	<p>Alterations to rear flat roof 17 Middle Road (BC)</p> <p>No Objection</p>
20/02277/LBC	<p>Internal alterations, new glazed door and rear flat roof replacement to the Court House, first floor rear extension and part re-cladding to Court House Cottage St Peters Court House, Church Lane (NR)</p> <p>No Objection</p>
20/02316/LBC	<p>First Floor Rear Extension and partial re-cladding to existing extension. 6 Church Lane (NR)</p> <p>No Objection</p>

20/02056/TCA	<p>Works to trees 10 Shrublands Avenue (NV)</p> <p>No Objection</p>
20/02166/TCA	<p>Works to trees 71 Shrublands Avenue (AS)</p> <p>No Objection, the Committee requested that if trees are to be removed then they should be replaced with an alternative suitable native species.</p>
20/02192/TCA	<p>Work to trees 38 Kitsbury Road</p> <p>No Objection</p>
20/02193/TCA	<p>Works to tree 39 High Street (LB)</p> <p>No Objection</p>
20/02312/TCA	<p>Works to trees Reason - The tree is lifting up block paving and leaning towards house. 44 Lower Kings Road (LB)</p> <p>No Objection, the Committee requested replacement with a suitable native species.</p>
20/02121/TPO	<p>Works to tree 14 Gaveston Drive (LB)</p> <p>Objection</p> <p>The Committee agreed with the Tree Officer's objection and requested more information as to whether the tree does have proven evidence of ash dieback.</p>
20/02122/TPO	<p>Works to Trees Little Corner, Cross Oak Road (EP)</p> <p>No Objection</p>
20/02167/TPO	<p>Works to Trees 5A Castle Hill Close (LB)</p> <p>No Objection</p>
20/02212/TPO	<p>Works to Beech Tree 43 Priory Gardens (EP)</p> <p>No Objection</p>
20/02253/TPO	<p>Works to Trees 3 Gilpins Ride (AS)</p>

	No Objection
20/02342/TPO	Works to Oak trees 5 Shootersway Park (AS) No Objection
20/02224/TCA	Works to trees 17 North Road (JG) No Objection
20/02225/TCA	Works to Poplar Tree Lynwood House, 64 Cross Oak (LB) No Objection
20/02263/TCA	Works to trees 59 Ellesmere Road (AS) No Objection
20/02281/TCA	Works to Silver Birch Tree The Rowans, 11 Shrublands Road (LB) No Objection

TP 120/20 Planning Appeals

None had been received.

TP 121/20 Planning Appeal Decisions

None had been received.

TP 122/20 Planning decisions

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

TP 123/20 Close of Meeting

The meeting closed at 8:40 pm

Signed.....

Date.....