

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Main Hall, Civic Centre, Berkhamsted

Tuesday 30th November 2021 at 7.30 pm

MEMBERS PRESENT:

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

ALSO PRESENT:

Officers: T. Noakes, Town Clerk - minutes

TP 180/21 To receive Apologies for Absence

None were received.

TP 181/21 To receive Declarations of Interest regarding items on the agenda

Cllr G. Stevens declared an interest in applications 21/04273/LDP and 21/04358/FHA as the architects were known to him.

TP 182/21 Minutes of the Previous Meeting held on 22nd November 2021

The minutes of the meeting held on 22nd November 2021 (previously circulated) were approved as a correct record and as such could be duly signed by the Chair.

TP 183/21 Chair's Communications

i. THE HERTFORDSHIRE (TEMPORARY CLOSING OF LITTLE HEATH LANE, LITTLE HEATH) 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 Little Heath Lane, Little Heath from its junction with Pix Farm Lane north eastwards for a distance of approximately 80m ("the Road").

An alternative route will be via Little Heath Lane, A4251 London Road, A4146 (Station Road/Leighton Buzzard Road), Galley Hill, Boxted Road, Berkhamsted Road, Hempstead Lane and Little Heath Lane.

The Order is needed because the replacement of an existing utility pole is proposed to be executed near the Road.

If the Order is made, it shall come into force on 7 January 2022 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 SWING GATE LANE, BERKHAMSTED) ORDER 2022**

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 Swing Gate Lane, Berkhamsted from its junction with Chestnut Drive north westwards to its junction with St Margarets Close, a distance of approximately 157m ("the Road"), except for access.

An alternative route will be via Chestnut Drive, Hazel Road, Woodlands Avenue and Swing Gate Lane.

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 12 January 2022 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.

iii. **THE HERTFORDSHIRE (TEMPORARY CLOSING OF RAVENS LANE, 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 Ravens Lane, Berkhamsted from its junction with A4251 High Street north eastwards to its junction with Gravel Path, a distance of approximately 168m ("the Road").

An alternative route will be via A4251 (High Street/Gossoms End/High Street), B4506 (New Road/Ringshall Road), Nettleden Road North, Nettleden Road and Gravel Path.

The Order is needed because the replacement of an existing utility pole is proposed to be executed near the Road.

If the Order is made, it shall come into force on 10 January 2022 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.

1. Tree Preservation Orders

There were none received.

TP 184/21 Licensing Applications

The Committee **noted** the following Pavement Licence that had been received:

- i. Black Goo (Berkhamsted) Ltd (Home & Colonial), 134 High Street

The Committee **discussed** the following Premises Licence:

- ii. Spirit Pub Company (Leased) Limited (The Old Mill), London Road

The Committee agreed that it had **no objection** to this licence.

TP 185/21 Multi Storey Car Park Update

The committee was informed of a plan to hold a meeting between Dacorum Borough Council ("DBC") and BTC Parking Forum to discuss the placement of the EV points in the multi storey car park.

TP 186/21 Public Participation

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

TP 187/21 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

21/03765/FUL	<p>AMENDED /ADDITIONAL INFORMATION New Dwelling 21A Hall Park (CL)</p> <p>Concern</p> <p>Given the size of the proposed new dwelling, the Committee had a concern about the lack of useable car parking spaces.</p>
21/03835/FHA	<p>AMENDED /ADDITIONAL INFORMATION Single storey rear extension 6 The Pines North Road</p> <p>No objection</p>
21/03843/FHA	<p>AMENDED /ADDITIONAL INFORMATION Construction of single storey Oak Framed Car Port Meadow Way Cross Oak Road (JM)</p> <p>Objection</p> <p>The Committee's view of the proposed development had not changed from its objection on 25th October 2021 on the grounds of scale, mass and bulk. The Committee additionally objected to the loss of a tree.</p> <p>CS11, CS12</p>
21/04203/FHA	<p>AMENDED /ADDITIONAL INFORMATION Two storey rear extension. First floor front extension 8 Cedar Road (JM)</p> <p>No objection</p>
21/03906/FHA	<p>Installation of air source heat pump in garden within one metre of boundary. 19 Westfield Road (EP)</p> <p>Defer decision</p> <p>In the absence of sound level data for this installation, the Committee was unable to comment on this application. The Committee requests that the DBC Planning Officer asks the applicant to provide adequate sound level data.</p>
21/04092/FHA	<p>Installation of two Velux windows in the front elevation roof. 105 Cross Oak Road (IBD)</p> <p>No objection, on the condition that the proposed new windows are of a style in keeping with the Conservation Area.</p>
21/04295/FHA	<p>Rear single storey extension and dormer 142 George Street (TG)</p> <p>No objection</p>

21/04300/FHA	<p>Hip to Gable roof extension and rear dormer to existing house 10 Dellfield Avenue (TG)</p> <p>Concern</p> <p>The Committee noted that the additional room in the loft created by the proposed extension would turn the property into a 5 bedroom dwelling, which gives rise to a concern about the lack of useable car parking spaces for a dwelling of this size, particularly given lack of street parking available on Dellfield Avenue.</p>
21/04307/FHA	<p>First floor side extension 22 Castle Hill Avenue (EP)</p> <p>No objection</p>
21/04320/FHA	<p>Single storey front extension 35 Castle Street (TG)</p> <p>No objection</p>
21/04353/FHA	<p>Proposed two storey front extension, removal of existing hipped roof and new gabled roof formed with front facing rooflights, rear facing dormer and gable. 12 West Road (JM)</p> <p>Objection</p> <p>The Committee objected to the proposed roof dormer which would sit above the ridge to accommodate the internal height, contrary to Core Strategy policy.</p> <p>CS 12 and SLP App 7 [vi] Dormer Windows</p>
21/04358/FHA	<p>Single storey rear extension and garage conversion. 4 Oakwood (IBD)</p> <p>No objection</p>
21/04362/FHA	<p>Alterations and construction of single storey rear extension Merrifield House Meadway (IBD)</p> <p>No objection</p>
21/04369/FHA	<p>Construction of new roof to provide two storey elements to rear and north wing, new windows and entrance to front elevation, enlarged windows to rear, provision of study rooms at lower ground floor occupying existing undercroft. 42 Castle Hill (NV)</p> <p>No objection</p>
21/04388/FHA	<p>Single storey rear extension. 7 Murray Road (IBD)</p> <p>No objection</p>
21/04402/FHA	<p>Internal and external repairs, alterations and refurbishment to the Grade II listed property.</p> <p>Lock Cottage Ravens Lane (HE)</p> <p>No objection, subject to the views of the DBC Conservation & Design team.</p>

21/04403/LBC	<p>Internal and external repairs, alterations and refurbishment to the Grade II listed property.</p> <p>Lock Cottage Ravens Lane (HE)</p> <p>No objection, subject to the views of the DBC Conservation & Design team.</p>
21/04273/LDP	<p>Hip-to-gable roof enlargement and rear dormer. 29 Meadow Road (IBD)</p> <p>No objection</p>
21/04289/LDP	<p>Loft conversion with rear dormer window and rooflights. Existing rear deck raised by 150mm. Replace glazed roof, doors and window to existing ground floor extension. Internal alterations. 16 Shrublands Road (TG)</p> <p>The Committee noted that this application had been withdrawn on 26th November 2021.</p>
21/04290/LDP	<p>Proposed rear single storey extension 7 Coram Close (TG)</p> <p>No objection</p>
21/04322/ROC	<p>Variation of condition 2 (approved plans) attached to planning permission 21/01947/FUL - Construction of 1 no dwelling with basement annex following demolition of existing detached double garage (amended scheme). Land SW Rosewood Shootersway Lane (CL)</p> <p>No objection</p>
21/04442/TPO	<p>Work to Oak tree 6 Shootersway Park (IBD)</p> <p>No objection, on the condition that the removed tree is replaced with another tree of a suitable native species.</p>
21/04417/FHA	<p>Demolition of existing part two storey, part single storey rear wing, and replacement with a part two storey, part single storey side and rear extension. Replacement of the existing single glazed timber sash windows to front with double glazed timber sash windows to match. Replacement of the existing roof with materials to match. 26 Kitsbury Road (NV)</p> <p>No objection</p>

TP 188/21 Planning Appeals

None had been received.

TP 189/21 Planning Appeal Decisions

None had been received.

TP 190/21 Planning decisions

There was a short discussion regarding the schedule of planning decisions made between 8th November 2021 and 21st November 2021 which had been circulated with the agenda.

TP 191/21 Close of Meeting

The meeting closed at 20:08.

Signed.....

Date.....