

BERKHAMSTED TOWN COUNCIL

Minutes of the Meeting of the

TOWN PLANNING COMMITTEE

held in the Main Hall, Civic Centre, Berkhamsted

Monday 7th February 2022 at 7.30 pm

MEMBERS PRESENT:

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

ALSO PRESENT: Councillor MJ Hardinge

Members of the Public: 2

Officers: D. McGlynn, Deputy Town Clerk (Minutes)

TP 15/22 To receive **Apologies for Absence**

Apologies were received from Cllr P. White.

TP 16/22 To receive **Declarations of Interest** regarding items on the agenda

Cllr G. Stevens declared an interest in the following applications:

- 22/00192/FHA as the Applicant was known to him;
- 21/04814/LDE as the Officers and Organisation were known to him; and
- 22/00130/TPO as the Applicant was known to him.

Cllr de Hoest declared an interest in Application No 21/04814/LDE as the Officers and Organisation were known to him

TP 17/22 **Minutes of the Previous Meeting** held on 17th January 2022

The minutes of the meeting of the Town Planning Committee held on 17th January 2022 (previously circulated) were approved as a correct record and as such could be duly signed by the Vice Chair.

TP 18/22 **Chair's Communications**

1. **Road Traffic Orders**

The following Road Traffic Orders were noted:

i. **THE HERTFORDSHIRE (TEMPORARY CLOSING OF CROSS OAK ROAD, BERKHAMSTED) ORDER 2022**

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 Cross Oak Road, Berkhamsted from a point in line with the northern

boundary of No.95 Cross Oak Road south westwards to a point in line with the southern boundary of No.99 Cross Oak Road, a distance of approximately 32 metres (“the Road”).

An alternative route will be via Cross Oak Road, A4251 High Street, A416 Kings Road, Shootersway and Cross Oak Road.

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

If the Order is made, it shall come into force on 28 February 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 Various Roads in Berkhamsted during the 'Berkhamsted Half Marathon and Fun Run') Order 2022

NOTICE is given that Hertfordshire County Council intends to make an Order under Section 16(A) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using the following lengths of roads, except for access:-

1. that length of Brownlow Road, Berkhamsted from its junction with Bridgewater Road north eastwards to its junction with New Road, a distance of approximately 430 metres.

An alternative route will be via Brownlow Road, Whitehill and New Road.

2. that length of Castle Hill, Berkhamsted from its junction with Murray Road south eastwards and southwards to its junction with Brownlow Road, a distance of approximately 420 metres.

An alternative route will be via Murray Road and Bridgewater Road.

3. that length of New Road, Berkhamsted from its junction with Whitehill eastwards and north eastwards to its junction with Ashridge Road, a distance of approximately 1620 metres.

An alternative route will be via Whitehill, Gravel Path and The Common

or New Road, Station Road, Gravel Path and The Common.

The sections of roads will be closed between the hours of 9.30am and 2.30pm on Sunday 6 March 2022, when signs are in place.

The purpose of the Order is to ensure public safety and prevent accidents for the duration of the 'Berkhamsted Half Marathon and Fun Run'.

2. Tree Preservation Orders

None were received.

TP 19/22 Licensing Applications

The Committee discussed the following Premises Licence:

- i) **Warehouse Pizza**, Link House, Northbridge Road.

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

No pavement licences had been received.

TP 20/22 Multi Storey Car Park Update

There were no updates.

TP 21/22 Berkhamsted Sports Centre Consultation Plan

The Committee noted that discussions were currently taking place between Dacorum Borough Council (DBC) and Berkhamsted Town Council (BTC) with regards to suitable dates and locations to hold Public Consultation Meetings in Berkhamsted about the new sports centre development.

TP 22/22 Public Participation

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

TP 23/22 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

22/00032/FHA	<p>Construction of Juliette balcony 6 Station Road (TG)</p> <p>The Committee noted that the description of the application on the DBC Planning Portal had been amended to “Construction of balcony with decking area”.</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A member of public spoke to object about the proposed development for the following reasons:</p> <ul style="list-style-type: none">• It would result in loss of amenity in terms of privacy;• It would be out of keeping with the Conservation Area and detrimental to the canalscape; and• The application is unclear about dimensions and types of materials to be used and does not include a Design & Access Statement. <p>Standing Orders were reinstated.</p> <p>Objection</p> <p>The Committee objected on the grounds of:</p> <ul style="list-style-type: none">• loss of amenity to the neighbours’ privacy by virtue of overlooking;• the detrimental effect on the canal-side scene to the rear and on the Conservation Area. <p>The Committee also noted that the existing balcony to the rear of No. 5 should not be considered as a lawful precedent of a development of this type as it was an unauthorised development that was never given planning permission.</p> <p>CS 12</p>
21/04705/RET	<p>AMENDED/ADDITIONAL INFORMATION 3 new windows in west elevation Bramley House Kingshill Way (JM)</p> <p>No objection</p>
21/04203/FHA	<p>AMENDED/ADDITIONAL INFORMATION Two storey rear extension. First floor front extension 8 Cedar Road (JM)</p>

	No objection
21/04463/FHA	AMENDED/ADDITIONAL INFORMATION Demolition of the existing outbuilding. Two-storey side and rear extensions and single storey front extension. 8 Edlyn Close No objection
21/04669/FHA	AMENDED/ADDITIONAL INFORMATION Construction of a loft conversion consisting of hip to gable roof conversion, front dormer & velux, and partial dormer and hipped roof extension to rear over part of existing 1st floor extension. Scheme amended to set rear dormer inboard of gable end and reduce size of rear dormer/extension to reduce impact on side elevation and perceived bulk. 61 Egerton Road (TG) No objection
21/04697/FHA	AMENDED/ADDITIONAL INFORMATION New front entrance with covered canopy, single storey front extension, and raise ridge height to create first floor accommodation 13 Gilbert Way (HE) No objection
22/00061/FUL	AMENDED/ADDITIONAL INFORMATION Construction of two detached houses (amended scheme). Land Rear Of 59 South Park Garden (PD) The Committee noted this application had been withdrawn.
21/04803/FHA	Demolition of existing single-storey lean-to, proposed single-storey rear extension and double-storey side extension, garage projection, rear gable projection and drive alterations. 29 Hall Park Hill (TG) No objection
22/00030/FHA	Proposed garage conversion with first floor side extension with two new gable window to rear and new gable bay window to front. Proposed rear ground floor extensions with new external doors and windows. New wall covering in place of hanging tiles and new porch canopy over front door. New rooflights. 17 Hall Park Gate (NV) No objection
22/00041/FHA	Single storey rear extension and new front porch 2 Brownlow Road (TG) Concern There was a concern about the porch which appeared to be enclosed which may be considered out of keeping with neighbouring properties.
22/00062/FHA	Single storey rear extension with associated external steps and raised decking area Merriams Gravel Path (TG) No objection

22/00099/FHA	<p>Single storey front and rear extensions with velux windows to front. 5 Becketts Square (JM)</p> <p>Objection</p> <p>The Committee noted the objections from the neighbours. The Committee had no objection to the proposed ground floor extension to the rear of the property but objected to the proposed plans for the front as it would introduce a jarring roof scape.</p> <p>CS 12</p>
22/00187/FHA	<p>Two storey rear extension 12 Greystoke Close (LB)</p> <p>No objection</p>
22/00192/FHA	<p>Construction of open sided glazed cover to parking area 80 Greenway (LB)</p> <p>Objection</p> <p>Given that the property occupies a prominent position on the edge of the Conservation Area, the Committee objected to the proposed development on the grounds that it would introduce a materially detrimental element to the street scene.</p> <p>CS 12</p>
22/00214/FHA	<p>Single storey rear extension, window replacement, front garden wall with railings and associated external works 59 Ellesmere Road (JM)</p> <p>No objection</p>
22/00217/FHA	<p>Demolition of existing rear conservatory, two storey side & rear extension with part single storey extension to rear. 11 Briar Way (HE)</p> <p>No objection</p>
21/04787/FUL	<p>Proposal for minor alterations to facilitate the provision of separate office use on the upper floors with retail and restaurant use on the ground floor within existing Use Class E 212-220 High Street (PD)</p> <p>No objection</p>
21/04788/LBC	<p>Proposal for minor alterations to facilitate the provision of separate office use on the upper floors with retail and restaurant use on the ground floor within existing Use Class E 212-220 High Street (PD)</p> <p>No objection</p>
22/00182/FUL	<p>Replacement front dormer and raised insulated roof; new dormers and rooflights to rear roof pitch. The Penthouse 142C High Street (EP)</p> <p>No objection</p>

22/00013/LDP	<p>Conversion of attic to rear dormer 48 Elizabeth II Avenue (TG)</p> <p>The Committee noted that this application had already been granted on 21st January 2022.</p>
22/00081/LDP	<p>Loft Extension 24 Ridgeway (HE)</p> <p>The Committee noted that this application had already been granted on 26th January 2022.</p>
22/00082/LDP	<p>Conversion of existing garage 1 Old Orchard Mews (IBD)</p> <p>Concern</p> <p>The Committee was concerned that the proposed development has no provision for access to rear of property in contravention of SLP App 3 vi.</p>
21/04814/LDE	<p>Application for Lawful Development Certificate for the continued use of the grounds for Youth Football. Berkhamsted Cricket Club Kitcheners Field Castle Hill (RF)</p> <p>No objection</p>
22/00102/ADV	<p>Replacement of illuminated and non illuminated signs. Retain Existing house name letters, 1x door plaque, 7x floodlights, retain existing wheel logo, 1x amenity board, new panel to existing post sign, new display to entrance apex and 2x menu cases The Old Mill London Road (LB)</p> <p>No objection</p>
22/00212/ROC	<p>Removal of condition 4 (Windows shall be non opening) attached to planning permission 21/03613/FHA (Proposed alterations to existing elevations and external landscaping. Works also include for a single storey rear infill extension, two storey side extension and a garage conversion.) 4 Gresham Court (NV)</p> <p>No objection</p>
22/00014/TPO	<p>Works to trees Greenhill Graemesdyke Road (IBD)</p> <p>The Committee requested that this application be referred to a DBC Trees & Woodland Officer.</p>
22/00018/TPO	<p>Works to trees 5 Berkhamsted Hill Cottages, The Common (IBD)</p> <p>The Committee requested that this application be referred to a DBC Trees & Woodland Officer.</p>
22/00022/TPO	<p>Works to trees Lamorna Balcary Gardens (TG)</p> <p>The Committee requested that this application be referred to a DBC Trees & Woodland Officer.</p>

22/00129/TPO	Fell Cherry tree. Works to tree Moretons Meadway (IBD) The Committee requested that this application be referred to a DBC Trees & Woodland Officer and that, should the Cherry Tree be felled, it be replaced with another Cherry Tree.
22/00130/TPO	Fell Oak Tree. Work to Larch tree Kantara 1 Fieldway (IBD) The Committee requested that this application be referred to a DBC Trees & Woodland Officer and that, should the Oak Tree be felled, it be replaced with another Oak Tree.
22/00137/TPO	Works to tree Little Corner Cross Oak Road (TG) The Committee requested that this application be referred to a DBC Trees & Woodland Officer.
22/00166/TPO	Works to tree 26 Greystoke Close (IBD) The Committee requested that this application be referred to a DBC Trees & Woodland Officer.
22/00119/TCA	Works to trees. Fell tree Greyfold Cross Oak Road (IBD) The Committee requested that this application be referred to a DBC Trees & Woodland Officer. The Committee would not like to see the loss of a mature Yew Tree without good reason and, if it were to be retained, request that the Planning Officer considers the application of a Tree Protection Order on this tree.

TP 24/22 Planning Appeals

The Committee **noted** the following Planning Appeal:

21/02373/UPA	Construction of additional storey. Full height with additional storey will be 9.325m Arewa Shootersway Lane (JG) Type: Fast track
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TP 25/22 Planning Appeal Decisions

None were received.

TP 26/22 Authorisation of Councillors to represent Berkhamsted Town Council at Dacorum Borough Council Development Management meetings

The Committee **discussed** the procedure for Town Council representation at DBC Development Management meetings and **agreed** that Town Planning Committee Members (or their Substitutes) be authorised to represent Berkhamsted Town Council where the Town Planning Committee has objected to a planning application which has subsequently been referred to Dacorum Borough Council Development Management (DMC).

TP 27/22 To consider and decide upon Town Council representation in respect of planning applications relating to the Town of Berkhamsted being reviewed by the Dacorum Borough Council Development Management Committee Meeting on 10th February 2022

21/02419/FUL	<p>Conversion of building to seven self-contained flats. Abeegale House, 13 Shrublands Road</p> <p>It was agreed that Cllr Stevens would register to speak in support of the Town Council's objection to this application at the DMC meeting on 10th February 2022.</p> <p style="text-align: right;">Action: Deputy Town Clerk</p>
21/03794/FHA	<p>Construction of top lit rear dormer, top lit extension to existing rear dormer, and front rooflight, 5 Hamilton Road</p> <p>It was agreed that, in light of the amended drawings submitted with the DBC Case Officer's report to the DMC, the Committee did not wish to sustain its objection to this application at the DMC meeting.</p>
21/04291/FHA	<p>Installation of Air Source Heat pump adjacent to North east facing wall of the dwelling 12 Fieldway</p> <p>Noted</p>

TP 28/22 Dacorum Borough Council Planning decisions (10/01/2022 - 30/01/2022)

There was a short discussion regarding the schedule of planning decisions made between 10th January 2022 and 30th January 2022 which had been circulated with the agenda.

TP 29/22 Close of Meeting

The meeting closed at 20:58.

Signed.....

Date.....