



# BERKHAMSTED TOWN COUNCIL

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## MINUTES

### TOWN PLANNING COMMITTEE MEETING

Council Chamber, Civic Centre, Berkhamsted

Monday 1st August 2022 – 7.30 pm

#### MEMBERS PRESENT:

**Councillors:** G. Stevens – Chair (Minutes)  
A. Foster  
R. Freedman  
G. Corry  
P. Fisher

#### ALSO PRESENT:

**Officers:** None present  
**Members of Public:** One

#### TP 121/22 To receive Apologies for Absence

Apologies were **received** and **approved** from Cllrs A. Armytage, P. de Hoest, J. Jones and P. White.

#### TP 122/22 Declarations of Interest

- i. Cllr G. Stevens declared an interest in applications no. 22/02160/FHA, 22/01923/LBC as both Architects were known to him. Cllr Stevens also declared an interest in application no. 22/02260/TCA as the Church Warden at the property was known to him.
- ii. No written requests for dispensations for declarable interests were received; and
- iii. No requests for dispensation were received.

#### TP 123/22 To receive Minutes of the Previous Meeting held on 4<sup>th</sup> July 2022

The Minutes of the previous meeting held on 4<sup>th</sup> July 2022 (previously circulated) were **received** and **approved** by the Committee as a correct record and, as such, could be duly signed by the Chair of the Meeting.

**TP 124/22 To receive Chair's Communications**

**1. Road Traffic Orders**

The following Road Traffic Orders were **received** and **noted** by the Committee (papers previously circulated with the Agenda):

- i. **THE HERTFORDSHIRE (TEMPORARY CLOSING OF RIDGEWAY, BERKHAMSTED) ORDER 2022.**
- ii. **THE HERTFORDSHIRE (TEMPORARY CLOSING OF ELLESMERE ROAD, BERKHAMSTED) ORDER 2022.**
- iii. **THE HERTFORDSHIRE (TEMPORARY CLOSING OF GREENWAY, BERKHAMSTED) ORDER 2022.**
- iv. **THE HERTFORDSHIRE (TEMPORARY CLOSING OF RIDGEWAY, BERKHAMSTED) ORDER NO.2 2022.**

**2. Tree Preservation Orders**

None had been received.

**TP 125/22 Licensing Applications**

- i. The following premises licence was **noted**:
  - a. M054638 – Grape Expectations Wine Merchants, 29-31 Lower Kings Road.
- ii. No Pavement Licences had been received.

**TP 126/22 Multi Storey Car Park Update**

It was **noted** that some of the power points at the Multi Storey Car Park were hanging off the wall – this has been reported to Dacorum Borough Council.

**TP 127/22 Public Participation**

It was noted that Standing Orders may be suspended to allow public participation on items on the agenda.

**TP 128/22 To consider, for Resolution, forms and drawings for planning applications relating to the Town of Berkhamsted received from Dacorum Borough Council.**

<i>DBC Ref.</i>	<i>Proposal</i>	<i>Location</i>	<i>Case Officer</i>
22/01801/FHA	<b>AMENDED SCHEME/ADDITIONAL INFORMATION</b> Loft conversion with rear dormer  <b>Objection</b> Although the rear dormer is being built, the Committee are concerned that the neighbour in Dorset Close will be overlooked and suffer loss of amenity.	12 Farm Place	JM

<i>DBC Ref.</i>	<i>Proposal</i>	<i>Location</i>	<i>Case Officer</i>
22/02027/FHA	<p>Deep rear infill extension, First floor rear extension to match the depth of proposed ground floor extension and Loft conversion</p> <p><b>Objection</b> The Committee noted the comments from the DBC C&amp;D Officer and objected to this application on the grounds that it was contrary to Local Plan Policy 120, CS 27 and SLP App 3.</p>	8 North Road	JM
22/02055/FHA	<p>Single storey front extension</p> <p><b>No objection</b> Whilst the Committee had no objection to the proposed front extension, it requested that the Case Officer's attention be drawn to the fact that it is unclear whether parking can be accommodated within the curtilage, although the application form states that there will be no change to parking.</p>	28 Connaught Gardens	LB
22/02064/FHA	<p>Ground Floor - Rear extension and internal alterations. First Floor Loft staircase and Internal alterations. Loft Floor Rear dormer / Front dormer / Make habitable / Roof lights.</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A representative of the Berkhamsted Citizens Association (BCA) spoke in objection of the proposed application on the grounds of overdevelopment and the intrusive nature of the front dormers.</p> <p>Standing Orders were reinstated.</p> <p><b>Concern</b> Whilst the Committee had no objection to the rear extension and internal alterations, there were concerns that the scale and style of the proposed front dormers were not in keeping with the Conservation Area.</p> <p>CS27, Local Plan Policy 120 and SLP App 3</p>	17 Montague Road	JG
22/02066/FHA	<p>Single and part two storey front extension and alterations</p>	4 Lombardy Drive	LB

<i>DBC Ref.</i>	<i>Proposal</i>	<i>Location</i>	<i>Case Officer</i>
	<p><b>Objection</b></p> <p>As with the previous application, the Committee was concerned that the proposed development would sit forward from the current building line and objected to the proposed development on the grounds (a) of its size, scale, siting and design, (b) that it would be out of keeping with the street scene and (c) of its failure to respect the parent and adjacent properties with regard to layout, site coverage, scale, height, and bulk.</p> <p>CS11, CS12, SLP Appendix 7 and BCA 2.</p>		
22/02068/FHA	<p>Single storey rear extension</p> <p><b>No objection</b></p>	14 Princes Close	LB
22/02134/FHA	<p>Replacement of old rotten coach door with modern metal and oak gate</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A representative of the Berkhamsted Citizens Association (BCA) spoke in objection of the proposed application and queried the necessity of the replacement.</p> <p>Standing Orders were reinstated.</p> <p><b>Objection</b></p> <p>The Committee noted the comments from the DBC C&amp;D Officer and members of the public and objected to this application on the grounds that inadequate drawings had been supplied for such a prominent location in the Conservation Area.</p>	Milton Cottage 287 High Street	JM
22/02160/FHA	<p>Single storey rear extension</p> <p><b>No objection</b></p> <p>Whilst the Committee had no objection to the proposed development, it noted the neighbour concerns about a nearby walnut tree under a TPO and requested that a T&amp;W Officer considers root protection for the trees.</p>	26 Greystoke Close	LB

<i>DBC Ref.</i>	<i>Proposal</i>	<i>Location</i>	<i>Case Officer</i>
22/02164/FHA	Demolition of existing garden room at rear, and erection of new single storey rear extension, and internal modifications.  <b>No objection</b>	Little Stantons, 4 Meadway	LB
22/02173/FHA	Demolition of the existing garage. Construction of single-storey side and rear extension.  <b>No objection</b>	21 Dellfield Close	JG
22/02206/FUL	Provision of 2 additional parking spaces  <b>Objection</b> The Committee noted the comments from the DBC C&D Officer and objected to the proposed development on the grounds that it would not preserve or enhance the Conservation Area.  CS27	Berkley Court Mill Street	EP
22/02207/FHA	Internal Alterations, Single Storey Rear Extension and Two Storey Side Extension, including dormer window to rear  <b>Concern</b> The Committee expressed a concern that the side elevation of the proposed development went up to the boundary of the property, which would result in loss of (a) access to the rear (contrary to SLP Appendix 7.2 IV) and (b) provision for maintenance to the property.	4 Shrublands Road	IBD
22/02250/FHA	Single storey rear extension  <b>No objection</b>	21 Hall Park	HE
22/02261/FHA	Formation of habitable rooms in roofspace with rear dormer and front velux rooflights  <b>Concern</b> The Committee expressed the following concerns:  (a) the dormer should be below the ridge; and (b) the parking provision is inadequate for a 5 bedroom property.  SLP Appendix 5	11 Admiral Way	TR

<i>DBC Ref.</i>	<i>Proposal</i>	<i>Location</i>	<i>Case Officer</i>
22/02271/FHA	Single storey rear extension and internal alterations. Alterations to rear landscaping. Alterations to main roof at rear.  <b>No objection</b>	18 Meadow Road	SR
22/02281/FHA	Single storey front and rear extensions, two storey side and front extension, extension to front dormer window.  <b>No objection</b>	20 Bridle Way	EP
22/02305/FHA	Amended garden levels with cut and fill terrace  <b>No objection</b>	7 Becketts Square	LB
22/02329/FHA	Construction of two garden buildings, comprising a summerhouse and a pool room, along with an area of composite decking  <b>No objection</b> Whilst the Committee had no objection to the principle of the two garden buildings, it noted that the application does not include details of the Plant or equipment to be used. Should the Case Officer be minded to approve this application, the Committee requests that the following conditions be made:  (A) Pool heating to be from Air or Ground Source Heat Pump. (B) Details of any pool dehumidifying plant to be approved in order to avoid any noise or loss of amenity to neighbouring properties. (C) Any felled trees or hedging to be replaced.	Coopers Lodge, 1 Shootersway Park	RF
22/02181/FUL	Installation of contemporary timber clad garden building  <b>No objection</b> Whilst the Committee had no objection to the principle of the timber clad building, there was a concern about its use as a business, as this would not comply with the C3 use class in this verdant location within the Conservation Area.	33 Montague Road	NG

22/02093/FUL	Demolition of existing house and garage and replacement with 2 storey house with rooms in the roof and integral garage.  <b>No objection</b>	22 Castle Hill	JG
22/02067/LDP	Single storey rear extension and loft conversion.  <b>Noted.</b>	: 23 Lochnell Road	TR
22/02091/LDP	Proposed single storey rear extension, front porch and garage conversion.  <b>Noted.</b>	85 Hilltop Road	HE
22/01923/LBC	Internal alterations to part boiler house and new floor finish in main hall.  <b>No objection</b>	Ashlyns School Chesham Road	NG
22/02111/TPO	Works to trees.  The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	1 Beechcroft	IBD
22/02116/TPO	Works to tree and felling of tree.  The Committee requested that this application be referred to a DBC Trees and Woodlands Officer and that any felled tree be replaced by another of a suitable native species.	2 Oxfield Close	IBD
22/02008/TCA	Fell trees and works to trees  The Committee requested that this application be referred to a DBC Trees and Woodlands Officer and that any felled tree be replaced by another of a suitable native species.	Rear Of Garage At Sunny Banks George Street	IBD
22/02048/TCA	Felling of trees.  The Committee requested that this application be referred to a DBC Trees and Woodlands Officer and that any felled tree be replaced by another of a suitable native species.	Cowper House, 7 Cowper Road	IBD

22/02198/TCA	Works to tree.  The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	1 George Street	IBD
22/02260/TCA	Works to trees.  The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	All Saints Methodist Church Shrublands Road	IBD

### TP 129/22 Planning Appeals

The Committee **noted** that the following Planning Appeals had been lodged with the Planning Inspectorate:

<i>LPA/PINS Ref</i>	<i>Planning appeal details</i>	<i>Location</i>
22/00485/FHA/ D/22/3302143	<b>FAST TRACK</b> Single storey rear extension, loft conversion with conversion of barn hip to gable and facing gable; roof windows.	4 Southview Villas, George Street
22/01305/FHA/ D/22/3302163	Construction of a first floor extension	Imrie House, Doctors Commons Road,

### TP 130/22 To receive and note Planning Appeal Decisions

The Committee **noted** the decision of the Planning Inspectorate on the following Planning Appeal:

<i>LPA/PINS Ref</i>	<i>Planning appeal details</i>	<i>Decision</i>
21/04453/FHA/ D/22/3297019	16 Cowper Road - Single Storey Rear Extension, installation of roof lights and construction of outbuilding.	<b>Refused</b>

### TP 132/22 To receive and note Dacorum Borough Council Planning decisions (20/06/2022 – 24/07/2022)

After a brief discussion, the Committee **noted** the contents of the schedule of planning decisions made by DBC between 20<sup>th</sup> June and 24<sup>th</sup> July 2022, which had been circulated with the Agenda.

### TP 133/22 Town Planning Committee and Working Group Structure and Terms of Reference

The Committee **reviewed** the reporting structure of its Working Parties and Groups and its Terms of Reference (ref. FC 63/22) and **agreed** that the amended reporting structure and updated Terms of Reference be **recommended for approval by Full Council** at its next meeting on 5<sup>th</sup> September 2022:



**TP 134/22 Close of meeting**

The meeting closed at 20:32 hours.

**Signed:**

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Cllr G. Stevens, Chair

**Dated:**

**Dates of next meetings:**

Mon 22 August 2022

Mon 19 Sep 2022

Mon 10 October 2022