



# BERKHAMSTED TOWN COUNCIL

Tel: 01442 800146  
Email: [townclerk@berkhamstedtowncouncil.gov.uk](mailto:townclerk@berkhamstedtowncouncil.gov.uk)  
Website: [www.berkhamstedtowncouncil.gov.uk](http://www.berkhamstedtowncouncil.gov.uk)

2<sup>nd</sup> Floor, Civic Centre  
161 High Street, Berkhamsted  
Herts HP4 3HD

## MINUTES

### TOWN PLANNING COMMITTEE MEETING

Council Chamber, Civic Centre, Berkhamsted

Monday 22nd August 2022 – 7.30 pm

#### MEMBERS PRESENT:

**Councillors:** G. Stevens – Chair  
G. Corry  
A. Foster  
J. Jones

#### ALSO PRESENT:

**Officers:** D. McGlynn (minutes)  
**Members of Public:** One

#### TP 135/22 To receive Apologies for Absence

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

#### TP 136/22 Declarations of Interest

- i. All Members present declared an interest in application no. 22/02183/FHA as the Applicant was known to them. Cllr Stevens also declared an interest in application no.s 22/02462/FHA and 22/02480/FHA as both Architects were known to him and 22/0294/TCA as the applicant was known to him.
- ii. No written requests for dispensations for declarable interests were received; and
- iii. No requests for dispensation were received.

#### TP 137/22 To receive Minutes of the Previous Meeting held on 1<sup>st</sup> August 2022

The Minutes of the previous meeting held on 1<sup>st</sup> August 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 138/22 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 AND TEMPORARY WAITING RESTRICTIONS IN COWPER ROAD, BERKHAMSTED) ORDER 2022.
- ii. THE HERTFORDSHIRE (TEMPORARY CLOSING OF IVY HOUSE LANE, BERKHAMSTED) ORDER 2022

2. **Tree Preservation Orders**

None had been received.

**TP 139/22 Licensing Applications**

- i. No premises licence had been received:
- ii. No Pavement Licences had been received.

**TP 140/22 Multi Storey Car Park Update**

There were no updates but the Chair confirmed that the report of damage to some electrical wiring that had been discussed at the last meeting had been submitted to DBC and he is currently awaiting their response.

**TP 141/22 Public Participation**

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

**TP 142/22 To consider, for Resolution, forms and drawings for planning applications relating to the Town of Berkhamsted received from Dacorum Borough Council.**

Details of all planning applications and appeals can be found on Dacorum Borough Council's website: <https://planning.dacorum.gov.uk/publicaccess/>

<b>DBC Ref</b>	<b>Proposal</b>	<b>Location</b>	<b>Case Office</b>
22/02181/FUL	<p><b>AMENDED SCHEME/ADDITIONAL INFORMATION</b></p> <p>Installation of contemporary timber clad garden building</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 increased traffic, noise nuisance and that it would be out of keeping with the street scene.</p> <p>Standing Orders were reinstated.</p> <p><b>No objection</b></p> <p>Whilst the Committee had no objection to the principle</p>	33 Montague Road	NG

	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.		
22/02339/FHA	<p>Single storey rear extension. Removal of rear bay window. Removal of front porch and pitched roof, replace with flat. New roof terrace and altered door openings. New cladding to first floor</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 that its size and heavily glazed design may have an adverse impact on the view from the AONB.</p> <p>Standing Orders were reinstated.</p> <p><b>No objection</b></p> <p>Whilst the Committee had no objection to the principle for the rear extension and related works, it recommended less obtrusive barriers on the rear terrace and retaining obscure glazed panels to side in order to avoid loss of amenity to neighbours.</p>	Broadfield, 36 Castle Hill	IBD
22/01105/LBC	<p><b>AMENDED SCHEME/ADDITIONAL INFORMATION</b></p> <p>Conversion of existing retail units to restaurant, single storey rear extension housing ancillary accommodation &amp; new shop front facing High Street</p> <p><b>No objection</b></p> <p>The Committee had no objection to the proposed development subject to these amended proposals being approved by C&amp;D and Licensing. However, there was concern that, should a pavement license for outside seating to the front of the premises be applied for, the impact of the camber and the presence of market stalls must be taken into consideration.</p>	212-220 High Street	PD
22/01104/FUL	<p><b>AMENDED SCHEME/ADDITIONAL INFORMATION</b></p> <p>Conversion of existing retail units to restaurant, single storey rear extensions housing ancillary accommodation and storage, new shop front facing High Street and change of use of residential driveway to outside dining area ancillary to the proposed restaurant use (amended description).</p> <p><b>No objection</b></p>	212-220 High Street	PD

	The Committee had no objection to the proposed development subject to these amended proposals being approved by C&D and Licensing. However, there was concern that, should a pavement license for outside seating to the front of the premises be applied for, the impact of the camber and the presence of market stalls must be taken into consideration.		
22/01085/FHA	<b>AMENDED SCHEME/ADDITIONAL INFORMATION</b> Demolition of existing single storey extension, construction of part single, part two-storey extension and associated external works  <b>No objection</b>	1 Shrublands Road	IBD
22/02281/FHA	<b>AMENDED SCHEME/ADDITIONAL INFORMATION</b> Single storey front and rear extensions, two storey side and front extension, extension to front dormer window.  <b>No objection</b>  Whilst the Committee had no objection to the amended scheme in terms of the extensions, it objected to the introduction of the proposed 2 metre high fencing to Haynes Mead boundary.	20 Bridle Way	EP
22/02183/FHA	Insert double glazing panes into existing double sliding sash windows to the front and rear  <b>No objection</b>	15 Shrublands Avenue	LB
22/02347/FHA	Demolition of existing garage and rebuilding new detached garage  <b>No objection</b>	57 Charles Street	LB
22/02366/FHA	Proposed two storey rear, first floor rear and single storey front extensions and minor elevation changes  <b>No objection</b>	Fourwinds, Sugar Lane	EP
22/02367/FHA	Installation of two brick pillars and sliding access gate  <b>No objection</b>	St Wilfreds Shootersway Lane	RF
22/02370/FHA	Creation of new parking space  <b>No objection</b>	72 Kings Road	RF
22/02371/FHA	Insertion of two front conservation style rooflights  <b>No objection</b>	35 Castle Street	LB

	The Committee noted that the drawings for this application indicate that the rooflights are to the rear of the building (ref. drawing 21 72 04). The Committee had no objection to the proposed development, provided only that the conservation style rooflights are to the rear of property and not the front, as indicated in the description. <i>[NB the description for this Planning Application has since been revised to reflect that the proposed development is to the rear of the property].</i>		
22/02373/FHA	Alterations to existing rear outbuilding including changes to fenestration and roof.  <b>Objection</b>  The Committee agreed with the comments made by the C&D Officer and recommended that the application be revised.	Brook Cottage, Bank Mill Lane	LB
22/02423/FHA	Demolition of external front storage, front extension with flat roof and roof window. Construction of rear extension part width with mono pitched roof for expansion of existing kitchen.  <b>No objection</b>	10 Priory Gardens	TR
22/02391/FHA	Single storey rear extension, internal alterations and minor alterations to rear landscaping  <b>No objection</b>	22 Haynes Mead	JM
22/02462/FHA	Raising roof to allow loft extension, first floor extension and alteration to fenestration  <b>No objection</b>	Westgate Montague Road	AP
22/02469/FHA	First floor rear extension, demolition of existing garage and replacement with single storey side extension and alterations to external materials.  <b>No objection</b>  Whilst the Committee had no objection to the principle of the proposed development, it recommended that the ground floor west fenestration be obscure glazing.	28 Fieldway	LB
22/02471/FHA	Proposed 2 storey side & front extension with new enclosed front porch and new off-street parking bay.  <b>No objection</b>  The Committee had no objection to the principle of the proposed development, subject to relevant approvals	81 Westfield Road	SR

	by Hertfordshire Highways.		
22/02480/FHA	Two storey rear extension and alterations to fenestration  <b>No objection</b>	30 Castle Hill	RF
22/02512/FHA	Amended drive configuration and steps to front, proposed landscaping and screening of rear terrace  <b>No objection</b>	Juniper Hill, Graemesdyke Road	LB
22/02434/FUL	New Detached Dwelling to Replace an Existing Bungalow  <b>No objection</b>  Whilst the Committee had no objection to the principle of the proposed development, it requested that the Case Officer consider changes to the front landscaping in order to accommodate all parking within the curtilage.	The Foothills, Gravel Path	JG
22/02342/LDP	Rear Dormer. Rooflights to Front Elevation  <b>Noted</b>	25 Lochnell Road	HE
22/02382/LDP	single storey rear extension  <b>Noted</b>	9 Priory Gardens	HE
22/02184/ROC	Variation of condition 2 (approved plans) attached to planning permission 21/04353/FHA  <b>No objection</b>	12 West Road	BC
22/02420/LBC	Re-roof and insulate the concrete flat roofed areas of the school with the exception of the flat roofed aisles of the chapel.  <b>No objection</b>	Ashlyns School Chesham Road	NG
22/02352/TCA	Works to tree  The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	4 Londrina Terrace	IBD
22/02381/TCA	Works to trees  The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	Lanes, St Johns Well Court	IBD
22/02472/TCA	Works to tree  The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	Quaker Meeting House, 289 High Street	IBD

22/02494/TCA	Works to trees  The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	4 Station Road	IBD
22/02380/TPO	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 with a suitable species.	Shirley, 84 Cross Oak Road	IBD
22/02433/TPO	Works to trees.  The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	Land At Bridle Way	IBD
22/02491/TPO	Works to tree  The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	5 Red Lodge Gardens	IBD
22/02493/TPO	Felling of tree and works to tree  The Committee requested that this application be referred to a DBC Trees and Woodlands Officer and that any felled tree be replaced with a suitable species.	Mellstock Graemesdyke Road	IBD

#### **TP 143/22 Planning Appeals**

The Committee **noted** that no notifications of Planning Appeals had been received.

#### **TP 144/22 To receive and note Planning Appeal Decisions**

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

<b>LPA/PINS Ref</b>	<b>Planning appeal details</b>	<b>Decision</b>
22/00635/FHA APP/A1910/D/22/3300793	Conversion of garage to form two storey structure Ravels, Shootersway Lane	<b>Refused</b>

#### **TP 145/22 To receive and note Dacorum Borough Council Planning decisions (20/07/2022 – 14/08/2022)**

After a brief discussion, the Committee **noted** the contents of the schedule of planning decisions made by DBC between 20<sup>th</sup> July 2022 and 14<sup>th</sup> August 2022, which had been circulated with the Agenda.

#### **TP 146/22 To consider a proposal for revisions to the Town Planning Committee's Planning Application Consultation Process and decide upon any changes.**

The Committee **discussed** the proposed changes to the Town Planning Committee's Planning Application Consultation Process. It was **agreed** that, before any changes might be adopted, the new process must be discussed and agreed with DBC. The matter was therefore **deferred**, pending DBC's feedback.

**TP 147/22 Hertfordshire Minerals and Waste Local Plan Draft Plan Consultation**

The Committee **considered** the Consultation process for Hertfordshire County Council's Minerals and Waste Local Plan and **agreed** that the Members would review the plan and reconvene at the next Committee meeting on 19<sup>th</sup> September 2022 with regards to any comments it might submit.

**TP 148/22 Informal Statutory Consultation for the Proposed Permit Parking Area at Elm Grove**

The Committee appreciated that DBC was considering a scheme for a Proposed Permit Parking Area at Elm Grove in Berkhamsted. It **considered** that it was more appropriate for residents and businesses to respond to this Informal Statutory Consultation but **requested** to be kept informed of any outcome.

**TP 149/22 Close of meeting**

The meeting closed at 20:50 hours.

**Signed:**

\_\_\_\_\_

Cllr G. Stevens, Chair

**Dated:**

\_\_\_\_\_

**Dates of next meetings:**

Mon 19th Sep 2022

Mon 10th October 2022

Mon 7th November 2022