



BERKHAMSTED TOWN COUNCIL

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MINUTES

TOWN PLANNING COMMITTEE MEETING

Wednesday 28th September 2022 at 7.30 pm

Council Chamber, Civic Centre, Berkhamsted

MEMBERS PRESENT:

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

ALSO PRESENT:

Officers: D. McGlynn – Town Clerk (minutes)
Members of Public: None

TP 150/22 To receive Apologies for Absence

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

TP 151/22 Declarations of Interest

- i. It was **noted** that Cllr Stevens declared an interest in application no. 22/02847/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 granted.

TP 152/22 To receive Minutes of the Previous Meeting held on 22nd August 2022

The Minutes of the previous meeting held on 22nd 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 153/22 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 COW ROAST, NORTHCHURCH, LITTLE GADDESSEN, FLAMSTEAD, BERKHAMSTED, CHIPPERFIELD AND HEMEL HEMPSTEAD) ORDER 2022
- ii. THE HERTFORDSHIRE (TEMPORARY CLOSING OF CROSS OAK ROAD, BERKHAMSTED) ORDER NO.4 2022
- iii. THE HERTFORDSHIRE (TEMPORARY CLOSING OF GEORGE STREET, BERKHAMSTED) ORDER 2022
- iv. THE HERTFORDSHIRE (TEMPORARY CLOSING OF GRAVEL PATH, BERKHAMSTED) ORDER 2022
- v. THE HERTFORDSHIRE (TEMPORARY CLOSING OF RIDGEWAY, BERKHAMSTED) ORDER NO.3 2022

2. **Tree Preservation Orders**

None had been received.

TP 154/22 Licensing Applications

- i. No premises licence had been received:
- ii. The following Pavement Licences were received:
 - a. M054938 - Fred and Ginger Coffee Ltd, 125 High Street - noted
 - b. M054941 - Coffee Snobs Ltd (Costa), Unit 2, 300 High Street - noted
 - c. M054980 - Bel Caffè, 146 High Street - noted
 - d. M054999 - The Lounge by Graze Life, 154-156 High Street - noted
 - e. M055005 - Gail's Bakery, 189 High Street - noted
 - f. M055062 - Copper House Bars Ltd, 196 High Street - noted
 - g. M055082 - Simmons (Bakers) Ltd, 234 High Street - the Committee expressed a **concern** about this application due to the proximity of street furniture (3 x posts, parking metre and bin). It was **agreed** that Cllr A. Foster would write to the DBC Licensing Team requesting the removal of at least one set of table and chairs to avoid accessibility issues.

TP 155/22 Multi Storey Car Park Update

No updates had been received but it was agreed that the Chair would press for an update for the next meeting.

TP 156/22 Public Participation

No members of public were present.

TP 157/22 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/>

DBC Ref*	Proposal	Location	Case Officer
22/01606/FHA	AMENDED SCHEME/ADDITIONAL INFORMATION Two storey side extension and alterations including facing external walls with brick slips. No objection	54 Elizabeth II Avenue	BC
22/02027/FHA	AMENDED SCHEME/ADDITIONAL INFORMATION Deep rear infill extension, First floor rear extension to match the depth of proposed ground floor extension and Loft conversion Objection The Committee supported the comments made by the DBC Conservation & Design team and objected to the proposed development on the grounds that it was contrary to national/borough planning policy. CS27, SLP 120, SLP Appendix 3 and NPPF	8 North Road	JM
22/02207/FHA	AMENDED SCHEME/ADDITIONAL INFORMATION Internal Alterations, Single Storey Rear Extension and Two Storey Side Extension, including dormer window to rear No objection.	4 Shrublands Road	IBD
22/02305/FHA	Amended garden levels with cut and fill terrace, construction of outbuilding No objection.	7 Becketts Square	LB
22/02488/FHA	Demolition of Existing Conservatory & Construction of a single storey rear extension No objection	11 Dellfield Avenue	IBD
22/02524/FHA	Demolition of existing rear conservatory and replacement with single-storey rear extension No objection	6 William Street	LMC
22/02529/FHA	Reconfiguration to both ground and first floor layouts No objection	32 Long View	LMC
22/02554/FHA	New garden office/store replacing existing old shed No objection	2 The Pines, North Road	LB
22/02557/FHA	Proposed single storey rear extension with new doors, windows and rooflight and new vehicle crossover to an existing front driveway. Concern The Committee noted the comments submitted by	44 Kings Road	LB

	<p>the neighbours at No. 42.</p> <p>Whilst the rear fenestration of the adjacent property is to a kitchen, the Committee requested that the case officer consider the 45 and 23 degree sight lines to confirm there is no loss of amenity to the neighbours.</p>		
22/02563/FHA	<p>Two storey rear extension</p> <p>Objection</p> <p>The Committee supported the comments made by the DBC Conservation & Design team and objected to the proposed development on the grounds that it was contrary to local planning policy.</p> <p>CS27, CS12 and SLP 120</p>	147 George Street	SR
22/02577/FHA	<p>Loft Conversion.</p> <p>Concern</p> <p>The Committee expressed a concern that the propose full width rear dormer may breach local planning policy.</p> <p>SLP Appendix 7 A7.2(vi) – Dormer windows</p>	36 Egerton Road	JM
22/02631/FHA	<p>Proposed single storey rear extension</p> <p>No objection</p>	13 St Margarets Close	LMC
22/02675/FHA	<p>Proposed new ground floor layout, construction of single storey front extension with platform lift access and new ground floor bedroom with ensuite.</p> <p>No objection</p> <p>Whilst the Committee had no objection to the proposed development, it noted the comments made by the Berkhamsted Citizens Association and neighbours and referred these to the Case Officer.</p>	162 Bridgewater Road	EP
22/02678/FHA	<p>Two storey rear and side extension and internal works</p> <p>Concern</p> <p>The Committee expressed a concern about the larger fenestration to the new rear bedroom which replaces the glazing to the existing bathroom/toilet and requested that the Case Officer consider whether this would result in a loss of amenity by increased overlooking for the neighbouring properties.</p>	18 Upper Hall Park	HE

	The Committee were also concerned that, by increasing the number of bedrooms to four, off road parking provision may be compromised close to the adjacent busy junction.		
22/02712/FHA	<p>Extension of existing raised terrace and decking at rear and side of property including railings. Installation of two external air conditioning units.</p> <p>Objection</p> <p>The Committee noted that the property was located in a prominent part of Conservation Area and one of the proposed AC units would face the road. It objected to the proposed development on the grounds that there was no data about noise levels in operation nor suitability of location for AC units.</p>	2D Station Road	JM
22/02721/FHA	<p>Single Storey Side and Rear Extension</p> <p>No objection</p>	Green Bank Gossoms End	NQ
22/02743/FHA	<p>Ground Floor infill, first floor and porch extensions, new window and external door openings, and associated works</p> <p>No objection</p>	Oaklyn House Shootersway	LB
22/02789/FHA	<p>Garage Conversion</p> <p>No objection</p>	St Wilfreds Shootersway	RF
22/02802/FHA	<p>Replacement of single glazed timber sash windows to the front elevation and rear elevations, with new double glazed hardwood sash windows painted white</p> <p>No objection</p>	49 Charles Street	JM
22/02807/FHA	<p>Front extension of the existing utility on the side. First-floor side extension set back from the front elevation, with skylights.</p> <p>No objection</p>	39 Hazel Road	IBD
22/02828/FHA	<p>Proposed first floor front extension and floor plan redesign</p> <p>No objection</p>	52 Castle Hill Avenue	NQ
22/02834/FHA	<p>Demolition of existing rear porch and single storey side extension. Construction of single storey extension and refurbishment of existing property. Installation of new side window[s] to the existing front elevation projecting bay-structures at ground floor level.</p> <p>No objection</p>	Evergreen House 24 North Road	IBD

22/02850/FHA	<p>Replacement of sash wooden windows at front with matching uPVC double glazed sash windows for the whole of building for 1-2 Masons Yard, 5 windows in total.</p> <p>Concern</p> <p>The Committee noted that the property is in the Conservation Area and fronts Chapel Street. It would be desirable that the replacements replicate existing sash windows, preferably in wood. The Committee requested that this application be referred to DBC Conservation & Design team.</p>	The Hoist 2 Masons Yard Chapel Street	JM
22/02370/FUL	<p>Creation of new parking space</p> <p>Concern</p> <p>The proposed parking space is on Ashlyns Road where there are similar precedents.</p> <p>The Committee expressed a concern about the proposed development with regards to the comments made by HCC Highways.</p>	72 Kings Road	RF
22/02530/FUL	<p>Revised landscaping layout, including new planting, improved pathways and steps, upgraded play equipment and infilling sections of the boundary wall</p> <p>No objection</p>	Berkhamsted Prep, Doctors Commons Road	EP
22/02715/FUL	<p>Installation of new ATM and new sign installed to replace existing</p> <p>Concern</p> <p>The Committee expressed a concern about the visual impact of the larger sized ATM on the building.</p>	181 High Street	JM
22/02778/FUL	<p>Proposed single storey porch, proposed window to garage wall and alteration to existing first floor window.</p> <p>No objection</p>	85 Hilltop Road	LMC
22/02716/ADV	<p>Installation of new ATM and new sign installed to replace existing</p> <p>Concern</p> <p>The Committee expressed a concern about the visual impact of the larger sized ATM on the building.</p>	181 High Street	JM
22/02452/LBC	<p>non-structural, timber partition and door way that divides the bathroom and WC into two separate</p>	9 Castle Street	LB

	rooms No objection		
22/02623/LBC	Reinstatement of original layout by creating a stud partition to return bedroom to two separate smaller bedrooms No objection	Highfield House 3 Ernest Lindgren House Archive Mews	LB
22/02663/LDP	Loft Conversion Concern The committee did not consider this to be a valid LDP application given the extent of the proposed development. With regards to the glazed balcony to the loft conversion, the Committee were concerned about the loss of amenity to the neighbours in terms of overlooking.	25 St Margarets Close	JM
22/02720/LDP	Loft conversion, front facing velux roof lights Noted	Green Bank Gossoms End	IBD
22/02781/LDP	Insertion of rear dormer window to facilitate loft conversion to habitable accommodation. Insertion of rooflights to front roofslope Concern Although the application is an LDP, the Committee expressed a concern about the proposed width of the rear dormer and requested that the Case Officer consider whether it breached SLP App7 A7.2 (vi) – Dormer Windows.	21 Chaucer Close	IBD
22/02846/LDP	Replacement of existing garage doors with recessed matching brickwork or rendered panel with a pair of matching double glazed casement windows. Internal space will be fully insulated and updated Concern Given the narrow (unadopted) highway, the Committee was concerned that the application is silent on the loss of parking provision.	4 Old Orchard Mews	LMC
22/02680/LDE	Replacement of existing deck of same size but raised in height by 0.381 meter to provide essential underpinnings Concern	40 Egerton Road	EP

	The Committee expressed a concern with regards to the neighbour comments about the proposed development.		
22/02562/TPO	Works to Trees The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	1-15 Sevens Close	IBD
22/02652/TPO	Works to tree The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	The Old Rectory Rectory Lane	IBD
22/02735/TPO	Works to tree The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	Brackenhurst Lodge Ivy House Lane	IBD
22/02746/TPO	Works to trees The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	Old Byways House Byways	IBD
22/02779/TPO	Works to tree The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	5 Greystoke Close	IBD
22/02786/TPO	Works to tree The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	21 Gilpins Ride	LMC
22/02838/TPO	Works to trees and 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 with a suitable species.	5 Marlin Copse	LMC
22/02852/TPO	Fell 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.	Coopers Lodge 1 Shootersway Park	LMC
22/02860/TPO	Works to trees The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	Coopers Lodge 1 Shootersway Park	IMD
22/02608/TCA	Works to tree The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	49 Shrublands Avenue	LMC
22/02633/TCA	Felling of trees (Cypress, Bay and Laurel) and Works to trees (Purple Plum and Acer)	27 Kitsbury Road	LMC

	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.		
22/02692/TCA	Works to tree The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	54 Shrublands Avenue	IBD
22/02718/TCA	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 with a suitable species.	33 Kitsbury Road	IBD
22/02731/TCA	Works to trees The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	4 Charles Street	IBD
22/02769/TCA	Works to trees The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	12 Middle Road	IBD
22/02829/TCA	Works to trees The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	20 Montague Road	IBD
22/02830/TCA	Works to trees The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	18 Montague Road	LMC
22/02847/TCA	Works to trees. The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.	41 High Street	LMC

TP 158/22 Planning Appeals

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

TP 159/22 To receive and note Planning Appeal Decisions

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

LPA/PINS Ref	Planning appeal details	Decision
21/02373/UPA APP/A1910/D/21/3282662	Construction of additional storey. Full height with additional storey will be 9.325m. Arewa, Shootersway Lane	Refused

TP 160/22 To receive and note Dacorum Borough Council Planning decisions (14/08/2022 – 18/09/2022)

After a brief discussion, the Committee **noted** the contents of the schedule of planning decisions made by DBC between 14th August 2022 and 18th September 2022, which had been circulated with the Agenda.

TP 161/22 Close of meeting

The meeting closed at 20:40 hours.

Signed:

Cllr G. Stevens, Chair

Dated:

Dates of next meetings:

Mon 10th October 2022

Mon 7th November 2022

Mon 29th November 2022