



BERKHAMSTED TOWN COUNCIL

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MINUTES

TOWN PLANNING COMMITTEE MEETING

Monday 13th February 2023 at 7.30 pm

Council Chamber, Civic Centre, Berkhamsted

MEMBERS PRESENT:

Councillors: G. Stevens - Chair
A. Armytage
G. Corry
P. de Hoest
J. Jones

ALSO PRESENT:

Officers: J. Harley – Deputy Town Clerk (minutes)
Members of Public: None

TP 12/23

To receive Apologies for Absence

Apologies were **received** and **approved** from Cllr P Fisher and Cllr P White who were both away with work.

TP 13/23

Declarations of Interest

- i. Cllr G Stevens declared an interest in applications 22/03804/FHA, 23/00112/FHA and 23/00302/FHA as the architects were known to him.
- ii. No written requests for dispensations for declarable interests were received; and
- iii. No requests for dispensation were granted.

TP 14/23

To receive and approve the Minutes of the Previous Meeting held on 9th January 2023. The Minutes of the previous meeting held on 9th January 2023 (previously circulated) were **received** and **approved** by the Committee as a correct record and, as such, could be duly signed by the Chair.

TP 15/23

Chair's Communications

1. Road Traffic Orders

The following Road Traffic Orders were **noted** by the Committee:

- i. A4251 HIGH STREET
- ii. BRIAR WAY
- iii. CROSS OAK ROAD
- iv. HOLLY DRIVE
- v. SHRUBLANDS AVENUE
- vi. TREVELYAN WAY
- vii. VALLEY ROAD

2. Tree Preservation Orders

None had been received.

3. Licensing Applications

None had been received.

TP 16/23 Public Participation

No members of the public were present.

TP 17/23 National Planning Policy Consultation

The following reform to National Planning Policy consultation which expires on the 2nd of March 2023 was noted [consultation](#)

TP 18/23 Berkhamsted Neighbourhood Plan

Further to Full Council's decision at a meeting on the 6th February 2023 to appoint an external consultant to commence a Berkhamsted Neighbourhood Plan, it was noted that an initial meeting will be held with the consultant and Councillors to discuss first steps.

TP 19/23 Multi Storey Car Park Update

Parking Services at Dacorum had advised that there have been new gullies installed in the Bournside car park (the disabled badge holder only car park adjacent to the Lower Kings Road multi storey car park), and the Aco strip drains to the multi storey perimeter have been cleaned and repaired. This will help to eliminate the flooding in the future.

Repairs to put the back into operation will take place once the lift manufacturers have assessed the damage caused by the previous flooding.

TP 20/23 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/>

<i>DBC Ref</i>	<i>Proposal</i>	<i>Location</i>	<i>Case Officer</i>
22/03511/FHA	AMENDED/ADDITIONAL INFORMATION Relay existing drive. Create two parking spots. Lay flat patio, remove decayed decking, and replace with stone steps. Replace wooden sleepers with retaining brick wall. No Objection	36 Kitsbury Road	NQ
22/03761/FUL	Conversion of building to form a single dwelling house, lower ground floor, ground floor and first floor rear extensions, floor plan redesign and all associated works. The Committee noted an objection received from the Berkhamsted Citizens Association Townscape, who had no objection to the conversion into a single house from a hairdresser's salon but objected to the proposed design frontage. Objection	42 Charles Street	JM

	<p>The Committee had no objection to the principle of conversion in the style of adjacent dwellings in the Conservation Area. However, the front windows are not in keeping with the adjacent dwellings and other ex-shop fronts which have been converted with brickwork.</p> <p>CS11, CS12, CS27, P120</p>		
22/03804/FHA	<p>Single storey side and rear extension and conversion of garage.</p> <p>The Committee had No Objection to the development in principle but had concerns about the potential for tandem parking and the loss of garden amenity space.</p>	23 Elizabeth II Avenue	NQ
23/00006/FHA	<p>Single storey side infill extension</p> <p>No Objection</p>	4 Victoria Road	LB
23/00013/FHA	<p>Front porch, alterations to side fenestration and cladding to existing dormer.</p> <p>Concern</p> <p>The Committee had concern about an unsympathetic porch design in both style and scale.</p>	38 Valley Road	LMC
23/00022/FHA	<p>Outbuilding/greenhouse and alterations to front entrance.</p> <p>Concern</p> <p>The Committee had concern about the gate size and style and noted the Highways guidance regarding distance.</p>	Hollydene, Shootersway	LB
23/00033/FHA	<p>First Floor Side Extension</p> <p>The Committee noted an objection from the Berkhamsted Citizens Association Townscape Group to the proposed Red Cedar cladding to the flank wall, which is not considered appropriate in the setting of the Conservation Area. The Group would prefer to see plain bricks.</p> <p>They also noted the neighbour's concerns.</p> <p>Objection</p> <p>The Committee objected to the application in agreement with the following recommendation from Conservation & Design: 'Refusal on the basis that it would not respect the existing building line on Bedford Street and would therefore not preserve or enhance the conservation area (Planning (Listed Buildings and</p>	152 George Street	VU

	Conservation Areas) Act 1990 72 (1) and Core Strategy CS27 and Local Plan 2004, Policy 120.’ CS27, P120, CS12		
23/00037/FHA	Replacement stormproof windows at front of property. Replacement of 2 first floor single glazed windows and 1 ground floor window. Replica window replacement, double glazed, heat efficient, stormproof No Objection	17 Chapel Street	VU
23/00049/FHA	Ground floor rear infill extension with new rooflights and associated internal alterations. Part garage conversion to provide a new utility room and gym. No Objection The Committee had concern about this 5 bedroom property with only 2 on-curtilage tandem parking spaces, which will add to parking stress on an already busy and congested road.	78 Cross Oak Road	VU
23/00050/FHA	Demolition of existing hipped roof over single storey annex building. Construction of flat roof with central glass lantern. Alteration to French Door styles in extension and annex No Objection	103 High Street	EP
23/00066/FHA	Proposed single storey extension. Objection The Committee supported the views of the Conservation Officer and objected on the basis that the proposal would not preserve or enhance the conservation area. CS27, P120	3 Kings Road	VU
23/00102/FHA	Demolition of existing rear extension, new side infill side extension with rooflights and oriel window seat. Relandscaping of rear garden with new levelled patio. Raising of existing roof ridge to facilitate conversion of attic to accommodate a bedroom/study. New rear dormer and front and rear rooflights Objection The proposal is an extensive remodelling of the rear ground floor as well as raising the roof ridge. The side infill will completely enclose the rear beyond the main wall. This will prevent access to the rear of the property in breach of Policy.	11 North Road	NQ

	SLP App 7 A 7.2 (iv)		
23/00103/FHA	Construction of garden room No Objection	The Old Barn Castle Hill	NQ
23/00112/FHA	Two storey side extension No Objection	Little Corner, Cross Oak Road	LB
23/00114/FHA	Construction of double storey side extension and single storey wrap around extension. Objection The amended plans do not address the previous reasons for refusal, in particular the terracing effect and scale issues. CS11, CS12	105 Bridgewater Road	NQ
23/00122/FHA	Construction of new two storey rear extension and single storey front porch No Objection	4 Edlyn Close	NQ
23/00145/FHA	Proposed first floor rear extension. No Objection	7 Dukes Way	NQ
23/00160/FHA	Installation of trellis fence and gates 1.4m to 1.8m high No Objection	22 Ashlyns Road	HE
23/00176/FHA	Proposed ground floor rear extension with new rooflights and associated internal alterations. Loft conversion with a rear dormer and new rear rooflights. Excavation to provide a widened front drive. Concern The Committee had no objection to the remainder of the proposed conversion but had concern about the potential impact on the adjacent neighbour regarding the 45-degree line.	70 Cross Oak Road	VU
23/00199/FHA	Installation of EV charging point at front of dwellinghouse No Objection	12 Bedford Street	LMC
23/00218/FHA	Single storey side extension for storage and parking space with new dropped kerb.	The Lawns, 37A Ashlyns Road	JG

	No Objection , subject to Highways granting consent to the second dropped curb.		
23/00234/FHA	First floor side extension. Insertion of one side dormer and one rear dormer, and one front Velux window. Solar panels to roof No Objection	22 Castle Hill Avenue	PD
23/00240/FHA	Single storey side extension and enlarged rear kitchen window. No Objection	5 Elizabeth II Avenue	BC
23/00259/FHA	Proposed single-storey infill rear extension. Single storey lean-to side extension to form window seat to living room. Proposed part-conversion of existing garage to utility room. No Objection	23 Hall Park Gate	VU
23/00268/FHA	Single storey rear extension/part two-storey rear extension, internal works, and minor landscaping works to rear. No Objection	22 Haynes Mead	JM
23/00302/FHA	Part conversion and raising roof of garage. No Objection	24 Gaveston Drive	VU
23/00192/FUL	Extension of early years classrooms. Works include associated external remodelling to suit new layout. No Objection	Berkhamsted Pre-Prep and Prep School, Chesham Road	JM
23/00020/HPA	Single storey rear extension No Objection	38 Valley Road	LMC
23/00051/LBC	Demolition of existing hipped roof over single storey annex building. Construction of flat roof with central glass lantern. Alteration to French Door styles in extension and annex No Objection	103 High Street	EP
22/03642/LDP	Proposed hardstanding. Noted	Haresfoot Farm (Commercial), Chesham Road	AP
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22/03644/LDP	Proposed hardstanding. Noted	Haresfoot Farm (Commercial), Chesham Road	AP
23/00014/LDP	Construction of side dormer Noted	38 Valley Road	LMC
23/00148/LDP	Loft conversion consisting of rear dormer and front Velux windows. Noted	42 Elizabeth II Avenue	BC
23/00173/LDP	Hip to gable roof extension, rear dormer window and front rooflights to facilitate a loft conversion. Noted	52 Ridgeway	EP
23/00198/LDP	Loft conversion Noted	17 Verney Close	BC
23/00303/LDP	New front porch, new Juliet balcony, new windows and bi-fold doors, new wood burning stove with flue. Concern The Committee had a concern about potential loss of amenity to the neighbour at the rear.	3 Oaklands	VU
23/00057/TCA	Works to trees The application had already been granted.	19 Priory Gardens	SR
23/00133/TCA	Works to T1 Silver birch Refer to Tree & Woodlands Officer.	Works to T1 Silver birch	SR
23/00216/TCA	Felling of 2 sycamore trees Refer to Tree & Woodlands Officer. The Committee requested replacement with a suitable replacement species.	93 Cross Oak Road	SR
23/00258/TCA	Works to apple tree Refer to Tree & Woodlands Officer.	11 Boxwell Road	SR
22/03815/TPO	Works to tree Refer to Tree & Woodlands Officer.	7 Millfield	LMC
23/00224/TPO	Works to trees (TPO. 61) Refer to Tree & Woodlands Officer.	Kilfillan House Graemesdyke Road	LMC

23/00225/TPO	Works to tree Refer to Tree & Woodlands Officer.	4 Ilex Court, Montague Road	SR

TP 21/23

Planning Appeals

Noted Green Bank Gossoms End Berkhamsted Hertfordshire HP4 1DD

LPA Ref: 22/02721/FHA

TP 22/23

Planning Inspectorate Appeal Decisions

None had been received.

TP 23/23

Dacorum Borough Council Planning decisions

There was a short discussion regarding the recent decisions schedule that had been circulated with the agenda.

TP 24/23

Close of meeting

The meeting closed at 20:23pm

Signed:

Cllr G. Stevens, Chair

Dated:

Dates of next meetings:

Mon 13th March 2023