



BERKHAMSTED TOWN COUNCIL

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MINUTES

TOWN PLANNING COMMITTEE MEETING

Council Chamber, Civic Centre, Berkhamsted

Monday 13th June 2022 – 7.30 pm

MEMBERS PRESENT:

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

ALSO PRESENT:

Officers: D. McGlynn, Deputy Town Clerk (Minutes)
Members of Public: 1

TP 97/22 To receive Apologies for Absence

Apologies were received and **approved** from Cllr P. White.

TP 98/22 Declarations of Interest

- i. Cllr G. Stevens declared an interest in application no. 22/01649/FHA as the Architect was known to him; Cllr P. de Hoest declared an interest in application no. 22/1536/FHA as the Applicant was known to him and Cllr P. Fisher declared an interest in application no. 22/01643/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 99/22 To receive Minutes of the Previous Meeting held on 31st May 2022

The Minutes of the previous meeting held on 31st May 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 100/22 To receive Chair's Communications

1. Road Traffic Orders

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

- i. **TRO19708** The Hertfordshire (Temporary Closing and Temporary Waiting Restrictions in Various Roads in Hemel Hempstead, Bovingdon and Berkhamsted) Order 2022
- ii. **TRO19731** The Hertfordshire (Temporary Closing of Chesham Road, Berkhamsted) Order No.2 2022

2. **Tree Preservation Orders**

None had been received.

TP 101/22 Licensing Applications

- i. No premises licences were received.
- ii. No pavement licences were received.

TP 102/22 Multi Storey Car Park Update

There were no updates.

TP 103/22 Public Participation

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

TP 104/22 To consider, for Resolution, forms and drawings for planning applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

DBC Ref.	Proposal	Location	Case Officer
22/01422/FUL	<p><i>Change of use of building including internal alterations to create 1 x 1 bed self contained basement flat and 1 x 10 bed House of Multiple Occupancy (HMO) to provide staff accommodation. Installation of new walkaway canopy consisting of a white polyester powder coated aluminium structure with a glazed roof and integrated gutters and downpipes.</i></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 about the design and appearance of the proposed walkway, which they felt should be constructed in more suitable materials, in keeping with its prominent position on the High Street within a Conservation Area.</p> <p>Standing Orders were reinstated.</p> <p>Concern</p>	Overton House, 131 High Street	PD

DBC Ref.	Proposal	Location	Case Officer
	<p>The Committee expressed a concern about the inadequacy of internal amenity space for the residents. It also felt that the walkway should be constructed in more traditional materials, rather than a powdered aluminium. There was also concern about the adequacy of parking provision for the residents.</p>		
22/01536/FHA	<p><i>Replacement front, ground and first floor windows, and front door.</i></p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A BCA representative spoke to express their concerns about the lack of detail in respect of the replacement front door, but otherwise had no objection to the overall scheme.</p> <p>Standing Orders were reinstated.</p> <p>No objection</p> <p>The Committee noted that the property was subject to Article 4 Directions and had no objection to the proposed development, subject to agreement from the DBC C&D Officer in respect of the paintwork and the replacement front door.</p>	65 Shrublands Avenue	LB
22/01599/ADV	<p><i>Signage, Aluminium composite pan (50mm depth) with 3D letters.</i></p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A BCA representative spoke in objection to the proposed internal lighting, stating that it is inappropriate and not in keeping with its surroundings in a Conservation Area, adjacent to a Grade II listed building.</p> <p>Standing Orders were reinstated.</p> <p>Objection</p> <p>The Committee objected to the proposed signage which, contrary to the description, is internally illuminated. The Committee would like to see a revised sign, which is more in keeping with its location</p>	207 - 209 Black Prince Yard High Street	CL

DBC Ref.	Proposal	Location	Case Officer
	within the Conservation Area and proximity to a Grade II listed building (formerly Lloyds Bank).		
22/01645/FUL	<i>Replacement of low level LED floodlighting to three existing outdoor tennis courts. Installation of new fencing.</i> No objection	Berkhamsted Tennis Club, Lower Kings Road	NG
22/01674/FUL 22/01675/LBC	<i>Replacement of 1No. existing fixed white timber single glazed window at ground floor to front elevation with proposed white timber single glazed casement window with side opening (inwards).</i> No objection The Committee had no objection to the proposed development, subject to replacement casement window matching the existing fenestration.	The Swan Foyer, 137 - 139 High Street	NR
22/01181/FHA	<i>Proposed garage conversion with new front window and side access door. Proposed single storey side extension with new front window and rooflights. New triple sliding doors and rooflight to existing rear extension. New high level 1st floor side window.</i> No objection	42 Tortoiseshell Way	EP
22/01604/FHA	<i>Ground and first floor front extensions, loft conversion with rear dormer window and 2no rooflights, porch canopy and external landscaping alterations to rear patio and front driveway including demolition of existing garage.</i> No objection	Highwray 32 Upper Hall Park	RF
22/01606/FHA	<i>Two storey side extension and alterations including facing external walls with brick slips.</i> No objection	54 Elizabeth II Avenue	RF
22/01649/FHA	<i>Single storey front extension and internal alterations.</i> No objection	27 Brook Lane	SR

22/01655/FHA	<p><i>Replacement roof covering to front and rear elevation. Dormer and rooflight to rear elevation. Replacement rooflight and additional rooflight to front elevation.</i></p> <p>No objection</p>	10 Middle Road	CL
22/01697/FHA	<p><i>Demolition of existing rear extension and single storey rear extension</i></p> <p>No objection</p>	14 Clarence Road	JM
22/00667/RET	<p><i>Retention of trellis on top of a 1.8metre brick back garden boundary wall bringing the total height to 2.2 metres.</i></p> <p>No objection</p>	Brownlow House Ravens Lane	SR
22/01636/TPO	<p><i>Works to trees</i></p> <p>The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.</p>	5 Bridgewater Road	
22/01640/TPO	<p><i>Modifications to tree</i></p> <p>The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.</p>	4 Barncroft Road	IBD
22/01648/TPO	<p><i>Tree felling</i></p> <p>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.</p>	10 Clarence Road	IBD
22/01683/TPO	<p><i>Works to tree</i></p> <p>The Committee requested that this application be referred to a DBC Trees and Woodlands Officer.</p>	Travis Perkins, Station Road	IBD
22/01643/TCA	<p><i>Felling of trees</i></p> <p>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.</p>	Glendair, Doctors Commons Road	IBD

22/01658/TCA	<i>Tree modifications</i> The Committee noted that this application had been withdrawn.	The Old Rectory, Rectory Lane	IBD
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TP 105/22 Planning Appeals

The Committee **noted** that the following Fast Tract Planning Appeal had been lodged with the Planning Inspectorate:

DBC ref	Details	PINS ref
21/04792/ROC	Variation of Condition 2 attached to planning permission (20/00964/FUL subsequently allowed at appeal - APP/A1910/W/3256852) - Construction of a detached dwelling Highlands, Kings Road	APP/A1910/W/22/3294068

TP 106/22 To receive and note Planning Appeal Decisions

No Planning Appeal decisions had been received.

TP 107/22 To receive and note Dacorum Borough Council Planning decisions (23/05/2022 - 05/06/2022)

After a brief discussion, the Committee noted the contents of the schedule of planning decisions made between 23rd May 2022 and 5th June 2022 which had been circulated with the Agenda.

TP 108/22 Close of meeting

The meeting closed at 20.15 pm.

Signed:

Cllr G. Stevens, Chair

Dated:

Dates of next meetings:

Mon 04 July 2022

Mon 1 August 2022

Mon 22 August 2022