



BERKHAMSTED TOWN COUNCIL

Tel: 01442 800146
Email: townclerk@berkhamstedtowncouncil.gov.uk
Website: www.berkhamstedtowncouncil.gov.uk

2nd Floor, Civic Centre
161 High Street, Berkhamsted
Herts HP4 3HD

MINUTES

TOWN PLANNING COMMITTEE MEETING

Council Chamber, Civic Centre, Berkhamsted

Monday 4th July 2022 – 7.30 pm

MEMBERS PRESENT:

Councillors: G. Stevens – Chair
A. Foster
R. Freedman
P. de Hoest
G. Corry
P. Fisher

ALSO PRESENT:

Officers: T. Noakes, Town Clerk (Minutes)
Members of Public: No members of the public were present.

TP 109/22 To receive Apologies for Absence

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

TP 110/22 Declarations of Interest

- i. Cllr G. Stevens declared an interest in application no. 1803 as the Architect was known to him; All Cllrs attending the meeting declared an interest in application no. 1840 as the Applicant was known to them
- ii. No written requests for dispensations for declarable interests were received; and
- iii. No requests for dispensation were received.

TP 111/22 To receive Minutes of the Previous Meeting held on 13th June 2022

The Minutes of the previous meeting held on 13th June 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 112/22 To receive Chair's Communications

1. Road Traffic Orders

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

- i. THE HERTFORDSHIRE (TEMPORARY CLOSING OF SHOOTERSWAY, BERKHAMSTED) ORDER NO.3 2022.

2. **Tree Preservation Orders**

None had been received.

TP 113/22 Licensing Applications

- i. No premises licences were received.
- ii. The following Pavement Licence was **noted**:
- a. M054471 – Per Tutti, 222 High Street. Cllr G Corry would like DBC to be informed that the recorded message for DBC Licensing enforcement should be changed to reflect the recent change in personnel.

TP 114/22 Multi Storey Car Park Update

There were no updates.

TP 115/22 Public Participation

No members of the public were present.

TP 116/22 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
22/00224/FHA	<p>AMENDED SCHEME/ADDITIONAL INFORMATION</p> <p>Part two storey, part three storey, part single storey side and rear extension with new raised main roof over and converted loft area with roof windows to front and rear elevations.</p> <p>Concern – Same concern as last time, “the scale, mass and bulk of the development and loss of amenity to the neighbours”. The addition of a trellis to the new fence should be considered.</p>	5 Whitewood Road	JM
22/01182/FHA	<p>AMENDED SCHEME/ADDITIONAL INFORMATION</p> <p>Demolition of previous extension and removal of existing garage new side and rear extensions along with refurbishment of existing addition of roofspace accommodation provision of parking and turning space.</p> <p>No Objection</p>	Heatherdale Street George	LB
22/01242/FHA	<p>AMENDED SCHEME/ADDITIONAL INFORMATION</p> <p>Demolition of garden stores to the rear of the garage and a single storey rear/side extension.</p>	39 Cedar Road	EP

DBC Ref.	Proposal	Location	Case Officer
	No Objection		
22/01729/FHA	Two storey infill rear extension and loft conversion including rear dormer. This is a locally listed property. Objection – CS12/27/ 120 SLP App 7	35 Castle Street	LB
22/01731/FHA	Single storey rear extension and loft alterations with rear dormer window. No Objection	12 Kings Road	LB
22/01748/FHA	Replacing 5 original sash windows with double-glazed sash windows to the front and rear of the property. Defer – Lack of information	21 Kitsbury Road	LB
22/01760/FHA	Proposed hip to gable roof extension with rear dormer and alteration to rear external patio Concern – Size of dormer window may adversely affect amenity of neighbours and due to increase in number of rooms, lack of parking will add to parking stress in the road. The full width dormer is contrary to SLP App 7	56 Meadow Road	LB
22/01761/FHA	Proposed conversion of part of existing garage, single storey front extension including front porch. Extension of existing drive. No Objection	4 Ballinger Court	LB
22/01795/FHA	Demolition of garage, rear conservatory and extension to rear of garage. Two storey extension to side and rear. Internal alterations and minor rear/front landscaping works. No Objection	39 South Park Gardens	EP
22/01801/FHA	Loft conversion with rear dormer The drawings fail to show orientation of the property. Objection – The proposed flat roofed dormer is shown full width of the roof, contrary to policy SLP App 7.	12 Farm Place	JM
22/01803/FHA	Ground floor rear extension and internal renovations	9 Pages Croft	IBD

DBC Ref.	Proposal	Location	Case Officer
	No Objection – request condition to have an opaque window/screen to neighbour.		
22/01816/FHA	Proposed single storey front porch extensions, ground and 1st floor side extensions and 1 and 2 storey rear extensions with new side dormer plus associated internal alterations. Noted neighbour comments on full width of side extension. No Objection – desirable that there is separation from boundary.	26 Bridgewater Road	SR
22/01840/FHA	Single storey front extension. No Objection	11 Upper Hall Park	IBD
22/01866/FHA	Construction of a single-storey rear and front extension, a two-storey side extension and upgrades to the driveway. No Objection	58 Bridgewater Road	JG
22/01945/FHA	Single store rear extension No Objection	44 Bridgewater Road	LB
22/01950/FHA	Single storey rear extension and reinstatement of external store No Objection	10 Montague Road	IBD
22/01771/FUL	Proposed demolition of the existing ground floor rear outrigger to allow the Construction of a new rear ground floor extension, alongside a rear first floor and roof extension. Objection – breaches 45-degree rule, CS12 and increases parking stress due to increase in rooms.	43 Highfield Road	SR
22/01897/FUL	Construction of home office and garden store within rear garden area No Objection – noting prior consent	37A _ 39 Highfield Road	EP
22/01719/TPO	Works to tree Refer to T&W Offr	Campions Court Graemesdyke Road	IBD
22/01984/TPO	Works to tree Refer to T&W Offr – request replacement of felled trees.	36 Kitsbury Road	IBD
22/02003/TPO	Felling of trees and works to trees	23 Oakwood	IBD

DBC Ref.	Proposal	Location	Case Officer
	Refer to T&W Offr – noting absence of report on condition of trees and request replacement of trees.		
22/01822/TCA	Works to trees Refer to T&W Offr	Alton 36 Kitsbury Road	IBD
22/01721/TCA	Works to trees Refer to T&W Offr	Car Park Water Lane	IBD
22/01870/TCA	Works to tree Refer to T&W Offr	Masons Yard, Chapel Street	IBD
22/01896/TCA	Works to trees Refer to T&W Offr	Nestle Dene, George Street	IBD
22/02000/TCA	Works to trees Refer to T&W Offr	Berkhamsted Castle, Brownlow Road	IBD
22/01831/HPA	Single storey rear extension measuring 3.30m deep with a maximum ridge height of 2.90m and maximum eaves height of 2.65m. Noted	40 Woodlands Avenue	JM
22/01503/AGD	Construction of Agricultural Building Noted	Boxted Farm, Berkhamsted Road,	JG

TP 117/22 Planning Appeals

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

DBC ref	Details	PINS ref
21/02639/FUL	Construction of 2no. detached dwellings. Land To Rear Of Chertford 126 Cross Oak Road	APP/A1910/W/22/3294476
22/00635/FHA	Conversion of garage to form two storey structure Ravels, Shootersway Lane	APP/A1910/D/22/3300793

TP 118/22 To receive and note Planning Appeal Decisions

No Planning Appeal decisions had been received.

TP 119/22 To receive and note Dacorum Borough Council Planning decisions (06/06/2022 – 27/06/2022)

After a brief discussion, the Committee **noted** the contents of the schedule of planning decisions made by DBC between 6th – 27th June 2022, which had been circulated with the Agenda.

TP 120/22 Close of meeting

The meeting closed at 20.14 hrs.

Signed:

Cllr G. Stevens, Chair

Dated:

Dates of next meetings:

Mon 1 August 2022

Mon 22 August 2022

Mon 19 Sep 2022