

**MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 1 NOVEMBER 2010 IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM**

PRESENT: Councillor N Wilson, in the Chair  
Councillors, Mrs B Haddock, M McCormick, Mrs S Newton, R Radford,

IN ATTENDANCE: Tricia Carpenter (minutes)

**231. APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Mrs D Hone (Unwell), D Poole (previous engagement)

**232. DECLARATIONS OF INTEREST**

None			
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**233. THE MINUTES**

It was **RESOLVED** that:

The Minutes of the Sub-Committee Meetings held on 18 October 2010 were approved as a correct record of the proceedings and the Chairman authorised to sign the same.

**234. MATTERS ARISING FROM THE MINUTES NOT DEALT WITH ELSEWHERE ON THE AGENDA**

Street Naming and Numbering Policy

A letter had been received from Jeff Hughes, East Herts Council, regarding the Council's request to be consulted on building names. Members were disappointed with the reply, but would await further information from Cllr Ruffles, who had forwarded a letter to Mr Hughes independently.

**235. QUESTIONS AND/OR STATEMENTS FROM MEMBERS OF THE PUBLIC**

Mr David Aplin – City and Country Residential, Re: Application 3/10/1768/LB, Balls Park, Mangrove Road.

Mr Aplin addressed the Committee to seek support for the proposal to increase the number of underground parking spaces at the Development at Balls Park. It had become apparent that the residents that occupy the new homes at the site have a surplus of cars to parking spaces and, as a result, cars parked within the development created visual impairment to the Grade 2 listed park and the Grade 1 listed building. Whilst it was recognised that provision of additional car parking was contrary to the provision in the Local Plan PPS 5, there were exceptions, and in this case it was considered preferable to pro-actively manage the parking situation at the site through the increase of out of sight underground parking provision.

## 236. PLANNING APPLICATIONS

The Committee considered current planning applications, and commented as follows:

3/10//1768/FP	Balls Park, Mangrove Road	Extension to underground section of car park area at Area B
No objection: Whilst recognising that the application was contrary to provision PP5S of the Local Plan, nevertheless the Committee considered this to be an application meriting exception and a responsible proposal to which they were supportive. Members welcomed the efforts to protect the ambiance of the park through the provision of additional underground car parking, with the alternative being the proliferation of above ground car parking creating visual detriment to the park and listed building. The Committee however requested that adequate landscaping be planted to disguise the ramp.		
3/10/1796/FP	Sheldon, Westmill Road	Car port
No objection.		
3/10/1809/FP	18 Revels Road	Single storey front extension
No objection		
3/10/1766/LB	214 Hertingfordbury Road	Conversion of storage rooms to dwelling with renovations and alternatives to existing dwelling involving insertion of new doors and windows and replacement of existing corrugated canopy with full width glazed and metal canopy supported by metal framework
The Committee noted the proposal to retain the classic shape of the stable area and requested that any important interior elements be retained.		
3/10/1813/LB	6-8 Dimsdale Street	Development of 6 & 8 Dimsdale Street to form a single family residence including the demolition of the rear workshop and erection of a two storey extension
No objection		
3/10/1829/FP/AD	Fishpools, Foxholes Business Park, John Tate Road	1 no black lit fascia
No objection		
3/10/1772/FP	33 Cecil Road	Demolition of existing garage and utility room, erection of 2 storey rear and side extension
No objection. Comment. The windows on the front elevation of the proposed extension were considered slightly small and uninteresting, making a bland appearance on the street scene.		

3/10/1808/LB	Lime Cottage, Mangrove Road	Re-tiling main building with Heritage Clayhill handcrafted plain tiles
No objection		

3/10/1820/FP	14 Barley Croft	Single storey side extension
No objection		

3/10/1854/LB	33 Castle Street	Replacement of existing single leaf front door with two inward opening leaves and reinstatement of internal lobby door
No objection		

Councillors R A K Radford, P A Ruffles and N Wilson declared that any views they expressed about applications were on the evidence before them so far, and at this meeting. They reserved the right to speak on additional evidence, which may be presented to them subsequently as District Councillors.

### 237. **DECISION NOTICES**

It was **RESOLVED** that:

The review of Decision notices from East Herts Council be noted.

### 238. **CORRESPONDENCE**

#### a. Appeal Notifications

The following appeal decision notifications had been received from the Planning Inspectorate:

3/09/1624/FP                      Installation of a sundial to the southern facing elevation at first floor level  
40 Castle Street  
**Appeal Dismissed**

It was **RESOLVED** that:

The appeal be noted.

#### b) 3/10/1746/SV – Former TXU Site, Mead Lane

The Council had not been consulted regarding this application which was a modification to a Section 106 unilateral undertaking, however the Council had received representation from several local residents regarding the proposed modification. The Committee agreed to consider the application at its meeting on 15 November 2010.

### 239. **ITEMS FOR FUTURE AGENDA**

1. Hertfordshire Local Transport Plan (LTP3) 2010 – Agenda 15 November 2010.

## 240. EAST HERTS COUNCIL CORE STRATEGY CONSULTATION

The Committee was joined by Cllrs Mrs A Emsley, J Hedley, Dr L E Radford and Miss J Sartin for the discussion on this item.

Discussion ensued regarding the most appropriate method in which to respond to the Consultation and it was agreed that the Council should complete the standard Questionnaire as part of its response but in addition should produce a written submission to further emphasise the Council's position. A draft document which had been circulated to the Committee for comment was well received.

Further discussion resulted in the following comments for inclusion in the response:

1. That the written submission preface with the following statement:

'The Town Council was surprised that East Herts Council appeared to have too readily accepted that the development of 8500 homes was acceptable within the East Herts area. It was the Town Council's judgement that, in resolutely opposing the north of Harlow development, the District Council may have accepted that the area could cope with an additional 8500 homes. The Town Council opposed this view.'

2. The Town Council was concerned not only with the preservation of the built environment of Hertford, but also in maintaining the community character and population balance of the Town and this could only be maintained through a mixture of housing provision. In recent years there had been sustained development of high density housing in the form of apartments which it was felt led to density issues in terms of infrastructure, changes in dynamics within communities and the character of area. It was therefore considered important to restore the balance through lower density, higher quality developments.
3. It was understood that licences had been issued to the water companies which permitted the extraction of more water than was available in the rivers in order to meet demand, meaning that the ecology of the land was under threat. The biggest infrastructure concern was that of basic water supply to substantial developments.

It was **RESOLVED** that:

A small sub-committee consisting of Cllrs Wilson, McCormick and Ruffles be set up to prepare the Council's detailed response to the Consultation, which was to be circulated to all members for comment prior to submission.

The meeting closed at 8.15 p.m.