

**MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 3 FEBRUARY 2014 IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM**

PRESENT: Cllr N Wilson, in the Chair  
Councillors: Mrs B Haddock, Mrs B Mansfield, Mrs S Newton, D Poole, P Ruffles and R Willis

IN ATTENDANCE: Ms Tricia Carpenter – Civic Administration Manager  
2 Members of the public

**358. APOLOGIES FOR ABSENCE**

Cllr R Willis (Unwell)

**359. DECLARATIONS OF INTEREST**

None			
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**360. THE MINUTES**

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 20 January 2014 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

**361. MATTERS ARISING FROM THE MINUTES NOT DEALT WITH ELSEWHERE ON THE AGENDA – PAPER A**

Flag Pole Shire Hall

The Committee noted that the planning application for the flag pole on Shire Hall had not been forthcoming, and it was requested that this matter be followed up.

7-9 Fore Street

It appeared that guttering repairs had taken place, however the pargetting was severely damaged and required repair. Furthermore, the water was now escaping from the guttering further along the building, causing damage to pargetting in another part of the building.

National Tyre

The proliferation of unauthorised signage at the National Tyre site was now the subject of a retrospective planning application and members were urged to visit the site in advance of the discussion on the application to ensure they were aware to the positioning of the various signs.

It was **RESOLVED** that:

The report be noted.

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

None.

### 363. PLANNING APPLICATIONS

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

3/13/2286/FP/SD	136 Fore Street	Replacement shop front and replacement side window
Objection. The proposed PVC replacement was considered inappropriate in the Conservation Area.		
3/14/0036/FP/SD	90 Tamworth Road	Two storey and single storey rear extensions and loft conversion
Objection. The proposal was considered over large which could result in over shadowing of the neighbouring property.		
3/14/0055/FP/AK	15 Duncombe Road	Conversion of conservatory to extension by providing new slate roof. Canopy to front at ground floor
Objection: Concern was expressed that the proposed development extended right to the boundary. The proposed front porch was considered an over embellishment which took on a bigger significance on a small property.		
3/14/0060/OP/LP	Former Brickfields Off Cold Green Way	Redevelopment of a brownfield site to provide high dependency continuing care retirement community comprising of 80 bed care home . Up to 96 c2 extra care/assisted living units, public woodland walking areas. Shared communal facilities including including swimming pool, gymnasium, day centre, therapy rooms, restaurant, store/post office and surgery located in a central purpose designed care and management facility, shared external communal facilities including tennis courts, bowling green, gardening area and woodland walking area.
<p>The Committee is appalled that this second application has been submitted following the refusal of the previous application. Whilst the proposed provision could possibly be seen to be useful, there does not appear to be a particular need for such a development and the location is considered wholly inappropriate for such use.</p> <p>The site is neither derelict nor a wilderness and has in fact become hugely significant for Hertford in terms of ecology and the railway banks have become corridors for both flora and fauna. The site is one of the designated Green Fingers surrounding Hertford and separates the Town and Village of Hertford and Hertingfordbury. To build on this land would have a detrimental effect on the ability to maintain the separate identities of the town and village. The land abuts Cole Green Way which many people use as a rural, peaceful place to walk and cycle and the application seeks to replace this area of woodland and open space with a large residential development.</p> <p>The proposed site entrance between the viaduct and Harts Horn Public House is on a road not designed for heavy traffic use and additional traffic on the junction is considered both dangerous and inappropriate. The road has also been closed as a result of flooding in the last few days.</p> <p>The isolated nature of the development from the town centre is also considered both unsustainable and inappropriate given the proposed use of the land. Walking into town would be unlikely to be possible in many cases.</p> <p>In conclusion, the proposed development is considered highly inappropriate in the green belt location.</p>		
3/14/0080/FP/JS	41 Wellington Street	Single storey rear extension
No objection		

3/14/0046/FP	26 Peel Crescent	Single storey side, front and rear extensions and reduction of detached garage to store
No objection		
3/14/0074/FP	60 Duncombe Road	Single storey rear extension
No objection		
3/14/0081/FP	3 Mangrove Road	Part two storey, part single storey rear extension and porch
No objection		
3/14/0096/FP	8 St Leonards Road	Removal of existing roof. New roof with eaves raised 900mm and ridge raised 1200mm to incorporate first floor accommodation and 6no. new dormers.
Objection. The proposal radically alters the ambiance of the adjacent properties and detracts from the street scene. The Committee was keen to maintain a mix of housing within Hertford, which currently had a lack of bungalows, and the Committee would be disappointed to lose one to this development.		
3/14/0100/FP	33 Farquhar Street	Single storey extension at ground floor level and conversion and enlargement of basement
No objection		
3/14/0109/FP	52 Fallow Rise	Single storey side/rear extension and loft conversion with rear dormer
No objection		

Councillors Wilson and Ruffles declared that any views 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.

Note: Cllr Mrs Mansfield left the meeting at 7.10pm.

**364. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS**

It was **RESOLVED** that:

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

**365. CORRESPONDENCE**

None.

**366. PARKING ENFORCEMENT – FORE STREET**

The Committee had received correspondence from East Herts Council seeking the Council's view regarding a five minute 'grace' period for parking enforcement in Fore Street. Since 2010 East Herts Council has not offered the five minute grace period in that location, which has seen a year on year reduction in parking offences. East Herts

Council was now reviewing the arrangement and sought the Council's view as to whether it would wish to see the existing arrangement continue. Following discussion the Committee however would wish to see a more welcoming approach to visitors to the town and for that reason would wish to see a more 'velvet glove' approach to parking enforcement.

It was **RESOLVED** that:

The above comments be forwarded to East Herts Council.

**367. HERTFORDSHIRE TRAVEL PLAN GUIDANCE FOR BUSINESS AND RESIDENTIAL DEVELOPMENT**

It was **RESOLVED** that:

The Committee notes the consultation

**368. ITEMS FOR FUTURE AGENDA**

Review of HTC Planning Policies to take place following initial discussions at group meeting.

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Meeting closed at 7.30 pm