

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON TUESDAY 3 JANUARY 2012 IN THE ROBING ROOM, THE CASTLE, HERTFORD AT 6.00PM

PRESENT: Councillor N Wilson, in the Chair
Councillors Mrs B Haddock, P Moore, P Ruffles and R Willis.

IN ATTENDANCE: Tricia Carpenter (minutes)
1 member of public

345. APOLOGIES FOR ABSENCE

Councillors D Poole (Family Commitments) and R Radford (Unwell)

346. DECLARATIONS OF INTEREST

Cllr Ruffles	Personal	3/11/2099/FP Bengoe Wick, 4 The Orchard	Friend of applicant and former Mayor
Cllr Ruffles	Personal	3/11/2174/FP Hertford Library	Had discussions with the applicant
Cllr Ruffles	Personal	3/11/2146/FP Land at rear of 5 Carde Close	The neighbour is known to Cllr Ruffles
Cllr Ruffles	Personal	3/11/2138/FP 92 Chandlers Way	Friend of the applicant
Cllr Wilson	Personal	3/11/2099/FP Bengoe Wick, 4 The Orchard	Knows the applicant
Cllr Wilson	Personal	3/11/2146/FP Land at rear of 5 Carde Close	Knows the objector
Cllr Wilson	Personal	3/11/2048/FP East Herts Car Park, Baker Street	Is an East Herts Cllr

347. THE MINUTES

It was **RESOLVED** that:

The Minutes of the Sub-Committee Meeting held on 19 December 2011 were approved as a correct record of the proceedings, and the Chairman authorised to sign the same.

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

Electronic versions of Planning Applications

It was noted that some problems had been encountered regarding the use of electronic planning applications during meetings. The wifi connection in the Robing Room was not strong enough to be able to view plans on line during meetings and additionally having sought advice from a neighbouring Town Council it was clear that two members of staff would be required at each meeting, one to clerk the meeting and one to operate the IT. Investigations would continue to work around the issues.

It was **RESOLVED** that:

The action sheet was noted.

349. QUESTIONS AND/OR STATEMENTS FROM MEMBERS OF THE PUBLIC

None.

350. PLANNING APPLICATIONS

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

3/11/2048/FP/SD	EHDC Car Park, Baker Street	Young persons' housing scheme comprising 14 bedsit flats, plus associated offices and training facilities on site of Council car park
Objection: Whilst it was recognised that the car park may be under used at the present time it considered that in a changing economic climate in the future such car parking land would be required. It was further recognised that whilst the area was not a bad area for the proposed use the design of the proposed building was considered unimaginative and resembled that of a barrack building. The structure did not enhance the area and was not conducive to the conservation area. The industrial area of Mead Lane was considered more suitable. The Committee had received representation from a Town Cllr with a suggestion that the area could be considered in future for prime retail use, however the Committee discounted this suggestion given that the Council did not encourage retail activity on the periphery of the Town and any such use would also involve the need for car parking facilities.		
3/11/2087/FP/JS	4 Villiers Street	Replace existing hipped end with gable end to provide additional living accommodation
Objection. The proposed development would exacerbate the blocking in effect of the street scene and was considered to be an over dominant feature.		
3/11/2099/FP/LP	Bengeo Wick, 4 The Orchard	New 4 bed detached dwelling
Concern was expressed that the proposal would damage the setting of the existing house which it was felt required adequate space around it.		
3/11/2146/FP/SD	Hertford Library	Change of use from D1 (non residential institutions) to B1 (a) (offices, not within A2)
The historic Hertford Library building was built for the people of Hertford on behalf of the Borough Council. Although mindful that it may be possible for a future change of use from office to residential use without the need to apply for planning permission, nevertheless the Committee was pleased that the proposal was not an application to convert the building into flats. It was clear that the applicant appreciated the value of the building to the community and stated in the Design and Access Statement that the proposed use ' <i>is very much in keeping with its original use at an artists studio</i> ' and that ' <i>the proposal will bring life and vitality to the building</i> '. Given that the building has a rich interior and public access has been such a fundamental aspect of its history, it would be wonderful if entry was granted to the community on a number of occasions during each year. Whilst not a pure planning matter, perhaps a planning tool, such as a s106 Agreement could be used to ensure that the building was not lost to the public. Overall, the Committee welcomed the application.		
3/11/2146/FP/LP	Rear of 5 Carde Close	New dwelling house and garage with access on to the Welwyn Road
Objection: Historically the Council had objected to garden development in roads such as Carde Close and Carlton Avenue as a result of the need for access directly onto the Welwyn Road. However it was noted that in recent years applications had been approved by planners. The Council's main objection was around road safety implications, given that the vehicle ingress and egress would be onto a busy road. Several applications of this nature would result in multiple access roads onto the Welwyn Road, which would also compromise pedestrian safety.		

Note: Cllr Moore left the meeting at 6.50pm.

3/11/2166/FP/JS	11 Trinity Grove	Part two storey and part single storey rear extensions
No objection		
3/11/2167/LC/JS	11 Trinity Grove	Demolition of single storey extension
No objection		
3/11/2138/FP/AK	92 Chandlers Way	Demolish existing porch and replace with single storey front extension
No objection		
3/11/2147/FP/MC	29 Fore Street	Change of use from A2 (financial and professional services) to Health and Beauty (Sui Generis)
Objection: Concern was expressed that too many similar establishments already existed in the Town and the imbalance this caused to the vibrancy of the Town Centre		
3/11/2143/LB/SD	33 Castle Street	Erection of timber pergola with polycarbonate roof
No objection		
3/11/2142/FP/SD	33 Castle Street	Erection of timber pergola with polycarbonate roof
No objection		
3/11/1641/FP	280 Hertingfordbury Road	Amended – Erection of 2no market houses and 1no live/work unit
No objection		

Councillors P Moore, P Ruffles and N Wilson declared that any views he expressed about applications were on the evidence before him so far, and at this meeting. He reserved the right to speak on additional evidence, which may be presented to him subsequently as a District Councillor.

351. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

It was **RESOLVED** that:

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

352. CORRESPONDENCE

(a) Appeals

The following appeal decisions issued by the Planning Inspectorate:

3/11/0385/FP 123/125 Bengo Street
Appeal dismissed

3/11/1199/FP 98 The Avenue
Appeal dismissed

353. ITEMS FOR FUTURE AGENDA

Hertfordshire Waste Core Strategy and Development Management Policies Document

The meeting closed at 7.10 p.m.