

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

PRESENT: Councillor B Haddock, in the Chair  
Councillors Mrs S Newton and P Ruffles

In attendance: Cllr Miss Isabel Sigmatic

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

In the absence of both the Chairman and Vice Chairman, Cllr Mrs B Haddock took the Chair.

**163. APOLOGIES FOR ABSENCE**

Cllr D Poole (Unwell), Cllr R Radford (Unwell), Cllr R Willis (Unwell) and Cllr N Wilson (Holiday)

**164. DECLARATIONS OF INTEREST**

Cllr Ruffles	Personal	3/12/1343/LC & 3/12/1342//FP, 4 North Road	Friend of both neighbours
Cllr Ruffles	Personal	3/12/1360/FP, 36 Byde Street	Friend of neighbour
Cllr Ruffles	Personal	3/12/1283/FP, Arrowhead, North Road	Friend of previous owner

**165. THE MINUTES**

It was **RESOLVED** that:

The Minutes of the Sub-Committee Meeting held on 20 August 2012 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

**Gate at Millbridge**

Despite telephone messages left with the Management Company, it was noted that no progress had been made to repair the broken gate lock. It was requested that further correspondence be made to East Herts Council to ensure the repair was expedited.

**Post Box at St Andrew Street**

It was noted that East Herts Council had contacted Royal Mail, the owner of the post box, to advise that grant funding was available from both East Herts Council and Hertfordshire County Council to repair the historic features and fixings of post box.

It was **RESOLVED** that:

The action sheet be noted.

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

Dr Mark Buck addressed the Committee regarding the proposed development at 4 North Road. Dr Buck expressed concern that the property was to be converted into a nursery but no application had been received for change of use of the property. Concerns were

expressed concerning noise intrusion from the two large play areas proposed for the rear of the property and the increased traffic a nursery would generate to the already congested area. Dr Buck was also concerned regarding the noise nuisance and visual impact of the proposed air conditioning units, two of which would be sited on the wall adjacent to 6 North Road.

## 168. PLANNING APPLICATIONS

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

3/12/1193/FP/TA	38 Woodlands Road	Single storey rear extension
No objection		

3/12/1207/OP/LP	Former Brickfields, Off Cold Green Way	High dependency continuing care. Retirement community comprising of shared communal facilities including swimming pool, gymnasium, day centre, therapy rooms and restaurant located in a central purpose designed care and management facility. Shared external communal facilities including tennis courts, bowling green, boules, gardening area and woodland walking area. Up to 144 C2 extra care/assisted living units. Public woodland recreation area and new access and new access off Lower Hatfield Road
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Objection: The Committee recognised that the application was for Outline Permission only, but that indicative details had been provided. The principle of any built development within the area of the application site (other than for any building which might be needed to support an open countryside/rural/conservation use) was opposed by the Town Council.

In previous years the Council had looked with some sympathy at the possibility of some useful development of the brownfield site of the former nearby nursery land and glasshouses, but this did not find favour with East Herts Council at the time. It would be extraordinary if that Authority found merit in what was now proposed for a site which was far less able to claim a 'brownfield' status, despite its historic brickfield activity. Hertford is characterised by and environmentally dependant upon its surrounding green countryside and its rural landscape is important and characteristically varied. The application site formed an important constituent part of that variety and its loss would be serious. The landscapes around Hertford vary from historic parkland and productive agricultural land to carefully managed special conservation sites. A small site of special ecological importance could not exist when it is cut-off from supportive neighbouring habitats and the application site served in such a way. It also tied in with the habitat rich corridor created by the railway and with the Bayfordbury Estate. Scrub land and carefully managed countryside special sites can be interdependent. Soil variations, uplands, drylands and wet lands, pastures, meads and wooded areas all characterised the landscapes and habitats in the Hertford surround and the application site remained a precious part of the characteristic mix. It is a 'home counties' landscape and ecology belt of huge importance and precious quality. The outline application would dangerously upset and erode it. The vitality of the local economy does not cry out for provision of the kind proposed, and certainly, even if there were such a cry, the damage done to the countryside of Hertford and Hertingfordbury would heavily outweigh such a call.

Representation was also received from the Mayor, the local Ward member, who had expressed additional concerns, which included the road traffic impact on a country road, which was inappropriate for heavy traffic use, along with the addition of a new junction. The location of the proposed entrance to the site would also result in the construction of a new road, therefore encroaching further onto the Green Belt.

3/12/1334/FP/MC	12-16 Foxholes Business Park, Watermark Way	External condenser for air conditioning installation
No objection		

3/12/1338/FP/JS	26 Palmer Road	Two storey rear extension
No objection		

3/12/1339/FP/MC	111 Cromwell Road	Rear decking and front porch
The Committee expressed regret that the applicant had not taken the opportunity to return the porch to a design which conformed to the late Edwardian character of the street.		

3/12/1341/FP/SD	7 Danesbury Park	Single storey rear extension and first floor side extension
No objection		

3/12/1342/FP/JS	4 North Road	Erection of Single storey side extension with glazed canopies. Replacement of two rear windows with double doors; insertion of new side window, two rear rooflights and single elevation dormer. External works comprising alterations to the front boundary wall, installation of retractable pull up posts to entrance. Erection of two timber sheds, raised decking, new soft play surfaces, play equipment and fencing and 6no air conditioning units.
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The Committee objected to the proposal for a number of reasons. Of concern, but recognised as not a planning issue, was the perceived 'brashness' of the developer, given the level of work that was currently taking place at the site, with scaffolding erected and internal alterations already in operation. Whilst the developer had not divulged exactly what was planned at the site it was nevertheless noted that a large amount of outdoor play equipment was already in situ, which indicated that a nursery was the likely plan for the dwelling. It was understood that the East Herts Case Officer had advised the applicant that a change of use application was not required, however it was considered that a nursery on the site would have a far greater impact on the area and immediate neighbours than a residential/single GP practise and medical centre, (the previous uses).

The noise and visual impact to the immediate neighbours was of major concern given the children's play area in the rear garden, which would also affect the quality and character of the back of the property, as well as causing damage to the wildlife and environment.

Of further concern was the increase in traffic a nursery would generate in the area, and this, coupled with the nearby development of houses on land at the Waters Garage site would further exacerbate the already high volume of traffic in the area. A wide single entry/exit drive to the property was considered a danger to pedestrians, and whilst a separate ingress/egress access was considered preferable and safer in this respect, the damage to the ambiance of the Conservation Area and character of the street this would cause was also recognised. The addition of 6 air conditioning units, two of which would be sited on the wall adjacent to 6 North Road would also have a detrimental noise and visual impact on the neighbouring properties and the Conservation Area.

3/12/1343/LC/JS	4 North Road	Demolition of single storey timber garage and covered canopy
No objection		
3/12/1346/FP/SD	15 Devey Way, Goldings	Single storey side extension and insertion of bi-fold doors to rear
No objection		
3/12/1347/LB/MC	15 Devey Way, Goldings	Single storey side extension and insertion of bi-fold doors to rear
No objection		
3/12/1348/LB/SD	8,10 & 12 Railway Street	Internal alterations to the ground floor to partially remove the front chimney breasts to Nos. 10 and 12 Railway Street, cut back the ground floor chimney breast to No 8 and widen openings between the shop units
Concern was expressed at the loss of the chimney breasts.		
3/12/1353/LB/MC	22-24 St Andrew Street	Retention of retail unit, formation of three self-contained flats. New internal staircase, alterations to front and rear elevations, new front door for residential access, ground and first floor rear extension (amended scheme)
No objection		
3/12/1360/FP/TA	36 Byde Street	Stainless steel steplift, replacement flower bed and retaining wall.
No objection		
3/12/1364/FP/MC	13 Glebe Road	Single storey front/rear extension
The proposed extension was considered over large and incongruous to the building		
3/12/1264/FP/MC	9 Woodland Mount	Hard landscaping works comprising retaining walls, steps and regrading of ground levels to provide revised parking arrangement and useable garden amenity also insertion of pedestrian gate to existing boundary fence - retrospective
No comment		
3/12/1283/FP/SD	Arrowhead, North Road	Demolition of existing dwelling and outbuildings and erection of 2no detached houses, associated access road and landscaping
No objection		
3/12/1336/FP/TA	12 Maidenhead Street	Change of use from retail (A1) to restaurant (A3)
No objection		
3/12/1352/FN/MC	22-24 St Andrew Street	Alterations and conversion to provide 1no 1 bedroom flat at ground floor, 2no 2 bedroom flats in the upper floors, internal alterations and alterations to shop front, ground and first floor rear extension (amended scheme)
Concern was expressed at the absence of car parking for residential use		

3/12/1396/FP/JS	3 The Springs	Two storey side extension
No objection		

3/12/1401/FP/SD	Sandy Nook, Welwyn Road	Two storey side and rear extension
No objection		

3/12/1403/PT/MC	Hartham Lane	Installation of dark green telecommunications cabinet (PCP 4)
No objection		

Councillor P Ruffles declared that any views 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.

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

It was **RESOLVED** that:

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

**170. CORRESPONDENCE**

Appeals

The following appeal decisions issued by the Planning Inspectorate were noted:

3/08/1976/LB, 3/08/1975/FP                      31 Fore Street  
3/11/1738/LB, 3/11/1737FP                      **Appeals dismissed**

The following notifications of appeals to be determined by the written representation procedure were noted:

3/11/1951/FP    25 Parliament Square  
3/12/0272/FP    Old Clay Pit, St Marys Lane

It was **RESOLVED** that:

The appeals be noted.

**171. STREET NAMING AND NUMBERING**

Development of 7 detached houses on land off Warren Park Road

It was **RESOLVED** that:

Wightman's View be recommended to East Herts Council for acceptance, in recognition of Sir Owen and Dame Ethel Wightman who resided opposite the development site. Sir Owen Wightman was a partner in the big Hertford company Gripper and Wightman and was awarded the CBE in recognition for being in charge of the malt supplies and grains for brewing in World War I, the brewing industry being Hertford's staple industry.

**172. SIGNAGE, 72-74 FORE STREET**

To note that advice had been received from East Herts Council to confirm that the Planning Enforcement Officer was aware of the signage that had been erected without planning permission at the above location and was currently liaising with the Company to ensure that a retrospective planning application was forthcoming.

**173. ITEMS FOR FUTURE AGENDA**

None.

The meeting closed at 7.30 pm.