

**MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 6 AUGUST 2012 IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM**

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

IN ATTENDANCE: Tricia Carpenter (minutes)

**140 APOLOGIES FOR ABSENCE**

Cllr D Poole (family commitment) and Cllr R Radford (Unwell)

**141. DECLARATIONS OF INTEREST**

Cllr Ruffles	Personal	3/12/1122/FP – 6 Pilgrim House	Friend of applicant.
Cllr Willis	Personal	3/12/1151/FP – Garage Court, Manor Road and 3/12/1152/FP – Garage Site, Lawrence Close	Member of Tenants' Federation

**142. THE MINUTES**

It was **RESOLVED** that:

The Minutes of the Sub-Committee Meeting held on 23 July 2012 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

**Post Box, 1 St Andrew Street**

It was requested that a letter be forwarded to East Herts Council to ascertain the progress of the refurbishment of the plaque.

It was **RESOLVED** that:

The action sheet be noted.

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

None.

**145. PLANNING APPLICATIONS**

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

3/12/1122/FP/MC	6 Pilgrim House, Evron Way	Replacement windows
No objection		

3/12/1135/FP/MC	2 Fordwich Rise	Demolition of existing garage and erection of outbuilding creating office/studio
Concern was expressed that this proposal could easily be converted to a separate dwelling within the curtilage of the property. The proposal was also contrary to the Council's policy on garage conversions.		

3/12/1151/FP/JS	Garage Court, Manor Close,	Demolition of existing garage site, and erection of 3no 3 bedroom houses and 1no 4 bedroom house
Objection. The proposed development was considered to be an over development of a small site. The proposed orientation was not considered complimentary to the surrounding area, including Parker Avenue, where it would be over bearing as well as Revells Close and Manor Close. The parking issues which presently existed in the area would be further exacerbated.		
3/12/1162/FP/MC	Land at rear Parliament Sq.	3no 2 bed dwellings
Concern was expressed that this development would not sit satisfactorily and would create an imbalance of the current setting. It would also further exacerbate traffic movement in Millers Yard.		
3/12/1163/FP/LP	Land at rear of 5 Carde Close	Construction of new dwelling house and garage with access onto Welwyn Road
The proposal would lead to increased ingress and egress onto Welwyn Road, which would create a danger to motorists given the vehicular speed of the road.		
3/12/1173/FP/MC	107 Duncombe Road	Single storey side extension
No objection		
3/12/1174/FP/TA	32 Byde Street	Single storey extension to side.
No objection		
3/12/1181/LB/SD	261 Hertingfordbury Road	Beams – remove paint and plaster from exposed beams in kitchen, dining room, hallway and two bedrooms, treat for any woodworm and leave in original state. Kitchen walls – remove paint on the bricks located between timber beams. Strip and restore 4no Wig cupboards – located on the chimney breasts on the ground and first floor.
The Council would be pleased to see this dwelling restored to its original features and welcomed the care and attention being devoted to this property. The Council looked forward to the applicant and Conservation officer coming to an agreement to restore this property.		
3/12/1182/LB/SD	261 Hertingfordbury Road	Convert closet into 1 <sup>st</sup> floor ensuite. Remove the existing division between the bathroom and the toilet. Replace sanitary ware with new and relocate to fit the new layout, wherever possible the pipework will use the existing routing. The boiler will be relocated to the void about the bathroom and holes created for the pipework will not affect any historic fabric
The Council would be pleased to see this dwelling restored to its original features and welcomed the care and attention being devoted to this property. The Council looked forward to the applicant and Conservation officer coming to an agreement to restore this property.		

3/12/1183/LB/SD	261 Hertingfordbury Road	The current fireplace is a modern wooden gloss painted façade with an iron/brick fireplace. It has been suggested that there may be a larger fireplace behind it and this application seeks consent to carefully remove the modern fireplace, reveal and reinstate as a working fireplace if found.
The Council would be pleased to see this dwelling restored to its original features and welcomed the care and attention being devoted to this property. The Council looked forward to the applicant and Conservation officer coming to an agreement to restore this property.		
3/12/1184/LB/SD	261 Hertingfordbury Road	Insulate the pitched surfaces of the bedroom ceilings (3 bedrooms in total)
The Council would be pleased to see this dwelling restored to its original features and welcomed the care and attention being devoted to this property. The Council looked forward to the applicant and Conservation officer coming to an agreement to restore this property.		
3/12/1185/LB/SD	261 Hertingfordbury Road	Insert reclaimed cast iron fireplace in bedroom 1. Remove covering to fireplace in Bedroom 2 for investigation purposes; renovate/restore fireplace if found otherwise insert reclaimed cast iron fireplace
The Council would be pleased to see this dwelling restored to its original features and welcomed the care and attention being devoted to this property. The Council looked forward to the applicant and Conservation officer coming to an agreement to restore this property.		
3/12/1186/FP/TA	Former stables, former Green Dragon Hotel, The Wash	Change of use of first floor to offices to 3no 1 bedroom flats
No objection		
3/12/1218/LB/SD	261 Hertingfordbury Road	Replace plumbing and relocate boiler into roof space.
The Council would be pleased to see this dwelling restored to its original features and welcomed the care and attention being devoted to this property. The Council looked forward to the applicant and Conservation officer coming to an agreement to restore this property.		
3/12/1217/LB/SD	261 Hertingfordbury Road	Re-wiring.
The Council would be pleased to see this dwelling restored to its original features and welcomed the care and attention being devoted to this property. The Council looked forward to the applicant and Conservation officer coming to an agreement to restore this property.		
3/12/1191/AD/TH	26 Old Cross	Five non illuminated powder coated aluminium branded logo signs, plus non illuminated company name in individual brushed stainless steel letters fixed to external cladding
No objection		

3/12/1199/FP/SD	The Stables, Balsams Close	Single storey rear extension, first floor side extension and front porch
No objection		
3/12/1200/FP/JS	The Lodge, Balsams Close	Single storey rear extension
No objection		
3/12/0838/FP/MC	34 Church Road	Raising of roof to create second floor. Two storey side extensions and first floor rear extension
No objection		
3/12/0994/FP/JS	47 Molewood Road	Two storey rear extension
No objection		
3/12/1098/FP/JS	27 The Elms	Conversion of integral garage to habitable room
The Council had a Policy to object to the conversion of garages to habitable rooms and regretted the loss of the garage and the increased on street parking that would follow.		
3/12/1152/FP/MC	Garage Site, Lawrence Close	Demolition of garages and the erection of 7 no 3 bed houses and double garages
No objection		
3/12/1215/FP/JS	5 Wentworth Road	Open porch
No objection		
3/12/1222/FP/SD	32 Parker Avenue	Single storey rear extension with raised terrace and single storey front extension
The Council regretted the break up of the sweep of Parker Avenue, where a precedent had been set some years ago.		

Councillors P Ruffles and N Wilson 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 him subsequently as a District Councillor.

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

It was **RESOLVED** that:

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

**147. CORRESPONDENCE**

None

**148. ITEMS FOR FUTURE AGENDA**

None.

The meeting closed at 7.25 pm.

