

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 6 JANUARY 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, P Ruffles and R Willis

IN ATTENDANCE: Ms Tricia Carpenter – Civic Administration Manager
1 Member of the public

330. APOLOGIES FOR ABSENCE

Cllr D Poole (family commitment)

331. DECLARATIONS OF INTEREST

Cllr Ruffles	DPI	Planning Applications: 3/13/2050/FP- County Hall and SLUP/CM0093 – Waterhall Quarry	Member of Hertfordshire County Council
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332. THE MINUTES

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 9 December 2013 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

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.

It was **RESOLVED** that:

The report be noted.

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

None.

335. PLANNING APPLICATIONS

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

3/13/2068/FP/JS	263 Ware Road	Installation of a 2 nd vehicular crossover
No objection: Whilst the Council would normally object to dropped kerbs in the interests of pedestrian safety, (and in this case also noted that there was rear access and parking), nevertheless on balance the Committee felt it would be safer to have a front facing exit.		
3/13/2082/AD/AK	18 Bircherley Green	Installation of 1no internally illuminated fascia sign and 1no non illuminated projecting sign
Objection: The Committee objects to any internally illuminated signage within the		

Conservation Area, of which Bircherley Green is part. The Committee raised no objection to the non-illuminated signage.

3/13/2100/FP/AK	2 Chandlers Way	New two storey dwelling
Objection. The Committee was disappointed at the removal of the trees which currently created a softened edge on the corner of the estate. If the application is granted it was requested that double yellow lines be installed at the junction of Chandlers Way and Alexander Road. The proposed development does not enhance the street scene and would create a pinch point. The Block Plan was also not consistent with the location plan		

3/13/2111/FP/AK	7 Hollydell	Side extension creating new link to existing garage/drive through and changes to fenestration
No objection		

3/13/2136/FP/AK	13A Queens Road	Two storey rear extension
No objection		

3/13/2194/PH/MC	2 Carde Close	Single storey rear extension depth 7.9m, Maximum height 3.316 metres and eaves height 1.2 metres
The measurements in the description of the application differed from those shown on the plans. The Committee was mindful of the impact of the extension upon Carlton Avenue should the screening be removed.		

3/13/2029/FP/AK	74 Bengeo Street	Removal of existing conservatory and replacement rear extension
No objection		

3/13/2149/FP/SD	62 Mangrove Road	Alterations to as-built extension involving removal of rear gable and replace with hip roof and 2 small dormers. Removal of 1no large dormer to north side face of building and replace with smaller dormer - retrospective
No comment. The Committee noted the application but was unclear which part of the application was retrospective.		

3/13/2171/FP/AK	26 Trinity Grove	Single storey rear extension and dormer window
No objection		

3/13/2176/FP/JS	54 Mandeville Road	Part single part two storey rear extension
No objection		

3/13/2181/FP/JS	F Block, The Chase, John Tate Road	Removal of existing glazed entrance porch; New single storey entrance reception area with DDA compliant entrance doors; creation of additional parking spaces.
No objection		

3/13/2195/AD/AK	18 Fleming Crescent	Non illuminated fascia sign
No objection		

3/13/2196/FP/AK	18 Fleming Crescent	Replacement of the existing shop front with new powder coated aluminium shop front
Objection. The Committee was concerned about the impact of the proposal, which it felt did not sit well in that parade of shops.		
3/13/2050/FP/SD	County Hall Pegs Lane	Existing 300mm dish to be replaced with 600mm dish
No objection Note: Having previously declared a DPI, Cllr Ruffles left the room during the discussion on this item.		
3/13/2159/LB/AK	44 St Andrew Street	Replacement windows and side door for No 44 (First floor flat)
Objection. The Committee noted the importance of protecting the Conservation Area in St Andrew Street and the listed building and objected to the proposed PVC door. The Committee also wished to ensure that the window replacements were like for like. The Committee assumed that the 'side' door as described is in fact the front entrance door facing St Andrew Street.		
3/13/2073/FP/AK	44 St Andrew Street	Replacement windows and side door for No 44 (First floor flat)
Objection. The Committee noted the importance of protecting the Conservation Area in St Andrew Street and the listed building and objected to the proposed PVC door. The Committee also wished to ensure that the window replacements were like for like. The Committee assumed that the 'side' door as described is in fact the front entrance door facing St Andrew Street.		
3/13/2198/AD/MC	The Duncombe Arms, 24 Railway Street	Replacement of existing signage with new corporate branded scheme comprising of 1no externally illuminated fascia, 1no externally illuminated post pictorial, 7no non illuminated signs and 1no Crown and Arrow logo with individual letters.
No objection		
SLUP/CM0093	Waterhall Quarry Complex, Lower Hatfield Road	Application proposal for the variation of Condition 2 (timescales) of planning permission 3/1311-08 to extend the time limit for completion of restoration and infilling of Bunkers Hill Quarry until 31 December 2017 AND Application proposal for the variation of conditions 4, 25 and 54 (timescales) of planning permission 3/1310-09 to extend the time limit for completion of restoration of Waterhall, Southfield Wood and Bunkers Quarries.
No objection		
3/13/2220/FP/JS	6 Desborough Close	Erection of a detached dwelling and garage
The proposed access road to the new dwelling appears to join on a blind corner. The Committee also expressed concern regarding the change of amenity at Nos. 64 and 66 The Wick.		
3/13/2207/FP/AK	14 Maidenhead Street	Creation of new infill wall at the rear of the building, and removal of part of the single storey rear area to form a courtyard

No objection, although the Committee would wish to be assured that there was no impact on the amenity or condition of Maidenhead Yard.
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3/13/2074/FP/AK	9 George Street	Ground and first floor rear extension
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.

336. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

It was **RESOLVED** that:

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

337. CORRESPONDENCE

None

338. ITEMS FOR FUTURE AGENDA

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

Footpath 101 at Sele Farm – Concern regarding the future of the footpath.

Meeting closed at 7.10 pm