

**MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON TUESDAY 7 MAY 2013
IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM**

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

IN ATTENDANCE: Ms T Carpenter (Civic Administration Manager)

459. APOLOGIES FOR ABSENCE

460. DECLARATIONS OF INTEREST

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| Cllr D Poole | Disclosable Pecuniary | Planning Application: 3/13/0619/FP – Hollybush JMI School, Fordwich Rise | Cllr Poole to stand as a governor of school shortly. |
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461. THE MINUTES

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 22 April 2013 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

It was **RESOLVED** that:

The action sheet be noted.

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

None.

464. PLANNING APPLICATIONS

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

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| 3/13/0535/FP/JS | Garage Site, Manor Close, Hertford | Demolition of existing garage site and erection of 4 no. 3 bedroom chalet bungalows |
| Objection: The access to the property was considered inappropriate and not large enough for the development. The Committee also objected on the grounds of the displacement of vehicles into the central area of Manor Close as a result of the demolition of the garages. The property closest to the access in Manor Close would be very exposed and compromised environmentally and the design and orientation of the development was not considered complimentary to the area. Ingress and egress for emergency vehicles was of concern. Note: Cllrs Poole and Mrs Haddock wished it to be noted that they fundamentally objected to the demolition of garages blocks for redevelopment. | | |
| 3/13/0573/FP/AK | 22 Cranbourne Close | Two storey rear extension – amended scheme |
| Objection. The large flank wall elevation was considered unattractive against the neighbouring properties and would have an overbearing effect on the immediate | | |

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| neighbour. | | |
| 3/13/0597/FP/MC | 27 Magnolia Close | Raising of roof and chimneystack to facilitate loft conversion |
| No objection | | |
| 3/13/0621/FP/SD | 36 The Avenue | First floor rear extension and internal alterations |
| No objection | | |
| 3/13/0626/FP/AK | 89 West Street | Single storey rear extension, loft conversion with rear dormer window and roof lights to front elevation |
| No objection | | |
| 3/13/0632/FP/MC | 56 Fordwich Rise | Two storey side and rear extension |
| No objection | | |
| 3/13/0643/FP/JS | 267 Ware Road | Two storey rear extension |
| No objection | | |
| 3/13/0544/FP/TA | 41 Fordwich Hill | Single storey side/rear extension. Conversion of loft to habitable accommodation incorporating 2no side dormers. Extension to basement and proposed garden store. |
| Objection: The proposed development was considered to be too close to the boundary and detrimental to the neighbouring property. | | |
| 3/13/0619/FP/JS | Hollybush JMI School, Fordwich Rise | Single storey office extension |
| No objection: Note: Having previously declared a disclosable pecuniary interest, Cllr Poole vacated the room during the discussion on this application. | | |
| 3/13/0670/FP/TA | 38 Halleys Ridge | Loft conversion with rear dormer window |
| No objection | | |
| 3/13/0672/AD/TA | Pinder Lodge, Hartham Park, Port Hill | 3 x non-illuminated panel signs |
| No objection | | |
| 3/13/0685/FP/JS | 17 Castle Street | First floor side extension and provision of fire escape stairs at rear |
| No objection | | |
| 3/13/0686/LB/JS | 17 Castle Street | First floor side extension and provision of fire escape stairs at rear |
| No objection although the Conservation Officer was requested to consider the impact the development would have on the properties in Bayley Hall. | | |
| 3/13/0687/FP/JS | 17 Castle Street | Dormer window to northern roof slope |
| No objection | | |
| 3/13/0688/LB/JS | 17 Castle Street | Dormer window to northern roof slope |
| No specific comment | | |

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| 3/13/0636/FP/AK | 51 Rib Vale | Single storey front extension |
| No objection | | |
| 3/13/0690/FP/TA | 3a St Andrew Street | Change of use from D1 (non residential institutions) to 1no 2 bed flat (C3) |
| No objection | | |
| 3/13/0701/FP/SD | 12 The Avenue | Single storey side extension and a dormer window to the rear |
| No objection | | |
| 3/13/0658/FP/JS | 3 Dellswood Close | Single storey rear extension and alterations |
| No objection | | |

Councillors P Ruffles and 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 them subsequently as District Councillors.

465. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

It was **RESOLVED** that:

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

466. CORRESPONDENCE

None

467. ITEMS FOR FUTURE AGENDA

None.

The meeting closed at 1900.