

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 8th AUGUST 2011 IN THE ROBINING ROOM, THE CASTLE, HERTFORD AT 6.00PM

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

IN ATTENDANCE: Tricia Carpenter (Minutes)
2 Members of the Public

135. APOLOGIES FOR ABSENCE

Cllrs P Moore (Holiday), Mrs B Haddock and R Radford

136. DECLARATIONS OF INTEREST

Cllr Ruffles	P	Personal	3/11/1180/FP/SD, 5 Hagsdell Road	Applicant is known to Cllr Ruffles
Cllr Ruffles	P	Personal	3/11/1233/FP/MC, 44 Fanshawe Street	The neighbour is known to Cllr Ruffles
Cllr Wilson	N	Personal	3/11/1126/AD/HI, The Ridgeway Local Park	Member of East Herts Council
Cllr R Willis		Personal and Prejudicial	Agenda Item 11, Footpath 94	Tenant of Riverside Housing Association and Member of Tenants' Association

137. THE MINUTES

It was **RESOLVED** that:

The Minutes of the Sub-Committee Meeting held on 18 July 2011 were approved as a correct record of the proceedings, and the Chairman authorised to sign the same.

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

The Action Sheet was noted.

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

None.

140. PLANNING APPLICATIONS

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

3/110580/FP/SD	97-101 Fore Street	Conversion of first and second floor to 4no residential apartments with two new dormer windows to rear
No objection		

3/11/0581/LB/SD	97-101 Fore Street	Conversion of first and second floor to 4 residential apartments involving external and internal refurbishment, alterations and structural repairs and insertion of two new dormer windows to the rear.
The buildings are of great importance in the context of Hertford's main street and the Town Council is mindful of past misunderstandings which had to be expensively corrected and important features of the building were damaged and lost. The Town Council relies heavily this time on the close monitoring of the historic building team at East Herts Council. Fireplaces, staircase features and other original features must be retained and preserved for the benefit of future occupants.		
3/11/1126/AD/HI	The Ridgeway Local Park, The Ridgeway	Flag pole and flag
No objection		
3/11/1179/FP/MC	2 Stoa Close	Single storey ground floor front extension
No objection		
3/11/1180/FP/SD	5 Hagsdell Road	Demolition of existing single storey side extension, construction of new two storey side extension with garage in the summerhouse, garden store beneath the enlarged family room, replacement of enclosure of garden room with a two storey bay window under sloping roof
No objection		
3/11/1199/FP/SD	98 The Avenue	Two storey front extension
No objection		
3/11/1200/FP/MC	12 Waterford Common	Extension of existing detached garage
No objection		
3/11/1236/FP/MC	69 The Elms	Single storey rear extension
No objection		
3/11/1247/FP/MC	1 The Avenue	Single storey rear extension
No objection		
SLUP/CM0928	71 Mead Lane	Change of use of building from B2 (General Industrial) to use as a waste transfer station with external storage for skips and 8 car parking spaces
No objection. It was requested that a condition be included that no burning of waste takes place on site.		
3/11/1057/FP/HI	7 Maidenhead Street	Change of use of first floor to 2 no self contained flats including new access door
No objection		

3/11/1058/LB/HI	7 Maidenhead Street	Change of use of first floor office to 2no self contained flats including new access door and refurbish interior of existing flats on second and third floors
No objection, provided due care was taken to preserve the historic fabric of the building		
3/11/1015/FP/TH	3 Old Library Lane	Single storey side and rear extensions incorporating balcony
No objection		
3/11/1122/LB/HI	91 Fore Street	1no non illuminated fascia sign, 1no non illuminated projecting sign and internal alterations
No objection		
3/11/1137/FP/SD	35 Duncombe Road	Single storey side and rear extension and loft conversion
No objection		
3/11/1207/FP/LP	10 George Street	Ground floor rear extension with roof lights and first floor rear extension
No objection		
3/11/1233/FP/MC	44 Fanshawe Street	Single storey rear extension
No objection		
3/11/1241/LC/HI	The Warren House PH, 1-1a Warren Terrace	Demolition of existing two storey rear projections and shed
No objection: The Committee commended the developer for seeking local opinion.		
3/11/1244/FP/MC	8 The Avenue	New double garage, driveway and crossover. Existing garage and section of wall for new access to be demolished.
No objection		
3/11/1246/LB/MC	1 The Avenue	Single storey rear extension
No comment		
3/11/1279/FP/MC	24 New Road	Part two storey, part single storey rear extension
No specific comment		
3/11/1298/AD/HI	Land at Sacombe Road	Erection of 3no 2.44metre high hoardings/gates and 10no 5.3 metre high flagpoles
Any signage was considered totally inappropriate at this rural location. The Council trusts the Developer was making safe the cast iron 'Hertford' boundary marker, with a view to its re-siting in due course.		

3/11/1306/FP/MC	48 Cowper Crescent	Single storey front extension with porch, single storey rear extension and conversion of garage to habitable room
The Committee regretted the loss of the garage and front garden to car parking. The porch design was considered excessive and not in keeping with the street scene.		
3/11/1308/FN/HI	85 Railway Street	Development comprising: 8 apartments (1 x 3 bed, 5 x 2 bed, 2 x 1 bed) and 1 commercial unit to ground floor – Renewal of permission granted under 3/08/1161/FP
The Committee raised no further comment to those previously submitted.		
3/11/1317/FP/SD	70 Foxholes Avenue	Single storey side/rear extension
No specific comment.		

Councillors P Moore, R A K Radford, P Ruffles and N Wilson declared that any views they 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.

141. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

It was **RESOLVED** that:

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

142. CORRESPONDENCE

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

3/11/0442/FP	The Bramleys, Goldens Way
3/11/0506/FP	Jenningsbury Court, London Road
E/11/0020/B	15 London Road

143. STREET NAMING PROPOSAL – 13 HOUSES ON LAND ADJACENT TO ST JOHN’S COURT AND THE WATERFRONT.

The Committee suggested one of the following four names for adoption:

De Limesi Court – In recognition of the founder of the Priory, Ralph De Limesi

Great St Mary’s Mews – Taken from the name of the Priory – St John and St Mary the Great

Crosier Court – The staff carried by a Bishop

Willmott Place – In recognition of Henry Willmott, a road contractor who built the original roads in that area in the 1850’s, also a former resident of St John’s Street and licensee of two public houses in the area, The Albion and Railway Tavern

It was **RESOLVED** that:

The names given above be suggested for adoption.

144. SPEED LIMITS OF TOW PATHS

In the absence of Cllr Radford, this item was deferred.

145. EAST HERTS DISTRICT COUNCIL FOOTPATH 94 DIVERSION ORDER 2011

It was RESOLVED that:

No objection be raised to the proposed diversion of Footpath 94.

Note: Having declared a prejudicial interest, Cllr Willis vacated the room prior to the discussion on this item.

146. ITEMS FOR FUTURE AGENDA

None.

The meeting closed at 7.40 p.m.