

**MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 8 JULY 2013
IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM**

PRESENT: Cllr N Wilson, in the Chair
Councillors Mrs S Newton, D Poole, P Ruffles and R Willis

IN ATTENDANCE: Ms N Villa (Town Clerk)

93. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Mrs B Haddock and Cllr Mrs Mansfield.

94. DECLARATIONS OF INTEREST

| | | | |
|----------------|------------|---|---|
| Cllr P Ruffles | DPI | Agenda Item 9 Hartham Action Plan | Member of East Herts Council |
| Cllr N Wilson | DPI | Agenda Item 9 Hartham Action Plan | Member of East Herts Council |
| Cllr R Willis | DPI | Planning Application 3/13/0914/FP – Garage Site, Lawrence Close | Serves on the Riversmead Tenants' Committee |
| Cllr P Ruffles | DPI | Planning Application 3/13/0909/LB – Abel Smith School | Member of Herts County Council |
| Cllr P Ruffles | Declarable | Planning Application 3/13/1067/FP – Land at Parliament Square | |
| Cllr P Ruffles | Declarable | Planning Application: 3/13/1009/FP – 3 Alexander Road | |

95. THE MINUTES

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 24 June 2013 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

It was **RESOLVED** that:

The action sheet be noted.

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

None.

98. PLANNING APPLICATIONS

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

| | | |
|-----------------|---------------------|--|
| 3/13/0639/FP/JS | Lloyds TSB Bank PLC | New shopfront, windows and entrance doors – amended scheme |
| No objection | | |

| | | |
|-----------------|-------------------------------------|--|
| 3/13/0678/FP/MC | Cecil House, 52 St Andrew Street | Amended Drawing: Change of use from A2 (Financial and professional services) to D1 (Non residential Institutions). |
|-----------------|-------------------------------------|--|

The Committee reaffirmed its previously expressed concern regarding parking provision and road safety given that the site is situated on a bend on a particularly busy area of road.

| | | |
|-----------------|--|--|
| 3/13/0914/FP/MC | Garage Site, Lawrence Close, Sele Farm | The demolition of garages and the erection of 7no 3 bed houses with associated parking and landscaping |
|-----------------|--|--|

Objection. The Committee noted that the loss of the garage site would increase parking on already congested roads and concern was expressed at the loss of the open space and the green which is used regularly by local children and valued by the local community.

Note: Cllr Poole wished it be noted that he opposed this application in the strongest terms.

Note: Cllr Willis left the room during the discussion on this item.

| | | |
|-----------------|-------------|-----------------------------|
| 3/13/1028/FP/AK | 24 Valeside | First floor front extension |
|-----------------|-------------|-----------------------------|

Concern was expressed as to the size and general appearance of the proposal and the affect on the street scene.

Note: Cllr Ruffles took no part in the discussion on this item or the subsequent vote.

| | | |
|-----------------|------------------------------|---|
| 3/13/1027/FP/MC | Fox Rock, 18 Morgans Road | Single storey flank extension and new roof lights |
|-----------------|------------------------------|---|

No objection

| | | |
|-----------------|---------------|---|
| 3/13/1020/LB/MC | 9 Fore Street | Vinyl letters in black applied to the shop fascia |
|-----------------|---------------|---|

No objection

| | | |
|-----------------|--------------------------------|--|
| 3/13/1025/FP/SD | 261 Hertingfordbury Road | Removal of existing manual gates and replacement with electric self opening gates and entry system |
|-----------------|--------------------------------|--|

The Committee felt that the application for the mechanisation of the gates would change the character of the area, and considered that the design was a missed opportunity for creating something more appropriate for the conservation area.

| | | |
|-----------------|--------------------------|---|
| 3/13/1062/AD/JS | 2-4 Parliament Square | 1no illuminated projecting sign, building number and 2no logo etched on front windows |
|-----------------|--------------------------|---|

No objection

| | | |
|-----------------|--------------------------|--|
| 3/13/1063/LB/JS | 2-4 Parliament Square | Projecting swing sign, film applied logos to front windows and 3no spotlights. |
|-----------------|--------------------------|--|

No objection

| | | |
|-----------------|--------------------------|---|
| 3/13/0909/LB/JS | Abel Smith JMI School | Installation of cut to falls roof insulation scheme. Refurbishment of roof lanterns |
|-----------------|--------------------------|---|

No objection

Note: Cllr Ruffles left the room during the discussion on this item.

| | | |
|-----------------|--|---|
| 3/13/0945/FP/MC | Great Northern Works, Hartham Lane | Proposed three storey building for offices in accordance with light industrial B1, B2, B8 uses. |
|-----------------|--|---|

No objection although the Committee deliberated the proposals at length and were very

anxious to ensure that the integrity of the iconic Ekins building is maintained and appreciates the gap between the existing and proposed buildings.

| | | |
|-----------------|-----------------|--|
| 3/13/1031/FP/AK | 8 The Chestnuts | Single storey ground and first floor rear extensions |
| No objection | | |

| | | |
|---|----------------------------|---|
| 3/13/1067/FP/JS | Land at, Parliament Square | Use of paved area for outdoor café/restaurant |
| Objection. The Committee felt strongly that the proposal represented an over intensification of the area, destroying the ambience of the war memorial which is a listed building. | | |

| | | |
|-----------------|------------------|---|
| 3/13/1068/FP/JS | 76 Burleigh Road | Removal of terracing to front garden to provide 1 off road parking space, addition of retaining wall and associated landscaping |
| No objection | | |

| | | |
|-----------------|----------------|--|
| 3/13/0710/FP/AK | 198 North Road | Part change of use of ancillary detached garage to form ancillary home gym |
| No objection | | |

| | | |
|--|------------------|--|
| 3/13/1009/FP/AK | 3 Alexander Road | Two and single storey rear extension with two storey front extension |
| Objection. The proposal was considered an over development of the site and un-neighbourly. | | |

Councillors 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.

99. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

It was **RESOLVED** that:

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

100. CORRESPONDENCE

None

101. HARTHAM COMMON DRAFT GREENSPACE ACTION PLAN

The Committee had viewed the document but had no further comment beyond those made on the Vision document. The need to preserve the environmental balance of the area was considered a priority.

It was **RESOLVED** that:

The Committee **notes** the action plan.

102. STREET NAMING AND NUMBERING – DEVELOPMENT OF OLD POLICE STATION

The Committee had been requested to suggest street names for Phase 2 of the development at the Old Police Station.

It was **RESOLVED** that:

'Constable's Walk' or 'The Nik' be recommended for acceptance by the developer.

103. ITEMS FOR FUTURE AGENDA

None

Meeting closed at 1900