

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 10 DECEMBER 2012 IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM

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

IN ATTENDANCE: Tricia Carpenter (minutes)

287. APOLOGIES FOR ABSENCE

Cllr Mrs B Haddock (Unwell) and Cllr R Radford (Unwell)

288. DECLARATIONS OF INTEREST

Cllr Ruffles	Disclosable Pecuniary	Agenda Items 9 & 10, LTP3 Active Travel Strategy and Waste Development Framework	Member of Hertfordshire County Council
Cllr Mrs Newton	Disclosable Pecuniary	Agenda Items 9 & 10, LTP3 Active Travel Strategy and Waste Development Framework	Member of Hertfordshire County Council

289. THE MINUTES

It was **RESOLVED** that:

It was noted that Cllr Radford was not present at the meeting. Having given effect to this amendment the Minutes of the Sub-Committee Meeting held on 26 November 2012 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

Post Box at 1 St Andrew Street.

It was requested that correspondence be forwarded to East Herts Council to ensure that grant funding was still available for the refurbishment.

It was **RESOLVED** that:

The action sheet be noted.

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

None.

292. PLANNING APPLICATIONS

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

3/12/1868/FP/TA	41 Fordwich Hill	Replacement rear boundary fence
Objection: The Committee considered that the proposed additional height of the fence would be overbearing on the footpath.		

3/12/1930/FP/MC	15 Hagsdell Road	Prefabricated detached garden swim gym located to rear of garden (temporary structure)
The Committee considered that the proposed structure did not enhance the ambiance of the neighbouring gardens, nor was it in keeping with the area. Furthermore, concern was expressed as to the nature of the temporary structure.		

3/12/1934/OP/TA	Former Brickfields, Off Cole Green Way	Retirement communal comprising of: shared communal facilities including swimming pool, gymnasium, day centre, therapy rooms and restaurant located in a central purpose designed care and management facility. Shared external communal facilities including tennis courts, bowling green, boules, gardening area and woodland walking area. Up to 144 C2 extra care/assisted living units
<p>The Committee noted the proposed change of access to the development, but in fact considered this access to be even more dangerous than the one previously suggested. In all other matters, the Committee's previous objections still stood, as detailed below: The Committee recognised that the application was for Outline Permission only, but that indicative details had been provided. The principle of any built development within the area of the application site (other than for any building which might be needed to support an open countryside/rural/conservation use) was opposed by the Town Council.</p> <p>In previous years the Council had looked with some sympathy at the possibility of some useful development of the brownfield site of the former nearby nursery land and glasshouses, but this did not find favour with East Herts Council at the time. It would be extraordinary if that Authority found merit in what was now proposed for a site which was far less able to claim a 'brownfield' status, despite its historic brickfield activity. Hertford is characterised by and environmentally dependant upon its surrounding green countryside and its rural landscape is important and characteristically varied. The application site formed an important constituent part of that variety and its loss would be serious. The landscapes around Hertford vary from historic parkland and productive agricultural land to carefully managed special conservation sites. A small site of special ecological importance could not exist when it is cut-off from supportive neighbouring habitats and the application site served in such a way. It also tied in with the habitat rich corridor created by the railway and with the Bayfordbury Estate. Scrub land and carefully managed countryside special sites can be interdependent. Soil variations, uplands, drylands and wet lands, pastures, meads and wooded areas all characterised the landscapes and habitats in the Hertford surround and the application site remained a precious part of the characteristic mix. It is a 'home counties' landscape and ecology belt of huge importance and precious quality. The outline application would dangerously upset and erode it. The vitality of the local economy does not cry out for provision of the kind proposed, and certainly, even if there were such a cry, the damage done to the countryside of Hertford and Hertingfordbury would heavily outweigh such a call.</p>		

3/12/1937/FP/MC	30 Port Vale	Extension and conversion to create single storey dwelling
The Committee expressed concern regarding the integration of the structure between the two traditional structures, and considered that the proposed new dwelling would dominate the street scene detracting from the look of George Street.		

3/12/1941/FP/SD	127 Ware Road	Single storey rear extension, new open porch and pitched room to replace existing flat roof canopy
No objection		

3/12/1886/FP/SD	29 George Street	Side and rear extensions
No objection		
3/12/1974/FP/TA	Yew Cottage, 7 Warren Park Road	Detached triple garage with first floor studio
No objection		
3/12/1977/FP/MC	Graham House, Yeomans Court	Change of use from B1 (offices) to D1 (Non residential institutions).
No objection		
3/12/1981/FP/MC	59 St Leonards Road	Single storey rear extension and front porch
No objection		
3/12/1986/FP/TA	15-17 Maidenhead Street	Change of use from A1 (shops), to part A3 (food and drink) and part A1 (shops), with associated internal and external alterations
Objection: The Committee deplored the loss of a retail unit in what is one of Hertford's prime shopping locations.		
3/12/2006/FP/TA	17 Fordwich Hill	First floor side extension and two storey rear extension (amendment to scheme approved under 3/12/1533/FP – ground floor rear element now slightly extended)
The Committee was disappointed that no chimney stacks were included to the roofline and expressed concern regarding the resultant terracing effect when combined with the neighbouring property.		
3/12/2011/FP/MC	9 Boundary Drive	Two storey rear extension, single storey side extension, front dormer window and new porch
No objection		

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 them subsequently as District Councillors.

293. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

It was **RESOLVED** that:

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

294. CORRESPONDENCE

Appeals

To note the following appeal to be determined by the written representation procedure:

3/12/0547/FP 12 Maidenhead Street

295. LTP3 ACTIVE TRAVEL STRATEGY CONSULTATION

The Committee had received information regarding the above Consultation and welcomed the health initiatives which would ensue from the Strategy.

296. HERTFORDSHIRE COUNTY COUNCIL WASTE DEVELOPMENT FRAMEWORK

The Committee had received information regarding the above Framework.

It was **RESOLVED** that:

The document be noted.

297. ITEMS FOR FUTURE AGENDA

Road Safety Issues

The meeting closed at 6.50 pm.