

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 10 JUNE 2013 IN THE ROBING ROOM, THE CASTLE, HERTFORD AT 6.00PM

PRESENT: Cllr N Wilson, in the Chair
Councillors Mrs B Haddock, Mrs B Mansfield, P Ruffles, R Willis and N Wilson

IN ATTENDANCE: Ms T Carpenter (Civic Administration Manager)

36. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr D Poole (Family Commitment)

37. DECLARATIONS OF INTEREST

None			
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38. THE MINUTES

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 20 May 2013 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

It was **RESOLVED** that:

The action sheet be noted.

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

None.

41. PLANNING APPLICATIONS

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

3/13/0501/FP/JS	111 Tamworth Road	Demolition of existing garage , erection of two storey side/rear extension and single storey rear extension
No objection		

3/13/0617/FP/SD	119 Fore Street	Change of se of second floor from office to residential use.
No objection		

3/13/0618/LB/SD	119 Fore Street	Internal alterations to facilitate change of use to residential use.
It was requested that the Conservation Officer ensure that no original features or fabric of the building be removed.		

3/13/0711/FO/NB	Buildings 6 & 7 Bluecoats Avenue	Change of use 2no. Class B1 office buildings to create 12no. 1 and 2 bed residential dwellings – variation of approved plans in respect of landscaping agreed under LPA
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		reference 3/12/1409/FP
Objection: The Committee objected to the proposed change of use due to the loss of employment premises.		
3/13/0723/FP/TA	12 Maidenhead Street	Alterations to form new façade wall, new fenestration to match existing, new roof and new shopfront.
No objection		
3/13/0742/FP/TA	Beesons, 72 Railway Street	Construction of 9 flats, 3 commercial units with ancillary paving, parking and landscape
Objection: The Committee considered that there was too many flats in the area and considered this proposal represented an over development of the site.		
3/13/0743/LC/TA	Beesons, 72 Railway Street	Demolition of existing buildings (small office with open and closed storage sheds)
The Committee did not wish to approve the demolition of the existing building until such time as the full permission had been approved.		
3/13/0761/FP/MC	37 Fanshawe Street, Bengo	Three storey rear extension
No objection		
3/13/0763/FP/TA	Tesco Superstore	Customer collection pod and canopy
No objection		
3/13/0771/FP	16 Page Road	Proposed two-storey side extension and enlargement of off-street parking to existing dwelling
No objection		
3/13/0775/AD/SD	Unit 1 Madford Retail Park	1 no. internally illuminated fascia sign, 4 no. poster frames, 1 no. 'Deliveries panel and 1 no. tenant panel
No objection		
3/13/0777/FP?AK	60A Queens Road	Single Storey side extension
No objection		
3/13/0787/FP/JS	10 Broad Oak End	New Driveway access/parking area
No objection		
3/13/0800/FP/TA	79-83 Railway Street	Construction of 5no. 2 bedroomed apartments, 1 no. retail unit and an extension to an existing retail unit and the replacement of the existing roof with new 3 bedroomed apartment.
This area does not warrant further apartment block development which would destroy the fabric of the Town. The Committee would prefer to see houses developed on this site and felt that the current proposal represented an over development of the site. The Committee was however pleased to acknowledge that the corner shop remained.		
3/13/0802/FP/JS	15 Valley Close	New front entrance porch

No objection		
3/13/0820/LB/JS	National Westminster Bank	Repairs to Stone façade
No objection		
3/13/0821/FP/JS	23 Jasmine Drive	Single storey extension with pitched roof into rear garden. Extension will link house to existing detached garage with linked internal door access. Garage to remain as a non-habitable space.
No objection		
3/13/0838/FP/MC	4 Ware Road	Conversion of existing 4 bedroom property into 2 no. 2 bedroom flats including new rear dormer and fenestration changes.
No objection		
3/13/0841/FP/AK	18 Buckwells Field	Erection of rear conservatory
No objection		
3/13/0845/FP/MC	14 George Street	Rear extension, part 2 storey, addition rooflights to existing roof, reinstatement sash windows to front façade.
The Committee welcomed this application which was reinstating the original features of the property		
3/13/0679/LB/MC	Cecil House, 52 St Andrew Street	Change of use from A2 Office to D1 Nursery, with internal alterations
Objection: The Committee expressed concern regarding parking provision and road safety given that the site is situated on a bend on a particularly busy area of the road.		
3/13/0852/LB/MC	135 The Avenue	Demolition of existing conservatory and garage and erection of a two storey rear extension
No objection		
3/13/0866/FP/SD	Sandy Nook, Welwyn Road	Two storey side and rear extension
No objection		
3/13/0884/FP/AK	192 North Road	Change in pitch of roof and conversion of loft space to form habitable rooms with roof lights and changes to fenestration
No objection		
3/13/0888/FP/AK	81 Cowper Crescent	Proposed front porch
No objection		
3/13/0896/FP/JS	22 Lilbourne Drive	Conversion of garage to habitable accommodation with new windows to front and side elevations
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.

42. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

It was **RESOLVED** that:

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

43. CORRESPONDENCE

None

44. ITEMS FOR FUTURE AGENDA

None.

Meeting closed at 1910