

**MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 11 JUNE 2012
IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 5.00PM**

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

IN ATTENDANCE: Tricia Carpenter (minutes)
1 Member of the Public

39. APOLOGIES FOR ABSENCE

Cllr D Poole, (Deputy Mayoral Commitment), Cllr R Radford (Holiday)

40. DECLARATIONS OF INTEREST

Cllr Ruffles	Personal	Planning Application:SLUP/CM0090, Panshanger Quarry	Member of County Council
Cllr Ruffles	Personal	Planning Application: 3/12/0627/FP	Applicant is known to Cllr Ruffles

41. THE MINUTES

It was **RESOLVED** that:

The Minutes of the Sub-Committee Meeting held on 28 May 2012 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

It was **RESOLVED** that:

The action sheet be noted.

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

None.

44. PLANNING APPLICATIONS

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

3/12/0627/FP/AK	25 Fordwich Rise	Single storey rear extension
No objection		
3/12/0648/FP/JS	20 Admiral Street	Proposed new dwelling
No objection, although the Committee would wish to see the inclusion of a chimney stack with high level extraction to break up the roof line.		
3/12/0749/AD/TH	Sainsbury's Hartham Lane	Illuminated and non-illuminated signage including 1no.5m Store Totem (internally illuminated), 3xno.2m Pedestrian Totem (non illuminated) 2xno. Sainsbury Fascia

		lettering (internally illuminated).
It was requested that the Conservation Officer checks whether there would be any negative impact on the conservation areas of Hartham and Folly Island. The Council had a policy against illuminated signage in the Town.		
3/12/0800/FP/MC	24 New Road, Bengeo	Two storey rear extension
No objection		
3/12/0824/FP/SD	8 Railway Street	The alteration and extension of retail units and the conversion of the upper floors to form 7 no. apartments – Minor alterations at rear of buildings to approved scheme ref.3/10/0094/FP and 3/10/0095/LB
Whilst noting the application was for 8 Railway Street the Committee acknowledged that it encompassed 10 and 12 Railway Street. The conversion to habitable apartments was welcomed with the retention of retail units on the ground floor.		
3/12/0825/LB/SD	8 Railway Street	The alteration and extension of retail units and the conversion of the upper floors to form 7 no. apartments – Minor alterations at rear of buildings to approved scheme ref. 3/10/0094/FP and 3/10/0095/LB
Whilst clearly in favour of the retention of every element of the historic fabric of the building, the Committee supported the potential of strong retail outlet(s) in those buildings. On that basis it was asked that the Conservation Officer ensured that the important internal features were preserved where possible.		
3/12/0826/FP/MC	67 The Briars	Single storey rear extension
Concern was expressed on the impact on neighbourhood properties in terms of overshadowing and size.		
3/12/0878/LB/JS	243 Hertingfordbury Road	Erecting of a satellite dish
No objection		
SLUP/CM0090	Panshanger Quarry, Panshanger Lane	Application for proposed variation of conditions 2,4,16,19 and 20 of previous planning permission to allow the re-phasing of the site and the importation of inert restoration materials to allow restoration material to allow restoration of Panshanger Quarry
No objection. The Council was keen to ensure the country park was restored, it being an important asset to local residents particularly. It was requested that a right of way be established in the form of a direct line from Thieves Lane through to Tewin.		
3/12/0626/FP/AK	26 Watermill Lane Bengeo	Proposed single storey side/rear extension and pitched roof over existing.
No objection		
3/12/0841/AD/SD	Bengeo Street, Bengeo	8 x double sided garden signs – to promote residential development, sited in front gardens of nos. 4,28,47,60,83, 89, 113 and 151 Bengeo Street – Retrospective.
Disappointment was expressed that the application was retrospective. It was requested that the signage remain in place for the minimum number of weeks and was		

removed immediately following the sale of the final property on the development.

3/12/0849/FP/AK	58 Rib Vale	Two storey front extension
No objection		

3/12/0897/FP/JS	29 Woodhall Close Bengo	Single storey side/rear extension. Existing garage to be demolished .
The loss of the garage would exacerbate the parking issues which already existed in the Close and was against the Council's policy for loss/conversions of garages.		

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 him subsequently as a District Councillor.

45. **DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS**

It was **RESOLVED** that:

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

46. **CORRESPONDENCE**

The following appeals would be determined by the written representation procedure:

3/11/1971/FP	Single storey rear extension Cloisters, St Mary's Lane, Hertingfordbury, Herts
3/11/1301/FP	Change of use of amenity land to residential 9 Cublands
3/12/0041/FP	Erection of two detached three bed dwellings with parking Land rear of 43-51 Warren Terrace

It was **RESOLVED** that:

The appeals be noted.

47. **SLAA ROUND 2 STAKEHOLDER ENGAGEMENT**

The Committee considered the officer assessments on each of the sites in Hertford on the Strategic Land Availability Assessment and raised an alternative view on the following sites:

3/012	13-19 Castle Mead	The criteria types Availability- Use and Local Policy – Employment appeared contradictory. Land currently In residential occupation, but site designated as an Employment area.
3/145	Former Waters Garage	It was considered that the assessment for 14 dwelling on the site was not acceptable in density terms.
3/148	Bentley Hse, Pegs Lane	The assessment for Site-Access Standards was considered Amber. Major Road improvements were considered necessary, not minor improvements.

As general comments concerning all of the proposed sites the question remained regarding infrastructure improvements, including additional schools, Doctors and road improvements. Concern was also expressed regarding the building of large amounts of flats which would change the character of the Town.

It was **RESOLVED** that:

The Council's comments be forwarded to the Planning Policy Team at East Herts Council.

48. ITEMS FOR FUTURE AGENDA

None.

The meeting closed at 7.07pm.