

0MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 11 NOVEMBER 2013 IN THE ROBINING ROOM, THE CASTLE, HERTFORD AT 6.00PM

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

* Present for part of the meeting only

IN ATTENDANCE: Ms T Carpenter – Civic Administration Manager
2 Members of the public

239. APOLOGIES FOR ABSENCE

None.

240. DECLARATIONS OF INTEREST

Cllr R Willis	DPI	3/13/1833/FP – Garage site adjacent to 20 Purkiss Road	Member of the Tenants' Association
Cllr P Ruffles	Declarable	3/13/1865/FP – 4 The Wick and 3/13/1919/FP – 3 Alexander Road	Applicants are known to Cllr Ruffles
Cllr Mrs Newton	Declarable	3/13/1865/FP – 4 The Wick	Applicant is known to Cllr Mrs Newton

241. THE MINUTES

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 28 October 2013 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

Post Box – St Andrew Street

It was noted that the final works to the Post Box were due to be carried in the next week.

Flag Pole Shire Hall

There was still no progress on this matter.

Urban Alleyways – Sele Farm

Confirmation had been received that all the alleyways of concern were in the ownership of Riversmead Housing Association. It was requested that Riversmead make a request to Hertfordshire County Council to have the alleyways recorded as public rights of way.

It was **RESOLVED** that:

The report be noted.

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

None.

244. PLANNING APPLICATIONS

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

3/13/1813/FP/TA	1 Railway Street	Change of use from A1 retail to mixed use A1 retail and A3 coffee shop
Objection: This unit was in a prime position for full A1 retail use and could be three separate units. The Committee did not wish to see the change of use given the current large amount of coffee shops in Hertford.		
3/13/1833/FP/MC	Garage site adjacent to 20 Purkiss Road	Demolition of garages and erection of one 2 bed bungalow including amenity space and car parking
Objection. The Committee objected to the loss of the garages, car parking and amenity land. The land should remain as off road parking for the benefit of local residents. Note: Having previously declared a DPI, Cllr Willis left the room during the discussion on this item.		
3/13/1861/FP/MC	7 Mangrove Road	Proposed two storey side and rear extension including demolition of existing garage block
No objection		
3/13/1870/FP/JS	41 Duncombe Road	Single storey rear extension and pitched roof to replace flat roof
No objection		
3/13/1872/AD/SD	5-6 Market Place	New non-illuminated individual white lettering to existing fascia. New non-illuminated ATM tablet. New non-illuminated brand mark at side elevation. 4 new window marketing unit (as all 4 window displays will be identical)
No objection		
3/13/1850/FP/JS	1 The Vineyard	Single storey side extension with extended side extension to conservatory on rear elevation
No objection		
3/13/1853/LB/MC	4a Great Northern Works, Hartham Lane	Demolition of part of unit 4
No objection		
3/13/0947/FP/MC	Units 4A & 4B Great Northern Works, Hartham Lane	Part demolition of unit 4, refurbishment, internal and external alterations to units 4A and 4B, extension to create 1 st floor and construction of two storey extension to form unit 4F
No objection		

3/13/1854/FP/JS	11 Hagsdell Road	Raise roof to provide first floor accommodation
No objection		
3/13/1865/FP/MC	4 The Wick, Bengeo	Single storey extensions to front and rear
No objection		
3/13/1875/AD/SD	Nuffield Fitness, Madford Retail Park	I no replacement wall mounted sign on west elevation of the building (internally illuminated)
Objection. The Council did not support illuminated signage and particularly in this application where the signage would be adjacent to a listed building.		
3/13/1876/FP/AK	16 Cumberland Close	Erection of a 2 storey side and rear extension
No objection		
3/13/1879/FP/AK	7 Page Road	Front porch extension. Construction of out building to garden (part retrospective)
No objection provided the out building could not in the future be utilised as a separate dwelling.		
3/13/1894/FP/JS	45 Wellington Street	Rear dormer window and addition of rear window to first floor
No objection		
3/13/1900/LB/MC	Great Northern Works, Hartham Lane	Alteration to unit 1 in the form of infilling existing openings and creation of new openings in the external walls. Repairs and alterations including changes to the appearance of the north/front elevation to match the existing of unit 2. The demotion of unit 6 and the adjacent derelict two storey garage. Proposed two storey rear extensions and a single storey extension and associated alterations to the Ekins & Co Grade II listed building
No objection provided the Conservation Officer looked at the changes to ensure no significant changes were made to the historic fixtures and fittings.		
3/13/1814/FP/AK	5 Byde Street	Removal of existing rear extension. Construction of new single storey rear extension. Removal of chimney stack/breast to bedroom.
No objection. The Committee was disappointed at the loss of the chimney stack and would wish to see a false stack erected to conform with the street scene.		
3/13/1916/FP/TA	17 Highfield Road	First floor side extension, replacement terrace, changes to fenestration and widening of vehicular access.
No objection		
3/13/1919/FP/AK	3 Alexander Road	Two and single storey rear extension
Concern was expressed at the potential overshadowing to residents at No 5 Alexander Road.		
3/13/1918/FP/AK	30 Byde Street	Two storey rear extension to replace

		conservatory and new pitched roof to rear wing to replace flat roof
Objection. The plans were not clear and the block plan appeared to show intrusion into the neighbouring property. Potential of overshadowing of neighbouring property.		
3/13/1899/FP/MC	Great Northern Works, Hartham Lane	Alteration to Unit 1 in the form of infilling existing openings and creation of new openings in the external walls. Repairs and alterations including changes to the appearance of the north/front elevation to match the existing of Unit 2. The demolition of Unit 6 and the adjacent derelict two storey garage. Proposed two storey rear extensions and a single storey extension and associated alterations to the Ekins & Co Grade II listed building
No objection provided the Conservation Officer looked at the changes to ensure no significant changes were made to the historic fixtures and fittings.		

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.

245. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

It was **RESOLVED** that:

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

246. CORRESPONDENCE

None.

247. SPEED MANAGEMENT STRATEGY – HERTFORDSHIRE COUNTY COUNCIL

The Committee reviewed the strategy and were generally supportive of the proposed changes. 20mph speed limits were proven for preventing road deaths and serious injury and these were considered to be particularly important in the vicinity of schools, public buildings, hospitals and housing estates. Concern was expressed regarding enforcement of the speed limits and both electronic signage which indicated when the speed limit was exceeded and speed cameras were considered options.

It was **RESOLVED** that:

The comments above be forwarded to Hertfordshire County Council

248. PARGETING TO BUILDINGS IN FORE STREET

In the absence of Cllr Ruffles this matter was deferred until the next meeting.

249. STREET NAMING AND NUMBERING – DEVELOPMENT AT MARSHGATE DRIVE

The Committee had been requested to consider relevant street names for the large new development at Marshgate Drive.

Following discussion the following names were recommended for acceptance by the developer:

Ronaldsway – named after local Hertford artist Ronald Wright, currently living in Watton at Stone.

Smeaton Close – after John Smeaton who carried out the 1765 Survey of the River Lea. The survey resulted in the 'New Cut', which is now called the Navigation.

Leaside – After the river, although there is a house in Hertingfordbury called Leaside.

New Cut View

Dreadnaught Place (the boat of the Hertford and Ware Sea Cadets, which is based nearby).

Cadet View – after the Hertford and Ware Sea Cadets.

It was RESOLVED that:

The above names be recommended to the developer for acceptance.

250. ITEMS FOR FUTURE AGENDA

1. Hertingfordbury Conservation Area Appraisal
2. Review of HTC Planning Policies
3. Pargeting to buildings in Fore Street

Meeting closed at 7.15 pm