

**MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 13 DECEMBER 2010 IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM**

PRESENT: Councillor N Wilson, in the Chair  
Councillors Mrs B Haddock, M McCormick, R Radford and P Ruffles

IN ATTENDANCE: Mandy Challis (minutes)  
1 member of the public  
1 member of the press

**295. APOLOGIES FOR ABSENCE**

Apologies were received from Councillors D Poole, (previous engagement) and Mrs D Hone (previous engagement)

**296. DECLARATIONS OF INTEREST**

Cllr Wilson	3/10/1915/FP	51 St Leonard's Road	Applicant is known to Cllr Wilson
-------------	--------------	----------------------	-----------------------------------

**297. THE MINUTES**

It was **RESOLVED** that:

The Minutes of the Sub-Committee Meeting held on 29 November 2010 were approved as a correct record of the proceedings and the Chairman authorised to sign the same.

**298. MATTERS ARISING FROM THE MINUTES NOT DEALT WITH ELSEWHERE ON THE AGENDA**

Street Naming and Numbering Policy

Cllr Ruffles would like a report from East Herts Council to provide the reason behind the naming of new streets and developments; however the clerk is to ask the Town Clerk if she has already received a response from relevant officers at East Herts Council.

Paving outside Bircherley Court

It was noted that this matter had been delayed and the repairs were now scheduled to take place on 10 January 2011. No further action is required until then.

**299. QUESTIONS AND/OR STATEMENTS FROM MEMBERS OF THE PUBLIC**

None

**300. PLANNING APPLICATIONS**

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

3/10/1808/LB/HI	Lime Cottage,	Re-tile roof and insert vent pipe. Single
-----------------	---------------	---

	Balls Park, Mangrove Road, Hertford	storey side and front extensions, relocate front window to side and insert partitions to form first floor bathroom as per 3/09/0542/LB. AMENDED DESCRIPTION
The committee noted the amended description		

3/10/1915/FP/MC	51 St Leonards Road, Hertford	Erection of part two storey/part single storey rear extension and front porch
No objection		

3/10/1970/FP/HI	9 Hagsdell Road, Hertford	Two storey and single storey side rear extension
No objection		

3/10/1980/AD/MC	17-21 Fore Street, Hertford	2 sets of face illuminated text reading PREZZO. 1 x internally illuminated projection sign
<p>The Committee noted this retrospective application which it deplored.</p> <p>The previous application for this building did not indicate internally illuminated signage. Hertford Town Council's policy is not to have internally illuminated signage under the terms of consent of advertising. The signage and illuminations together produce a modern frontage out of keeping with the surrounding character of the area. Members were concerned that it will set a precedent which will ruin the character of the historic market town.</p>		

3/10/2012/FP/MC	2 Boundary Drive, Hertford	Single storey rear/side extension
<p>Members were concerned about the development causing an enclosing effect on the neighbours.</p> <p>The Committee had no objection in principle; however there was concern that the layout of the application will provide tenation noise problems on the neighbours. The party wall should be sufficiently insulated against transfer of noise.</p> <p>The objections of 1B Boundary Drive were brought to the attention of the Committee.</p>		

3/10/2030/FP/HI	Tesco Superstore, Ware Road, Hertford	Proposed main entrance sliding doors
No objection		

3/10/2047/FO/TH	McMullen's Brewery Site, Hartham Lane, Hertford	Variation of condition 39 of planning permission 03/1528/FP to allow for alterations to the café area to compensate for the theft of the copper hop back, associated elevational changes to Hartham Lane, minor alterations to other elevations, alterations to roof lights and changes to service yard
-----------------	---	---

Members were disappointed that there didn't appear to be any plans showing the proposed relocated café inside the main Sainsbury's store. This left the Committee unable to determine whether Sainsbury's were planning to increase the size of the café as part of their amended proposals.

There is already a substantial area approved for the sale of comparison (i.e. non food) goods in the Sainsbury's store. It is felt that a large in-store café would discourage shoppers from visiting cafes and other outlets in Hertford, thereby damaging the viability and vitality of the town centre.

Furthermore, members noted that while the copper hop back would have provided an historic centre piece in the café; its theft does not preclude the retention of the area for that use. Members felt that a replica could have been used in its place. Financial implications of running a two storey café and access issues for those less mobile (members understand the Disability Discrimination Act was enacted in 2007), were factors which should have been known at the time of the previous application. The committee was concerned that by moving the café the important brewery building will not benefit from the level of public use anticipated under the original scheme.

Should planning permission be granted for merging the four approved lettable units into one, members would wish to see a condition preventing the area subsequently being used by Sainsbury's for the sale of comparison goods.

3/10/2048/LB/TH	McMullen's Brewery Site, Hartham Lane, Hertford	Alterations, refurbishment and repairs to listed building to accommodate ancillary elements of the proposed foodstore, business/office space and community space, including interpretation centre
-----------------	---	---

The Committee was aware that an application of this nature requires a number of detailed plans. However it is concerned that due to the volume of those submitted by the applicant, important details could be lost. Furthermore, while the Committee has the time necessary to consider such a high number of plans, members of the public may not. The Sainsbury's planning application has caused a great deal of debate locally, and in the interests of public engagement, members felt that it would be helpful for the plans to be accompanied with a schedule outlining the subject of each plan.

Members would like to draw attention to areas which pose particular concern for this important listed building.

The proposed new windows (numbers WG47 and WG48: drawing numbers 3912/122 and 3912/233) are completely out of keeping with the building. They are of a different size and shape to all other existing windows and no attempt has

been made to re-design the existing openings (which are currently occupied by metal roller shutters) so that the windows would reflect those currently in existence. In addition members felt that the proposed double and manifest glazed units would sit badly with the uniform formation of the small panes and metal frames of existing neighbouring windows.

The character of the north east elevation is eroded by the blocking up of so many window and door openings at ground and basement level. The addendum to the Heritage Statement implies that this is to facilitate fire separation between the brewery building and new store. However, windows remain at higher levels and fire safety was presumably considered under the previous application.

In noting these particular details, the Committee's chief interest in this part of Sainsbury's arrival on site is in the future safeguarding of the iconic listed building. It has come to symbolise our town's traditional industry and it does so particularly magnificently. That must be this Town Council's first concern when considering this application. Will a flag still fly? When will the clock start telling the time again? How will the interior dimensions continue to reflect the industrial past processes which took place within? Is the setting and space around compromised in any way?

The previously approved plans to the interior seemed to be accepted due to the public access. That access would under previous plans, would have given the public the awareness of the cathedral like space associated with the brewing industry.

The present plans have taken away much which was able to convey the integrity of the historical use of the building and members regretted that.

Councillor R Radford commented that it was not acceptable to change the application in order to compensate the theft of the copper hop back.

3/10/2036/AD/JS	23 Bircherley Green, Hertford	1 no fascia sign (retrospective)
The Committee, once again, deplored the retrospective application for yet another fascia application for advertising consent.		

3/10/2039/FP/MC	15 Warren Terrace, Hertford	2 storey rear/side extension and single storey side extension
The Committee recognised that no's 9, 11, 13 and 15 from an interesting period group of houses. The proposal gave concerns that the alterations would compromise the integrity of the area.		

3/10/2033/FP/Hi	28 Castle Street, Hertford	Installation of automated vehicular gates
No objection		

3/10/2038/FP/SD	26 The Wick, Hertford	Erection of a single storey rear extension
No objection		

3/10/2057/FP/LP	Yew Cottage, 7 Warren Park Road, Hertford	Detached triple garage with first floor studio
<p>The Committee had concerns about the introduction of such a large structure on the boundary of the property and the proximity to Ware Park Road.</p> <p>On garage applications such as this, the Town Council would normally request that a condition be placed to ensure there is no future for conversion to another dwelling; however this does not appear to be likely in this instance.</p>		
3/10/2075/FP/MC	26 Watermill Lane, Bengoe	Single storey rear extension/single storey and two storey side extension and roof alterations to front elevation
<p>The houses in Watermill Lane have a pattern; i.e. groups of 2 or 3 with similar frontage. The Committee spent some time considering whether or not the proposal would damage the rhythm of the street scene.</p>		
3/10/2084/FP/MC	4 Hagsdell Road, Hertford	Replacement double garage with office over
<p>The Committee would not have objected to this application if the roof height had been any higher; however it had no objection on this occasion.</p> <p>The Committee requests that a condition be imposed on any decision that this building not be converted to a separate dwelling in the future.</p>		
3/10/2085/LC/MC	4 Hagsdell Road, Hertford	Demolition of existing garage
No objection		

Councillors R A K Radford, P A Ruffles and N Wilson declared that any views they 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.

### 301. DECISION NOTICES

It was **RESOLVED** that:

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

### 302. CORRESPONDENCE

#### Appeals

To note the following appeal decisions issued by the Planning Inspectorate:

3/10/1915/LB Loft conversion to form mezzanine second floor  
3 Maltings Mews  
**Appeal allowed**

It was **RESOLVED** that:

The appeals be noted.

**303. ITEMS FOR FUTURE AGENDA**

Members want to review the Town Council's policy on internally illuminated signage, and the procedure for reporting to East Herts Council.

**304. EAST HERTS COUNCIL CONSULTATION – LOCAL VALIDATION LISTS BY TYPE OF APPLICATION**

It was **RESOLVED** that:

The Consultation be noted.

The meeting closed at 8.30 p.m.