

**MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 14 FEBRUARY 2011 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, P Ruffles

IN ATTENDANCE: Tricia Carpenter (minutes)  
1 member of the public

**354. APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Mrs D Hone (previous engagement) and Cllr D Poole (family commitment)

**355. DECLARATIONS OF INTEREST**

Cllr M McCormick	Personal	3/11/0171/FP, 10 Greenways	The applicant is known to Cllr McCormick
Cllr P Ruffles	Personal & Prejudicial	3/10/2170/FP, 58a Hertingfordbury Road	The application site is a neighbouring property to Cllr Ruffles' property
Cllr R Radford & Cllr N Wilson	Personal	3/10/2214/FP, EHDC Car Park, St Andrew Street	Members of East Herts Council

**356. THE MINUTES**

It was **RESOLVED** that:

The Minutes of the Sub-Committee Meeting held on 31 January 2011 were approved as a correct record of the proceedings, and the Chairman authorised to sign the same.

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

Cycle Racks outside Hertford Theatre

Correspondence had been received from East Herts Council to confirm that 4/5 additional cycle racks were due to be installed on the green space next to the river side of the Theatre.

Re-location of the 5 Bishops sculpture

Correspondence had been received from East Herts Council to confirm that the sculpture was shortly to be relocated on the Wetherspoons side of the V shaped theatre office frontage above the office window. Members noted the proposed relocation but wished to ensure that the accompanying interpretation plaque was sited at a lower level to ensure it could be easily read by members of the public.

Proposed meeting with Sainsburys

A date for the meeting with representatives of Sainsburys was in the process of being arranged

### 358. QUESTIONS AND/OR STATEMENTS FROM MEMBERS OF THE PUBLIC

None

### 359. PLANNING APPLICATIONS

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

3/10/2170/FP/LP	Westmill Farm, Westmill Road, Ware	Change of use of Unit G from site workshop to playbarn and retail unit
No objection		

3/10/2170/FP/LP	58a Hertingfordbury Road	Single storey rear extension
Note: Having declared a personal and prejudicial interest, Cllr Ruffles addressed the Committee to confirm that he considered the extension would be an improvement to the property before vacating the room prior to the discussion on the application. The Committee raised no objection.		

3/10/2214/FP/TH	EHDC car park, St Andrew Street	Demolition of footbridge and construction of new vehicle and footbridge
Whilst members welcomed the improved access under DDA compliance, nevertheless concern was expressed regarding the potential for an unsafe landing for wheelchair users at the car park end and indeed, members considered the access was negated into the Castle grounds due to the steps at the second bridge. Accessibility under the DDA was available at all other entrances to the Castle and therefore the general need was questioned. The need for vehicular access was also questioned and extreme concern was expressed regarding the night time security of Hertford Castle and grounds. The Committee strongly recommended that, should the application be granted, security gates be fitted to the bridge to ensure the security of the Castle was maintained.		

3/11/0059/FP/HI	9 Parkhurst Road	Two storey and single storey rear extensions incorporating roof lantern
No objection		

3/11/0102/FP/AK	Southgate, Duncombe Road, Bengo	Single storey front extension
No objection		

3/11/0135/FP/AK	43 Millmead Way	Two storey side extension
Members expressed concern at the loss of the chimney stack. Being at the end of a block of terraces the chimney added to the character of the property and the skyline and, as this importance was recognised at the time of building the		

development the feature should not be lost now.

Note: Cllr Mrs Haddock left the meeting at 6.45pm.

3/11/0158/FP/MC	1 Millmead Way	Proposed single storey study extension to rear of garage
The proposal was considered to be an overdevelopment of the footprint of the site. East Herts Council was reminded that the property, being at the entrance to the estate would impact on the planning tone of the area.		

3/11/0163/FP/AK	35 Lilbourne Drive	New porch and store to front together with part garage conversion and rear single storey extension
Whilst it would normally be the Council's policy to object to conversion of garages to habitable rooms, nevertheless given the availability of the second garage the Committee raised no objection on this occasion.		

3/11/0165/FP/LP	The Gatehouse, Bluecoats Avenue	Change of use from class B1 (office) to class C3 (dwelling house)
Objection: The property was considered to be a valuable self contained business premises with car parking and a short term economic blip in the history of the property should not result in the loss of office accommodation. Concern was also expressed at the dangerous precedent which would be set leading to creeping residential development in the area.		

3/11/0167/LB/MC	Tooke House, 20 Bull Plain	Proposed conversion of upper floors to create 3no self contained residential apartments
In view of the planning history of the property, members requested careful scrutiny of the application to ensure compliance with previous reasons for refusal. Members had not had an opportunity to view the interior of the property and were therefore not best placed to comment on the internal infrastructure.		

3/11/0171/FP/AK	10 Greenways	Replacement garage
No objection.		

Councillors R A K Radford, P 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.

### **360. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS**

It was **RESOLVED** that:

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

### 361. 4 NORTH ROAD

The Committee had previously enquired regarding the possibility of seeking listed status for the above property to ensure its protection against the possibility of demolition or conversion. Advice had been received to confirm that whilst not listed, given the age significance and architectural interest of the property, any application for redevelopment of the site would be assessed as having an impact on an Undesignated Heritage Asset and considered in line with PPS 5 Policy HE8.1 ensuring it was assessed as if it were a listed building.

The possibility of the building receiving formal listed status was unlikely given that it had not been included under the 1996 review of listed buildings since properties built in the Edwardian era were not included unless having been designed with special architectural features by principal architects of the time.

It was RESOLVED: that the Committee notes the information received.

### 362. CORRESPONDENCE

#### Appeals

To note the following appeals to be determined by the written representations procedure:

- |                 |   |
|-----------------|---|
| E/10/0367/B     | Unauthorised engineering operation to raise the levels of the land by the deposit of spoil<br>Land off St Marys Lane, Hertingfordbury<br>(Appeal against enforcement proceedings) |
| 3/10/1843/FP/MC | New dwelling, driveway and hard landscaping in land to rear of 2 Fordwich Hill fronting Fordwich Rise<br>2 Fordwich Hill  |

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

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|--------------|---|
| 3/10/1092/FP | Two storey side extension and single garage to replace existing garage to No 66<br>64 The Wick<br><b>Appeal Allowed</b> |
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It was **RESOLVED** that:

The appeals be noted.

### 363. ITEMS FOR FUTURE AGENDA

The Committee requested formal notification from the Town Clerk regarding any arrangements for purdah.

The meeting closed at 7.10 p.m.