

**MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 9 JUNE 2014  
IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM**

PRESENT: The Deputy Mayor Councillor Mrs S Newton, in the Chair at the start of the meeting  
Councillors Mrs B Haddock, Dr L Radford, P Ruffles, R Willis and N Wilson

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

**26. ELECTION OF CHAIRMAN**

It was RESOLVED that:

Councillor N Wilson be elected Chairman for the forthcoming year. The Chairman then took the chair for the remainder of the meeting.

**27. ELECTION OF VICE CHAIRMAN**

It was RESOLVED that:

Councillor R Willis be elected Vice Chairman for the forthcoming year.

**28. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr D Poole (Unwell) and Cllr Mrs B Mansfield (Holiday)

**29. DECLARATIONS OF INTEREST**

|                   |            |                              |   |
|-------------------|------------|------------------------------|---|
| Cllr P Ruffles    | DPI        | Morgans Primary School,      | Member of Hertfordshire County Council    |
| Cllr Dr L Radford | Declarable | 3/14/0809/FP – 8 Church Road | The applicant is known to Cllr Dr Radford |

**30. THE MINUTES**

It was RESOLVED that:

The minutes of the Planning Sub-Committee Meeting held on 12 May 14 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

Pargeting 7-9 Fore Street – It was noted that scaffolding had been erected at this site and it was hoped this meant that work to the pargeting would take place shortly.

Proliferation of Signage, Mimram Road/Hertingfordbury Road – It was requested that a meeting be arranged with the relevant officers of both East Herts Council and Hertfordshire County Council to establish a way forward with this issue.

It was RESOLVED that:

The action sheet be noted.

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

Cllr Peter Ruffles advised the Committee that he had been appointed as a Member of the East Herts Council Development Management Committee, and as such would not be taking part in discussions on any item which he felt was likely to be referred to the Development Management Committee. He would remove himself to the public gallery in such circumstances

**33. PLANNING APPLICATIONS**

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

|  |                        |  |
|--|------------------------|--|
| 3/140733/AD/JS   | 46-48 St Andrew Street | New signage including 1no illuminated fascia sign, 4no non illuminated hanging signs |
| Objection. The signage was too large and too bland and illuminated signage in the Conservation Area was considered totally inappropriate, particularly in this case given that site was situated directly opposite an important listed building. |                        |  |

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| 3/14/0747/FP/MC   | 10 Trinity Grove | Demolition of single storey rear extension, replace with 1&1/2 storey extension and new canopy over existing entrance door |
| Concern was expressed regarding over shadowing and party wall legalities. |                  |  |

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| 3/14/0760/FP/SD  | 3 Mimram Road | Erection of a 3m high security fence with gates to part enclose the front forecourt, and create a 5m wide loading bay door |
| Concern was expressed at the visual impact on Mimram Road. |               |  |

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| 3/14/0794/FP/AK | 9 Fairfax Road | First floor rear extension |
| No objection    |                |                            |

|                 |                  |             |
|-----------------|------------------|-------------|
| 3/14/0795/FP/AK | 3 Parkhurst Road | Front porch |
| No objection    |                  |             |

|   |                  |                              |
|---|------------------|------------------------------|
| 3/14/0779/FP/JS   | 9 Spencer Street | Single storey rear extension |
| Objection – The Committee was concerned at the potential for over shadowing of neighbouring dwellings and at the setting of a precedent in that location. |                  |                              |

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|--|-------------------|--|
| 3/14/0802/FP/JS                          | 59 Warren Terrace | Demolition of existing conservatory and construction of a single storey rear extension plus loft conversion with rear dormer |
| Objection. Over development of the site. |                   |  |

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| 3/14/0755/FP/SD  | Jenningsbury Farm, London Road | Conversion of existing stable block to provide three holiday accommodation apartments, with associated parking and landscaping |
| Objection. The Committee objected to what it saw as an urban development in a rural area, on one of the Green Fingers in Hertford.<br>Note: Cllr Ruffles removed himself to the public gallery during the discussion on this proposal and took no part in proceedings. |                                |  |

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|-----------------|---------------|---|
| 3/14/0782/FP/AK | 10 The Avenue | Two storey side extension and single storey rear extension, including the removal of single storey section of existing building and |
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|  |                        |  |
|--|------------------------|--|
|  |                        | outbuilding  |
| No objection   |                        |  |
| 3/14/0809/FP/JS  | 8 Church Road          | Change of use of annexe to create 1no 3 bedroom separate residential dwelling and associated off street parking and amenity  |
| <p>Objection: Church Road is an important road in Bengoe and to allow a two stage creation of an inferior separate dwelling in the side garden of the main property, is totally inappropriate particularly given that it is situated in the Conservation Area. Furthermore, development of this nature would set a dangerous precedent and would further increase congestion on Church Road through on road parking.</p> <p>Note: Cllr Ruffles removed himself to the public gallery during the discussion on this proposal and took no part in proceedings.</p> |                        |  |
| 3/14/0812/FP/AK  | 5A Highfield Road      | Two storey front, side and rear extensions, internal alterations, proposed basement with patio and retaining wall  |
| No objection   |                        |  |
| 3/14/0822/FP/JS  | 35A Townshend Street   | New fencing and gates (retrospective)  |
| <p>Objection: The fence was considered too high and out of keeping with the character of the road. Furthermore the Committee was unhappy that the application was retrospective.</p>   |                        |  |
| 3/14/0823/FP/MC  | 7A Farquhar Street     | First floor rear extension. Replacement of existing front elevation flat roof with pitched roof  |
| No objection   |                        |  |
| 3/14/0800/FP/SD  | 36 Fanshawe Street     | Side and rear single storey extension, boundary wall and velux windows to roof of main house   |
| No objection   |                        |  |
| 3/14/0874/FP/SD  | 23 Westfield Road      | Single storey rear/first rear and front extension  |
| No objection   |                        |  |
| 3/14/0868/FP/AK  | 96 Duncombe Road       | Single storey rear extension   |
| No objection   |                        |  |
| 3/14/0828/FP/JS  | 10 Devey Way           | Single storey rear extension   |
| No objection   |                        |  |
| SLUP/CC0457  | Morgans Primary School | Demolition of existing outbuilding and redundant tank enclosure, installation of a single modular classroom for a temporary period of 7 years, new covered play canopy and 3 additional car parking spaces |
| <p>No objection</p> <p>Note; Having previously declared a DPI, Cllr Ruffles left the room during the discussion on this item.</p>  |                        |  |
| 3/14/0852/FP/SD  | 94 The Elms            | Two storey rear extension  |
| No objection   |                        |  |

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| 3/14/0918/FP/SD   | 87 Ware Road                | Change of use from Veterinary practice to residential house  |
| No objection  |                             |  |
| 3/14/0851/OP/MC   | 145 North Road              | Outline planning permission for erection of a detached single dwelling on the vacant land adjacent to 145 North Road |
| The Committee was unable to form any opinion on this application given the total lack of detail provided. It was requested that further information be provided and returned to the Committee for discussion. |                             |  |
| 3/14/0947/FP/MC   | 18 The Elms                 | 2 <sup>nd</sup> Storey front extension   |
| Objection. Over development of the site and overshadowing of adjacent properties.   |                             |  |
| 3/14/0956/FP/MC   | 105 Duncombe Road           | First floor rear extension   |
| No objection  |                             |  |
| 3/14/0951/FP/JS   | 23 Ashbourne Gardens        | Single storey rear infill extension and front porch extension to provide covered canopy                              |
| No objection  |                             |  |
| 3/14/0953/FPJS  | Old Cross Cottage Old Cross | Change of use from museum to residential with creation of new car parking space                                      |
| No objection  |                             |  |
| 3/14/0954/LB/JS   | Old Cross Cottage Old Cross | Change of use to residential, internal alterations, repairs and new car parking space                                |
| It was requested that the Conservation Officer look carefully at this application to ensure that all historical features remained in place.   |                             |  |

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.

#### 34. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

It was **RESOLVED** that:

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

#### 35. CORRESPONDENCE

The following appeals, to be determined by the written representation procedure had been submitted to the Planning Inspectorate:

|              |   |
|--------------|---|
| 3/14/0144/AD | 151 Hertingfordbury Road                        |
| 3/13/1273/FP | 115-149 Tudor Way and rear of 2-90 Hutton Close |
| 3/14/0036/FP | 90 Tamworth Road                                |
| E/13/0064/B  | Windyridge House, Bramfield Road                |

It was **RESOLVED** that:

The appeals be noted.

**36. ITEMS FOR FUTURE AGENDA**

Flood Alleviation

Identification of Footpaths

Welcome to Hertford Signage – Markings for Bengoe and Hornsmill

Meeting closed at 19.20pm