

**MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 21 JULY 2014
IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM**

PRESENT: Cllr N Wilson, in the Chair
Councillors Mrs B Haddock, Cllr Mrs B Mansfield, Mrs S Newton, Dr L Radford
and P Ruffles

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

111. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr D Poole (previous engagement) and Cllr R Willis (previous engagement)

112. DECLARATIONS OF INTEREST

Cllr Ruffles		Planning application: 3/14/1192/FO, Unit 1 Madford Retail Park	Whilst this was not a declaration of interest as such, Cllr Ruffles declared that he would take no part in the discussion on this item in case it came before him at the Development Management Committee at EHDC
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113. THE MINUTES

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 7 July 14 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

The Chairman wished it to be minuted that, during the absence of the Civic Administration Manager, the minutes of the previous meeting had not been forwarded to him for checking, or circulated to Members prior to the Friday before this meeting. He was also disappointed that the Agenda had been prepared without note to the items on Paper A that he had asked to be removed.

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

Unadopted Footpaths

Cllr Ruffles agreed to write formally to the Chairman of the Committee and the Clerk to request that an item be added to the next agenda to discuss in more detail actions to be taken

Proliferation of Signage – Hertingfordbury Road

A response was awaited from Hertfordshire County Council to establish who was currently cutting the grass of the land owned by Hertfordshire Highways. East Herts Council was clear that it was not cutting the grass under contract of Hertfordshire Highways. The A Boards had, for a while, been moved to the central reservation of the road, but were now back on the verge, as before.

Bollywoods

Concern was expressed that the Company appeared to change agents on a regular basis once discussions with Enforcement Officers were at an advanced stage. The Sub Committee felt that this was a deliberate tactic to prevent remedial works being carried out on the building. It was requested that a letter be sent to the Enforcement Officer to request that a legal challenge was now implemented.

Flood Alleviation

It was requested that this item be removed from future Action Sheets.

It was **RESOLVED** that:

The action sheet be noted.

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

None.

116. PLANNING APPLICATIONS

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

3/14/0556/FP/MC	35 Millstream Close	First Floor rear extension
Concern was expressed that the plans did not show the ground floor elevations. Concern was also expressed regarding the possible detrimental impact to neighbouring properties.		

Note: Cllr Sally Newton left the meeting at 6.25pm.

3/14/1100/LB/MC	1 The Avenue	Internal works to existing basement
No objection. The Council was keen that the integrity of this Arts and Crafts property was maintained and the Conservation Officer was asked to look closely at the proposed internal works.		

3/14/1107/FP/AK	50 Windsor Drive	Demolition of side garage construction of two storey side extension and front porch
No objection.		

3/14/1116/FP/AK	60 Mandeville Road	One and a half storey side extension, Demolition of existing single storey rear Projection and alterations to fenestration
No objection		

3/14/1162/FP/SD	8 Cockbush Avenue	New split level dwelling and parking for two cars
Objection. Over development of the site		

3/14/1184/FP/TH	15-17 Maidenhead Street	Change of use from A1 (retail) to A3 (restaurant)
Objection. Members were concerned at both the loss of a prime retail unit and that the town was currently at saturation point with coffee shops and restaurants.		

3/14/1202/FP/AK	13A Queens	Two storey rear extension, internal
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	Road	alterations,demolition of existing garage And erection of replacement garage
No objection		
3/14/1192/FO/SD	Unit 1 Madford Retail Park	Variation of condition 2 (approved plans) and 5 (limiting use to non-food) Of 3/13/0998/FP Retail Pod extension of existing retail unit (Wicks) to allow subdivision of the permitted 'retail pod' into two retail units, design changes including reduction in the permitted mezzanine floor and external works to elevations to allow wine merchant (A1) and café (A3)
Objection. The Committee was concerned that the proposal would lead to a conflict of the retail park aspect and to a diversification of the trade use of the current store.		
3/14/1203/FP/JS	17-19 Castle Street	Change of use of ground floor from restaurant/bar to restaurant/bar/wedding venue (sui generis)
No comment.		
3/14/1235/FP/AK	8 Cowper Crescent	First floor rear extension
No objection		
3/14/1250/FP/SD	14 Thieves Lane	Detached garden room in rear garden
No objection, although it was requested that a condition should be added that the property should not be used as a separate dwelling to the main house.		

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.

117. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

It was **RESOLVED** that:

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

118. CORRESPONDENCE

The following appeal to be considered by the written representation process was noted.

3/13/2149/FP 62 Mangrove Road

Meeting closed at 1900