

**MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 18 AUGUST 2014 IN THE ROBING ROOM, THE CASTLE, HERTFORD AT 6.00PM**

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

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

**119. APOLOGIES FOR ABSENCE**

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

**120. DECLARATIONS OF INTEREST**

Cllr P Ruffles	DPI	Planning Application SLUP/CC0773 – Mill Mead Primary School	Member of Hertfordshire County Council
Cllr P Ruffles	DPI	Planning Application SLUP/CM0953 – Golf Course, London Road	Member of Hertfordshire County Council

**121. THE MINUTES**

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 21 July 14 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

Bollywoods

It was noted that, as a result of continuing delays by the owners, the matter was due to be referred to the Development Management Committee at East Herts Council.

Proliferation of Signage – Hertingfordbury Road

This matter had been referred back to East Herts Council Planning Officers to take enforcement action.

It was **RESOLVED** that:

The action sheet be noted.

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

None.

**124. PLANNING APPLICATIONS**

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

3/14/1202/FP/AK	13A Queens Road	Two storey rear extension, demolition of existing garage and erection of replacement garage. AMENDED DRAWING
No objection		

3/14/1230/FO/SD	Revels Hall, St Leonard's Road	Removal of condition 6 (restricting use of the upper floor to guest annex incidental to the enjoyment of the dwelling) of application 3/04/2148/FP. Alteration to existing garage to form guest annex
Objection: The removal of the Condition would lead to the garage becoming a separate dwelling which would damage the integrity of the Revels Hall setting. The Committee was strongly of the opinion that the quality of the original dwelling must be protected.		

3/14/1268/FP/SD	58 Ladywood Road	Two storey and single storey rear extension
No objection		

3/14/1270/FP/AK	192 North Road	Change in roof pitch and conversion of roof space to form habitable rooms with roof lights and changes in fenestration
No objection		

3/14/1271/FP/JS	16 Morgans Road	Two storey side extension and first floor front extension
No objection		

3/14/1278/FP/LP	7 Purkiss Road	Garage conversion and first floor extension to form new dwelling
No objection		

3/14/1279/FP/MC	42 Newland Gardens	Single storey rear extension and partial garage conversion
No objection		

3/14/1284/FP/JS	White Cottage, St Mary's Lane, Hertingfordbury	Erection of single storey double garden room
No objection		

SLUP/CM0953	Golf Course, London Road	Improvements to the design of approved Golf Course through importation of recovered soil; to incorporate a water harvesting scheme, improved drainage system and upgraded practice facilities
Note: Cllr Ruffles declared a DPI as a HCC member. It was requested that this application be deferred until members had an opportunity to view the exhibition next week.		

SLUP/CC0773	Mill Mead Primary School	Replacement of a double mobile classroom unit with a permanent two classroom building
No objection, although there was some discussion on whether the permanent classrooms were as a replacement to the mobile classroom, or in addition to. It was noted that the new School was planned on the Simon Balle site and there had been no		

information regarding expansion at Mill Mead Primary School.  
**Note:** Having previously declared a DPI, Cllr Ruffles left the room during the discussion on the item.

3/14/1110/FP/AK	20A Parkhurst Road	Loft conversion with rear dormer
Objection: The overlarge rear dormer would lead to overlooking of the residents of the adjacent Eleanor Road.		

3/14/1217/FP/SD	51 Cowper Crescent	Front porch with ramp wheelchair access and two storey side annex extension
No objection		

3/14/1184/FP/TH	15-17 Maidenhead Street	Part change of use from A1 (shops) to A1 (shops) and A3 (restaurants and cafes) AMENDED DRAWING
Objection: The Committee did not wish to see the loss of the prime retail unit and the Committee considered that the town was currently at saturation point with coffee shops.		

3/14/1297/FP/AH	23 Queens Road	Ground floor rear extension, loft conversion and replacement shed
No objection was raised to the extension, however the Committee was keen to protect the integrity of the churchyard beyond the footpath and therefore raised concern regarding the shed and its aspect on the Conservation Area of the Churchyard.		

3/14/1326/FP/AK	14 Townshend Street	Single storey side and rear extension
No objection		

3/14/1356/FP/AK	Bray Chimes Stanley Road	Garage conversion with new pitched roof into kitchen
No objection		

3/14/1365/FP/AH	45 Woodlands Road	Single storey rear extension with mono pitch roof.
No objection		

3/14/11369/FP/MC	Former Waters Garage site, 3-9 North Road	Demolition of filling station canopy, kiosk, workshop and part of former ground floor showroom. Change of use of former coachworks & showroom building to 2no.2/3 bed loft units; 2no. 3 bed townhouses; 3no. new build, two bed mews dwellings; erection of 1no. three bed ,three storey detached dwelling; 3no. three bed, three storey terraced dwellings; two bed three storey semi-detached dwellings. Erection of new office building to eastern end apex of site. Provision of all associated car parking, refuse storage and access.
No objection, although the Committee wished to ensure that the residents of the adjacent cottages should continue to have an open pedestrian access to North Road and into town and that the development did not become a gated development. It was also felt important that the new development blended in well with the Regency terrace in St Andrew Street and that the 200 year old wall was protected. The Committee was further keen to ensure there was sufficient parking for both the business and residents.		

3/14/1389/FO/JS	Rainbow Cottage 280A Hertingfordbury Road	Removal of condition 12 (live/work units) of 3/13/0509/FP Construction of two market houses and one live/work unit
No objection		
3/14/1267/FP/JS	19 North Road	New vehicle access
The development would lead to loss of an important on street parking site.		
3/14/1330//FP/SD	9 George Street	Two storey rear extension, amendment to approved scheme ref 3/13//2074/FP to include new window in ground floor side elevations
No objection		
3/14/1416/FP/SD	The Stables, London Road	Conversion of existing car port and store to 'granny' annexe and new car port
No objection		
3/14/1416/FP/SD	1 Farquhar Street	Replacement garage single storey side extension. New section of front boundary wall
No objection		
3/14/1442/FP/SD	3 Gosselin Road	Part two storey, part single storey rear extension
No objection		

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.

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

It was **RESOLVED** that:

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

## 126. **FOOTPATHS**

The Committee wished to seek historic record statements of use of the footpath from the top of Woodlands Road to Brookside. Much of this footpath is now impassable but has long historic use, is incredibly direct and keeps pedestrians away from traffic. Two residents are able to give statements of long use of the path, and would likely be able to identify other individuals who could also make statements. It was requested that statements be sought from the two named individuals.

## 127. **CORRESPONDENCE**

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

3/14/0475/FP                      Sandy Nook, Welwyn Road.

**128. PORT HILL: PROPOSED SIGNAL CONTROLLED PEDESTRIAN CROSSING**

The Committee recognised that a pedestrian crossing was long overdue in this location, however it was concerned that it would be difficult to ensure the safety of all road users, given the lack of visibility on the bend and the parked cars in the vicinity. Cllr Stevenson however explained that Highways engineers had worked hard analysing the safest possible options for the installation, and the plans therefore included high level traffic lights which could be seen from a further distance, and parking restrictions leading up to the crossing. In addition the plans included the cutting back of vegetation clear of the footway. In this regard the Committee felt that the vegetation should be regularly trimmed back and should not just be carried out as a one off clearance. It was felt that a new fence to replace the unattractive wire fence would assist with vegetation control.

Whilst it was noted that the introduction of the pedestrian crossing would be likely to have a traffic calming effect, nevertheless the Committee ultimately wished to see the introduction of a 20mph speed restriction on the road

Meeting closed at 1950