

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 1 SEPTEMBER 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, D Poole, Dr L Radford, and R Willis

IN ATTENDANCE: Ms T Carpenter (Civic Administration Manager)

129. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr P Ruffles (Holiday)

130. DECLARATIONS OF INTEREST

None			

131. THE MINUTES

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 18 August 14 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

It was **RESOLVED** that:

The action sheet be noted.

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

None.

134. PLANNING APPLICATIONS

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

3/14/1331/FP/JS	12 Roebuck Close	Proposed garage conversion and front extension
The Committee regretted the loss of the garage, and was keen to ensure the proposed development did not result in additional on street parking.		

3/14/1390/FP/AH	23 Hawthorn Close	Additional part storey to create two bedrooms at first floor level partially within new roof space
No objection		

3/14/1411/FP/TH	85 Railway Street	Part 3 and part 4 storey block to provide 8no apartments, 1no commercial unit and basement parking
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No objection		
3/14/1418/FP/MC	4 Railway Place	Change of use to dog grooming business with opening times 8am – 6pm Monday - Saturday
No objection, although concerns were raised regarding traffic and parking issues.		
3/14/1423/FP/SD	101 The Avenue	Two storey and single storey rear extension
No objection		
3/14/1451/FP/AK	22 Parker Avenue	Single storey side and rear extensions
No objection, although the Committee was concerned that there would be no back entrance to the property.		
3/14/1452/FP/AK	134 North Road	Construction of single storey rear and side extensions in materials to match existing
No objection		
3/14/1467/FP/JS	28 Gosselin Road	Single storey front extension
Objection, the proposal would be detrimental to the street scene, given that the development would be in front of the natural building line.		
SLUP/CM0953	Hertford Golf Club	Improvements to the design of an approved golf course through importation of recovered soil; to incorporate a water harvesting scheme, improved drainage system and upgraded practice facilities.
Concern was expressed that although the application site is on the fringes of Hertford, its impact would be felt on the Town's transport network for at least two years. The application involves importing 200,289 cubic meters of additional material for a golf course which has been in the pipeline since the early 1990's. If granted, it will create 72 HGV movements per day for an estimated two year period on the A10, A414 into the village of Hertford Heath. The fact that the application is for the use of recovered soil, for which there is a financial incentive to dispose of, raises the question of what the motivations for this site are. The Committee therefore asks HCC to ensure that this application is not an exercise in landfill by the back door. Appropriate measures should also be put in place to ensure that the golf course is actually built within a specified period, without further applications to import yet more soil.		
3/14/1239/FP/AH	52 The Elms	Conversion of existing garage to habitable room, removal of garage doors, to be replaced with window unit and panel below.
The Committee regretted the loss of the garage, and was keen to ensure the proposal did not result in additional on street parking.		
3/14/1457/FP/MC	Former Waters Garage Site	Change of use (for a 12 month period) of the former petrol filling station to a mixed use site to include both car sales and car washing operations.
Objection. The car wash was not considered conducive to the area, with a dangerous ingress and egress which also causes traffic delay at certain times of day. Some users of the car wash have also exited directly onto the A414 which is hazardous to motorists. Additionally the car wash does not comply to the UK's 'washmark' standard with UK environmental and commercial legislation. Additionally there are noise related and ground water accumulation issues. Concern was expressed that the operation has been allowed to continue unregulated despite an enforcement notice in operation.		
3/14/1520/PH/JS	25 Foxholes Avenue	Single storey rear extension, depth 4.3m, maximum height 3.3m. Eaves height 2.4m

Objection. The extension was considered to be over large, and would overhang the neighbouring property.		
3/14/1530/FP/MC	50 Tamworth Road	First floor extension over garage, two storey rear/side extension and demolition of existing conservatory
No objection		
3/14/1193/FP/AH	1 The Wash	Installation of 1m high glazed barriers to pavement cafe
No objection although the Committee wished to ensure the barriers would be of a conducive colour for the Conservation Area.		
3/14/1370/FP/AH	37 Cowper Crescent	Single storey rear extension
No objection		
3/14/1484/FP/JS	7 Hagsdell Road	First floor rear extension
No objection		
3/14/1483/LB/JS & 3/14/1482/AD	9 Railway Street	Application to regularise 1no canopy and 1no non-illuminated fascia
Objection. The application was not considered conducive to the listed building or the Conservation Area.		
3/14/1501/FP/MC	2 Hillside Terrace	Single storey rear extension to kitchen plus loft conversion with roof space including front velux roof window and rear dormer.
No objection		
3/14/1503/FP/ST	32 Lys Hill Gardens	Single storey rear extension to replace conservatory, first floor rear extension, two storey front extension and new bay window to front with pitched roof.
Objection. The proposal was considered to be an over development of the site.		
3/14/1535/AD/JS	102-104 Fore Street	3no 350mm high Nat West non illuminated fascia signs with 3no sets of 245mm embossed lettering non illuminated. 1no 600mm Nat West non illuminated heritage style hung projecting sign. 1no 490mm high Nat West non illuminated red chevron and individual lettering sign. 2no 420mm high Nat West non illuminated vinyl ATM cash out. 1no opening hours and name plate.
No objection		
3/14/1536/LB/JS	102-104 Fore Street	Installation of new external signage.
No objection		

Councillor Wilson declared that any views expressed about applications were on the evidence before him so far, and at this meeting. He reserved the right to speak on additional evidence, which may be presented to him subsequently as District Councillor.

135. **DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS**

It was **RESOLVED** that:

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

136. **CORRESPONDENCE**

None

137. **STREET NAMING AND NUMBERING**

The Committee received correspondence requesting a recommendation for block names for flats on the development at the former Police Station site at Ware Road and the following names were recommended for consideration by the developer and East Herts Council.

Kingsmead Court – the development is on the site of the former Kingsmead School.
Justice Court or Hillside Court – continuing the police theme.

It was **RESOLVED** that:

The above names be forwarded to East Herts Council for acceptance.

Meeting closed at 1901