

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 10 NOVEMBER 2014 IN THE ROBINING ROOM, THE CASTLE, HERTFORD AT 6.00PM

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

IN ATTENDANCE: Ms T Carpenter (Civic Administration Manager)

243. APOLOGIES FOR ABSENCE

None

244. DECLARATIONS OF INTEREST

Cllr Ruffles		Planning Application: 3/14/0924/FP – Richard Hale School	Cllr Ruffles wished to take no part in the discussion on this item in case it came before him for consideration at another Council Committee
Cllr Dr Radford	Personal	Planning Application: 3/14/0924/FP – Richard Hale School	The School has hosted the Charity Fun Run organised by Cllr Dr Radford
Cllrs Dr Radford, Mrs Haddock, P Ruffles, N Wilson and R Willis	Personal	Planning Application: 3/14/1844/FP – Temple Motors, Warehams Lane	A former Cllr of HTC owns the adjoining business site.

245. THE MINUTES

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meetings held on 27 October 2014 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

Definitive Registering of Footpath

The Town Clerk was asked to contact and meet with the two residents who had agreed to make a declaration that they had been using the footpath in question over a number of years.

Rivers School Wall

Following the planning application to rebuild the wall at the Rivers School, it appeared that new bricks were being used for the rebuild as opposed to the original ones. The Clerk was asked to check the terms of the planning approval.

It was **RESOLVED** that:

The action sheet be noted.

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

None.

248. PLANNING APPLICATIONS

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

3/14/0924/FP/LP	Richard Hale School	Artificial turf pitch with associated fencing, 6 x 14 metre high floodlight columns and storage container. Creation of 3 bunds and amendments to parking provision to provide 72 parking spaces. – Amended description.
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Whilst understanding the School's need for the facility, the Committee was concerned at the impact on nearby residential homes and the potential for significant intrusion in terms of noise, traffic and evening floodlighting. It was requested that consideration be given to extending the acoustic fence to the South side as well as the East as detailed. Note: Cllr Ruffles took no part in the discussion or vote on this application.

3/14/1776/FP/AH	7 The Finches	Conversion of garage to study/playroom
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Whilst the Council had a policy regarding the conversion of garages to habitable rooms which could lead to an increase in on street parking, nevertheless the Committee raised an objection on this occasion.

3/14/1844/FP/MC	Temple Motors, Warehams Lane	Change of use from car breakers yard (sui generis) to self storage containers and additional access.
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The Committee had concerns at the possible impact on the small mixed use area and the addition of containers could lead to an unsightly mass given the similar business adjoining the site. The Committee also expressed some concern regarding slow moving vehicles entering and leaving Warehams Lane on a blind bend of a dual carriageway, and were concerned at the loss through the change of use of the service presently on site which is of great value to the community. The Committee, however is not raising a formal objection.

3/14/1885/FP/JS	Adams House, 14 Market Street	Change of use of second floor service area to form new residential unit
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No objection

3/14/1895/FP/MC	13 Lodge Close	Two storey side extension, single storey front and rear extensions
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Objection. The development was considered an overdevelopment of the site which would lead to a terracing effect and encroachment to neighbouring properties.

3/14/1906/FP/SD	24/26/28 Maidenhead Street & 4/6/8 The Wash	Conversion of existing upper floor offices on first, second and third floors above ground floor level shops to provide 7no residential self-contained flats
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No objection provided the historical features were preserved and the Flemish style building facing The Wash was maintained in its entirety.

3/14/1907/LB/SD	24/26/28 Maidenhead Street & 4/6/8 The Wash	Conversion of existing upper floor offices on first, second and third floors above ground floor level shops to provide 7no residential self-contained flats
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No objection provided the historical features were preserved and the Flemish style building facing The Wash was maintained in its entirety.		
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3/14/1916/FP/AH	89 Cowper Crescent	Single storey rear extension
No objection		

3/14/1921/FP/AH	110 North Road	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.

249. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

It was **RESOLVED** that:

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

250. CORRESPONDENCE

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

3/14/1162/FP	8 Cockbush Avenue
3/14/1389/FO	Rainbow Cottage, 280A Hertingfordbury Road
3/14/0822/FP	35A Townshend Street

251. ITEMS FOR FUTURE AGENDA

None.

252. LISTED WALL AT GWYNNS WALK

A part of the listed wall at a property in Gwynns Walk is seriously decayed. The wall is a knapperd flint wall and originally formed part of the boundary wall of the old Cowper School playground. There is currently an issue around whether East Herts Council or Hertfordshire County Council are responsible for the repairs and the Clerk was asked contact both Councils to ascertain the current position.

253. THE FORMER LIBRARY BUILDING – OLD CROSS

The Clerk was asked to contact the current occupier of the building to ascertain which two days the business would wish to open to the public as required under the terms of the planning change of use. Heritage day was considered to be the most important day, but the second date was open for consideration.

Meeting closed at 1905