

**MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 8 DECEMBER 2014 IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM**

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

IN ATTENDANCE: Ms T Carpenter (Civic Administration Manager)

**305. APOLOGIES FOR ABSENCE**

Cllr D Poole (Unwell)

**306. DECLARATIONS OF INTEREST**

Cllr Ruffles		Planning Application 3/14/1708/FP – Van Hages	Cllr Ruffles declared that he would take no part in the discussion on this item because it would come before him as an East Herts District Council member.
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**307. THE MINUTES**

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meetings held on 24 November 2014 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

Public Access at the Old Library

The Council had received correspondence from the current tenant of the Old Library confirming the work the business had done with the community in terms of public access. The Council was impressed by the work the Company was doing with students from Hertford Regional College, but requested that the open exhibition be better publicised to ensure that the wider community was able to visit the Old Library.

It was **RESOLVED** that:

The action sheet be noted.

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

None.

**310. PLANNING APPLICATIONS**

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

3/14/2020/FP/AH	145 Bengoe Street	Two storey rear extension, single storey side extension, new driveway with retaining brick walls
No objection		

3/14/2048/RP/MC	145 North Road	Approval of reserved matters, access, appearance, landscaping, layout and scale for 3/14/0851/OP the erection of detached single dwelling.
The Committee objected to this application in its current form, the proposals were uninspiring and uninteresting. The building only has to relate to the school and the attractive former cemetery lodge, but it does neither particularly well. The Committee would also wish to see a chimney included on the plans.		

3/14/2054/FP/MC	43 Duncombe Road	Single storey rear extension
No objection		

3/14/1708/FP/TH	Van Hages Garden Centre, Amwell Hill	Part demolition and refurbishment of existing garden centre with café extension; erection of foodstore with café and external seating, extended service road, new roundabout from Amwell Hill and other associated highways, servicing and landscaping works – <b>Assessment of retail statement</b>
<p>Objection: The Council's original objections remained unchanged. The proposal was considered totally inappropriate on a Green Belt site. Where a horticultural business can sometimes be compatible in the Green Belt, a Supermarket is not at all appropriate. Furthermore, the proposal is for an out of town supermarket which will mean the majority of shoppers will have to drive and this will create an increase in the number of cars on already busy roads. For many years the development of out of town supermarkets was very much in vogue, but it is now recognised that these result in an increase in traffic on the roads and have a very detrimental effect on the viability of town centres. This development will not be in the interest of Hertford or Ware town centres, at it will take trade away from both towns.</p> <p><b>Note:</b> Cllr Ruffles took no part in the discussion or vote on this application.</p>		

**Note:** Cllr Ruffles left the meeting at 6.30pm

3/14/2041/FP/JS	8 St Leonard's Road	Repositioning of velux windows in bedrooms 3 & 5
No comment.		

3/14/2045/FP/AH	5 Highfield Road	Two storey side and rear extension with demolition of attached garage
No objection		

3/14/2059/FP/SD	2 Bakers Cottages, Broad Oak End	Single storey extension to replace conservatory and new dormers
No objection		

3/14/2073/FP/MC	3 Ives Road	First floor rear extension
No objection provided no over shadowing was caused to neighbouring properties		

3/14/2083/FP/AH	13 Park Road	Loft conversion with rear dormer with Juliet balcony and roof lights to front elevation; internal and external alterations
No objection		

3/14/2087/FP/AH	28 Church Road	Demolition of garage and single storey rear extension and the erection of a single and two storey side extension, single storey rear
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		extension and alterations to fenestration.
Objection. This application was considered to be an over development of the site with the potential of creating a terracing effect.		
3/14/2108/FP/SD	2 Danesbury Park	First floor rear extension
No objection		
3/14/2120/FP/AH	12 The Avenue	Two storey side extension, single storey rear extension
No objection		
3/14/2125/FP/SD	32 Lys Hill Gardens	Two storey and single storey rear extensions. Single storey front extension
Objection to the front elevation, which was considered too obtrusive on the street scene.		

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.

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

It was **RESOLVED** that:

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

**312. CORRESPONDENCE**

To note the following appeal decision issued by the Planning Inspectorate:

3/14/0376/FP            77 The Chestnut Veterinary Group, Fore Street  
Appeal Dismissed.

It was **RESOLVED** that:

The appeal be noted.

**313. SIGNAGE ON A414 AT THE JUNCTION OF WAREHAMS LANE**

The Committee requested that correspondence be sent to East Herts Council to ascertain whether recently erected signage on the A414 had received consent of advertising.

It was **RESOLVED** that:

A letter be sent to East Herts Council.

**314. ITEMS FOR FUTURE AGENDA**

None.

Meeting closed at 6.50 pm.