

**MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 16 FEBRUARY 2015 IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM**

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

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

Note. In the absence of the Chairman, the Vice Chairman, Cllr Willis chaired the meeting.

**389. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr Wilson (Unwell) and Cllr Dr Radford (for delayed attendance due to work commitments)

**390. DECLARATIONS OF INTEREST**

None			

**391. THE MINUTES**

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meetings held on 2 February 2015 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

Proliferation of Signage – Hertingfordbury Road

It was requested that an update be sought as to the latest position with regard to the removal of the signage.

It was **RESOLVED** that:

The action sheet be noted.

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

None.

**394. PLANNING APPLICATIONS**

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

3/15/0102/FP/SD	Bluecoats House, 9 Bluecoats Ave	Change of use from B1 (offices) to C3 (residential)
No objection		

3/15/0126/FP/JS	31 Woodhall Close	Demolition of conservatory, erection of two storey side and part single and two storey
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		rear extension
Objection: The application was considered to be an over development of the site.		

3/15/0134/FP/SD	5 Westfield Road	Proposed part single storey, part two storey rear extension, roof light in flank elevation
No objection		

Note: Cllr Dr Radford arrived at 1840, having previously given her apologies for her likely late attendance.

3/15/0149/FP/TH	Van Hages Garden Centre, Amwell Hill	Part demolition and refurbishment of existing garden centre with café extension, erection of food store (approx. 2,047 sqm net sales) with café and external seating, extended service road, new roundabout from Amwell Hill and other associated highways, servicing and landscaping works
<p>Objection: The Committee wished to re-affirm its previous comments, those being that the proposal was considered totally inappropriate on a Green Belt site. Where a horticulture business could 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 that the majority of shoppers will have to drive, thus creating an increase of cars on already busy roads. Whilst it was noted that additional work has taken place to develop a transport plan, the Committee did not believe that this would realistically address the problem of the vast majority of customers driving to the store. This development would be very detrimental to the viability of neighbouring town centres, and certainly not in the interest of Hertford or Ware town centres, where trade will be taken away from both towns.</p> <p>Note: Cllr Ruffles took no part in the discussion on this item.</p>		

3/15/0175/FP/MC	2 Hillside Terrace	Single storey rear extension, loft conversion with velux roof window to front and rear dormer window.
No objection		

3/14/1369/FP/MC	Former Waters Garage Site, 3-9 North Road	Demolition of filling station canopy, kiosk, workshop and part of former ground floor cloakroom. Change of use of former coachworks and showroom building to 2no 2/3 bed loft units; 2no 3 bed townhouses; 3no new build two bed mew dwellings; erection of 1no three bed, three storey detached dwelling; 3no three bed three storey terraced dwellings; 2no 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 – Amended plans to show revised siting of proposed office building and associated parking with changes to vehicle parking layout and accesses, pedestrian access and boundary to the dual carriageway.
<p>No objection. The Committee was pleased to note that the amended plans included a clear open pedestrian access. The Committee would wish to seek to protect the first floor of the showroom, which was originally designed for the display of carriages and early motor cars.</p> <p>Note: Cllr Ruffles took no part in the discussion on this item.</p>		

3/15/0105/FP/MC	Hertford East Railway Station, Mill Road	Change of use from newsagent (A1 shops) to children's day care nursery (D1 Non- residential institutions)
No objection		

3/15/0234/LB/MC	Hertford East Railway Station, Mill Road	Change of use from newsagent (A1 shops) to children's day care nursery (D1 non residential institutions)
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.

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

It was **RESOLVED** that:

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

**396. CORRESPONDENCE**

None

**397. ITEMS FOR FUTURE AGENDA**

None.

Meeting closed at 7pm