



## HERTFORD TOWN COUNCIL

Ref: D&L/PLANNING SUB/agenda  
22 May 2015

TO: ALL MEMBERS OF THE PUBLIC

A Meeting of the Planning Sub-Committee will be held on:

**MONDAY 1 JUNE 2015  
IN THE ROBING ROOM, THE CASTLE, HERTFORD  
AT 6.00 PM**

The Agenda is attached.

A handwritten signature in cursive script that reads "Nina Villa".

Nina L Villa  
Town Clerk

**Members of the Committee**

**Councillors: S Cousins, M Deards, R Deering, Mrs S Dunkley, Mrs B S Haddock,  
Mrs S M Newton, Dr L E Radford and P A Ruffles,**

TOWN CLERK - NINA L VILLA MA MILCM

The Castle • Hertford • SG14 1HR • Tel: 01992 552885 • Fax: 01992 505876 • Email: [town.clerk@hertford.gov.uk](mailto:town.clerk@hertford.gov.uk)

**AGENDA - MEETING OF THE PLANNING SUB-COMMITTEE TO BE HELD ON MONDAY 1 JUNE 2015 AT 6.00PM IN THE ROBIN ROOM, THE CASTLE, HERTFORD**

1. **ELECTION OF CHAIRMAN**

2. **ELECTION OF VICE CHAIRMAN**

3. **APOLOGIES FOR ABSENCE**

4. **DECLARATION OF INTEREST**

To receive Members' declarations of Disclosable Pecuniary Interests (as defined by the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012) where these Disclosable Pecuniary Interests:

- a) Have not already been entered into the register and
- b) Relate to a matter to be considered

To note that such interests so declared must be formally notified to Town Clerk and the Monitoring Officer at East Hertfordshire District Council of the interest within 28 days.

To receive Members' declarations of Declarable Interests in accordance with Hertford Town Council's Code of Conduct (adopted 8<sup>th</sup> April 2013).

5. **THE MINUTES**

To approve the minutes of the Sub-Committee meeting held on 27 April 2015.

6. **MATTERS ARISING FROM THE MINUTES NOT DEALT WITH ELSEWHERE ON THE AGENDA**

To note the action plan attached as **PAPER A**

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

Members of the public may speak about specific items on this agenda which contain a recommendation, provided they have advised the Town Clerk of their wish to speak no later than 2.00p.m. on the day of the meeting. A list giving details of the name(s) and relevant agenda item(s) will be circulated to Councillors before the meeting commences.

8. **PLANNING APPLICATIONS**

- a) To consider current planning applications – **PAPER B**
- b) To consider planning applications received after circulation of agenda – **PAPER C – to be forwarded on the Friday prior to the meeting.**

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

To receive and note decision notices from East Herts Council and Hertfordshire County Council (if applicable) – **PAPER D**

10. **CORRESPONDENCE**

Appeals – to receive details of pending appeals and appeal decisions. Copies of any appeal decisions are provided to members of the Planning Sub-Committee for reference.

11. **PROLIFERATION OF OUTDOOR DINING FACILITIES AND A BOARDS IN THE MAIDENHEAD STREET AREA**

To receive a report regarding A boards and outdoor seating areas in the Town Centre – **PAPER E**

12. **HERTFORD TOWN COUNCIL – APPROVED PLANNING GUIDELINES**

To note the Town Council's Guidelines. – **PAPER F**

13. **ITEMS FOR FUTURE AGENDA**

**Planning Sub-Committee from meeting of 27 April 15**

**Action Plan**

<b><u>Action</u></b>	<b><u>Required By</u></b>	<b><u>Lead officer</u></b>	<b><u>Status</u></b>
Footpath safeguarding	ASAP	NV	Town Clerk and Chairman to liaise when weather improved.
Proliferation of Signage, Hertingfordbury Road/Mimram Road. Also unauthorized signage erected on A414 at junction of Warehams Lane	ASAP	TC	Removal notices have been drafted and are currently being checked by the EH solicitor.
Bollywoods	ASAP	TC	Planning application approved, work commencement awaited. Correspondence received from EH enforcement confirming that detailed work continuing behind scenes to ensure building is repaired to a standard suitable to reflect its historic importance. Further correspondence sent to East Herts Council to request urgent enforcement action to be taken – 31 March 15
The Old Library, Old Cross. To contact the current occupant to agree two suitable days when the building is open to the public	ASAP	TC	Date likely to be in June or July.
White line marking re painting on A414 at Hale Road roundabout.	ASAP	TC	Ringway has added to the lining programme but can't confirm when works can be carried out as location requires specialist traffic management..
Banners to be removed from trees on private land at Beane Rd and North Rd	ASAP	TC	Enforcement Officer to investigate ASAP.

**PAPER B****PLANNING SUB-COMMITTEE**  
**MEETING, MONDAY 1 JUNE 2015**

<b><u>LPA Reference</u></b>	<b><u>LOCATION</u></b>	<b><u>PROPOSAL</u></b>	<b><u>APPLICANT</u></b>
3/15/0535/FUL/HI	Land adj to 1 St John's Street	Demolition of existing buildings and erection of 7 dwellings and associated development.	Andrew Boakes Dev Ltd.
3/15/0700/FUL/SD & 3/15/0701/LBC/SD	10 Railway Street	The alteration and extension of retail units and conversion and extension of the upper floors to form 7no apartments	Union Realty Ltd
3/15/0776/HH/AH	29 Frampton Street	Single storey rear extension	Mrs V Garner
3/150767/FUL/SD	Land r/o 5 Carde Close	Construction of a new dwelling house and garage in garden of 5 Carde Close – Renewal of 3/12/1163/FP	G & C Dale & Johnson
3/15/0765/HH/SD	25 George Street	Proposed part 2 storey and single storey ground floor rear extensions	Mrs J Jones
3/15/0787/HH/JS	43 The Elms	Conversion of integral garage to habitable accommodation	Mr C Adlington
3/15/0541/FUL/SD	202 Hertingfordbury Road	Erection of 2no 5 bed dwellings with parking and access	FST Land Solutions
3/15/0834/LBC/MC & 3/15/0833/FUL/MC	Mill House, Ware Park	Refurbishment of the Mill House and works to the remains of Ware Park Mill, change of use and alterations to the existing barn to create a 3 bedroom dwelling. Construction of two detached four bedroom houses, together with associated access, parking and landscaping and the removal of an existing detached garage.	Gerrard Building Construction Ltd
3/15/0855/HH/AH	23 Westfield Road	Single storey rear, first floor front and rear extensions. Amendments to previously approved application 3/14/0874/FP	Mr & Mrs E Cassidy
3/15/0887/HH/SD	93&95 West Street	Ground floor rear extension to 93 & 95 West Street	Mr T O'Connell
3/15/0879/HH/MC	16 Molewood Road	Two storey rear extension and alterations to existing roof	Mr Matthew Price

3/15/0880/FUL/DS	7 Woodland Mount	Three bedroom detached dwelling	Mr & Mrs Fairbrother
3/15/0907/HH/LP	Mudlarks Community Garden, Cromwell Road	Enclosure of rear lean-to of existing garden shed	Mudlarks Community Garden
3/15/0895/HH/MC	65 West Street	Widen existing rear dormer window and insertion of additional roof light to front	Mr T Voss
3/15/0908/HH/JS	1 The Vineyard St Leonards Road	Proposed single storey extension on western side with extension to conservatory of southern side	Mr & Mrs T Chandler

**DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS DISTRICT  
COUNCILS 1 JUNE 2015**

<b><u>LPA REFERENCE</u></b>	<b><u>LOCATION</u></b>	<b><u>HCC/EHDC</u></b>	<b><u>Hertford Town Council</u></b>
3/15/0313/LBC	3 Parliament Square	Refused	No objection
3/15/0312/ADV	3 Parliament Square	Refused in part, granted in part	No objection
3/15/0333/HH	32 Sandy Close	Granted	No objection
3/15/0258/FUL	77 Fore Street	Granted	Objection
3/15/0418/HH	10 Page Road	Granted	Concern
3/15/0444/HH	3 Hawthorn Close	Granted	Concern
3/15/0003/FP	254 Hertingfordbury Road	Granted	No objection
3/15/0452/HH	3 Ives Road	Granted	No objection
3/15/0440/HH	34 Raynham Street	Granted	No objection
3/15/0449/ADV	Land adj 30 Ware Rd & Madford Retail Park	Granted	No objection
3/15/0329/ADV	13 Railway Street	Granted	Objection
3/15/0350/HH	15 Elton Road	Granted	No objection
3/15/0268/HH	47 West Street	Granted	No objection
3/15/0102/FP	Bluecoat House, 9 Bluecoats Avenue	Granted	No objection
3/15/0378/HH	285 Ware Road	Withdrawn	No objection
3/15/0481/HH	41 Port Vale	Granted	No objection
3/15/0454/VAR	79-83 Railway Street	Granted	No objection
3/15/0493/HH	18 Cowper Crescent	Granted	No objection
3/15/0498/HH	110 Railway Street	Granted	No objection
3/15/0469/HH	21 Trinity Grove	Granted	No objection
3/15/0381/HH	16 Wilton Crescent	Granted	Concern
3/15/0308/HH & 3/15/0309/LBC	The Grove, 54 Port Vale	Granted	No objection
3/15/0047/AD	8 Parliament Square	Granted	Concern

**PAPER D**

3/15/0414/HH	12 Bartletts Mead	Granted	Objection
3/15/0589/HH	7 The Drive	Granted	Comment
3/15/0520/HH	202 Hertingfordbury Road	Granted	Comment



**REPORT TO THE PLANNING SUB COMMITTEE – 1 JUNE 2015**

**AGENDA ITEM 9 - A BOARDS AND OUTSIDE DINING FACILITIES IN THE MAIDENHEAD STREET AREA**

**1. PURPOSE OF THE REPORT**

To seek clarification of the Council's view regarding the increasing number of A Boards and outside dining facilities in the Maidenhead Street area.

**2. INFORMATION**

Concerns have recently been raised to Councillors from members of the public concerning the proliferation of A boards in Maidenhead Street, Market Square, Railway Street and Salisbury Square, as well as the increasing number of outside dining facilities, for example Costa Coffee and the café opposite, Café Nero, Bebo's café, Langleys and Mudlarks café. The complaints received are that both A boards and outside chairs and tables can cause an obstruction to both pedestrians and vehicles and can be particularly hazardous to visually impaired people. A complaint has also been made regarding the cluttered appearance that both can cause.

The opposing view however is that many people welcome outside dining, especially in the summer months when the facility is seen to add a vibrancy to the town centre. A boards are considered by most businesses as vital forms of advertising, particularly for those whose shops are not on the main roads through the town, given that it is often the only way to draw attention to their business to members of the public passing through town.

The regulation and licensing of both A boards and outside dining is currently the responsibility of Hertfordshire County Council, however it appears very likely that the majority of the outside dining facilities are currently unlicensed. HCC has confirmed that it is working with the cafes to ensure compliance with the Highways Act, and some have or are in the process of obtaining the relevant licence. In terms of any requirement for planning permission, East Herts Council has confirmed that if there are only 2 or 3 tables in front of a premises a view would have to be taken as to whether planning permission is required, however, if they are placed away from the premises and take up a large area, planning permission would be required for a change of use.

With regard to the A boards, HCC has confirmed that it is actively encouraging businesses to act responsibly and in co-operation with the Council and each other. East Herts Council has no control over A Boards.

**3. RECOMMENDATIONS**

It is recommended that:

- a) The Sub Committee considers whether it wishes to seek to make representations to Hertfordshire County Council regarding the control of A Boards and Outside Dining Facilities.
- b) The Committee notes the report.

**1. PLANNING POLICIES FOR HERTFORD**

1. In road traffic hierarchy, pedestrian safety issues are paramount. Cyclist safety is next.
2. Internally illuminated signage will not be approved.
3. Loss of on-site parking and garage conversion is resisted.
4. The retention of indicators of a previous use of a building is welcome.
5. Preservation, whatever their modern use, of outbuildings, yard lavatories, stables and barns, etc, is valued both within and without the conservation area.
6. To maintain the appropriate character of a property and of the street scene the removal of chimney stacks is resisted.
7. Until much improved road traffic access is arranged for the Mill Road/Mead Lane area further development of any kind will not be supported.
8. The Council recognises the need for professional scholarship when considering treatment of, particularly the interior of a listed building. It does not normally make specific comment on such applications but keenly seeks to retain the integrity of all important and less important buildings in the town. This keenness extends to interior as well as exterior features and characteristics.
9. A1 retail use is welcomed wherever an application is made and loss of A1 use is resisted especially in prime shopping areas.
10. Green Fingers' (river valleys) importance to the character of Hertford is always recognised.
11. Trees in both land and streetscape are valued.

“No Comment” will, in future be recorded as “No specific observation to make”