

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 29 FEBRUARY 2016 IN THE ROBING ROOM, THE CASTLE, HERTFORD AT 6.00PM

PRESENT: Cllr Mrs B Haddock, in the Chair

Councillors: S Cousins, M Deards, R Deering, Mrs S Dunkley, Dr L Radford and P Ruffles

IN ATTENDANCE: Tricia Carpenter – Civic Administration Manager
Jackie Haynes – Customer Services Assistant

455. APOLOGIES FOR ABSENCE

No Apologies received.

456. DECLARATIONS OF INTEREST

All Councillors	DPI	Planning Application- 3/16/0404/FUL/DS – Hertford Castle	Hertford Town Council is the applicant.
Cllrs Cousins, Haddock, Radford, Ruffles	Declarable	Planning Application – 3/16/0358/HH//EB – 11 Edmunds Road	The resident at number 13, is known to the Councillors
Cllr Ruffles	Declarable	Planning Application – 3/16/0404/FUL/DS – Gates of Hertford	Cllr Ruffles believes this application may be referred to the East Herts Committee, of which he is also a member.

457. THE MINUTES

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 15 February 2016 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

School Signs – It was requested that County Cllr Andrew Stevenson be contacted with a request that he take this matter up with Highways as a continuing road safety issue.

Footpath Safeguarding - The Committee requested that Mr Colin Cooper be contacted to assist with further evidence of usage in respect of the footpath.

It was **RESOLVED** that:

The action sheet be noted.

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

None.

460. **PLANNING APPLICATIONS**

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

3/16/0266/HH/SD	19 Lys Hill Gardens	Proposed loft conversion with dormer window and roof lights (<i>Bengeo Ward</i>)
No Objection		
3/16/0276/HH/EB	12 Holly Croft	Alterations to fenestration. Replacing windows and doors and removing brickwork to allow for French doors and wider doors (<i>Sele Ward</i>)
No Objection		
3/16/0296/HH/SD	36 Bullocks Lane	Single storey rear extension (<i>Castle Ward</i>)
No Objection		
3/16/0298/FUL & 3/16/0299/LBC	Hertford Castle	Installation of disabled support handrail at stairs by main entrance (<i>Castle Ward</i>)
No Comment		
3/16/0241/FUL/MC	Simon Balle School, Mangrove Road	Demolition of 3no existing demountable classroom buildings and construction of new timber clad, 2 storey/4 classroom teaching block with existing school premises (<i>Castle Ward</i>)
No Objection		
3/16/0302/HH/SD	123 Fordwich Rise	Proposed single storey and double storey rear extension, with single storey side and front extensions (<i>Sele Ward</i>)
The Committee expressed concern about the overdevelopment of the site which they felt would lead to a terracing effect.		
3/16/0258/HH	12 Parker Avenue	Single storey side and first floor rear extension. (<i>Bengeo Ward</i>)
No Objection		
3/16/0329/ADV/SD	Café Rouge, 3 Parliament Square	Illuminated fascia sign, illuminated hanging sign, new awning cover and 14 freestanding banners/barriers (<i>Castle Ward</i>)
The Committee expressed a wish to see this application use more appropriate building materials and individual letters for which the Committee would have a more approving view. In addition the Committee was not enamoured with the suggested festoon lighting.		
3/16/0396/HH/EB	1 Buckwells Field	Two storey side extension. (<i>Bengeo Ward</i>)
No Objection		
3/16/0245/HH/SD	29 Byde Street	Single storey rear extension with part lean-to roof with roof lights and part pitched roof. (<i>Bengeo Ward</i>)
The Committee expressed concern over the effect of daylight impacts and overbearing relationship to the residents of number 31.		
3/16/0356/ADV/SD &	15-17 Parliament Square	New illuminated signage (<i>Castle Ward</i>)

3/16/0353/LBC/SD		
<p>The Committee expressed concerns over the change of name since “Blackbirds” has been in use since the early 1800’s. Furthermore the Committee would like to underline that Hertford is associated with a ‘Hart’ and not a Stag. In addition, the cage carrying two Blackbirds hung outside the Public House should be held by Hertford Museum if it is removed from the site.</p>		

3/16/0358/HH/EB	11 Edmunds Road	Two storey rear extension (<i>Sele Road</i>)
No Objection		

3/16/0354/LBC/SD	97-101 Fore Street	Replacement of existing shop front window with new ground to existing head height frameless glass shop front window incorporating new entrance door (<i>Castle Ward</i>)
<p>The Committee would wish to ensure that the riser should remain in keeping with other listed buildings. The Committee expressed concerns that the proposed floor to head height window is not in keeping with the character of the street and feels the developer is missing an opportunity to maintain and enhance the conservation area and this application is failing to do either.</p>		

3/16/0355/HH/EB	9 Edmunds Road	First floor rear extension (<i>Sele Ward</i>)
No Objection		

3/16/0404/FUL/DS	Gates of Hertford	Demolition of existing buildings and erection of ‘Retirement Living’ block of 33 residential units (Category II sheltered housing) for the elderly with associated communal facilities, car parking and landscaping. (<i>Castle Ward</i>)
<p>The Committee expressed concerns that the proposed thirty three parking spaces at the site is not adequate provision for residents, staff and visitors. The Committee also considered the impact on the conservation area on West Street, which is lower in height than the proposed development and given its height and the slope of the land this will have an adverse impact.</p>		

3/16/0374/FUL/DS	Fishpools, Foxholes Business Park, John Tate Road	Relocation of existing vehicle access gates. New traffic barrier within the car park. New 2.03m high polyester powder coated weld mesh fence to the front (North East) Boundary. (<i>Kingsmead Ward</i>)
No Objection		

3/16/0393/HH/SD	13 Foxholes Avenue	Two storey/single storey rear and side extension (<i>Kingsmead Ward</i>)
No Objection		

Councillors Deering and Ruffles 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.

3/15/2424/FUL – Land at 202 Hertingfordbury Road – Considering the recent planning decision regarding a refusal of development at the above site, the Committee expressed concern regarding the appearance of the land at present the loss of amenity for residents at Ladywood Road. It was requested that the Planning Officer be contacted to ascertain whether any action could be taken to re-instate the land.

It was **RESOLVED** that:

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

462. CORRESPONDENCE

The Garden House Solicitors - Appeal dismissed.

It was RESOLVED that:

The appeal decision be noted.

463. ITEMS FOR FUTURE AGENDA

Proliferation of signage - Adverse signage on A414 towards Rush Green.

Meeting closed at 7.05pm