

**MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 4 APRIL 2016  
IN THE ROBIN 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

**524. APOLOGIES FOR ABSENCE**

None

**525. DECLARATIONS OF INTEREST**

Cllr P Ruffles	Personal	Planning Application: 3/16/0599/HH/AH 242 Ware Road	Applicant is known to Cllr Ruffles
Cllr P Ruffles	DPI	Planning Application: Land at Ware Park, Wadesmill Road	Cllr Ruffles is a member of the Committee at Hertfordshire County Council to which the application will also be presented
Cllr Dr L Radford	Personal	Planning Application: 3/16/0644/HH/EB 22 Wentworth Road	Applicant is known to Cllr Radford

**526. THE MINUTES**

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 14 March 2016 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

A Boards -Town Centre: The Committee noted concern that the A Board issue still requires further attention. Cllr Deering will make the appropriate contact to reiterate enforcement action.

It was **RESOLVED** that:

The action sheet be noted.

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

None.

**529. PLANNING APPLICATIONS**

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

3/16/0533/HH/EB	32 North Road Avenue	Detached Garden Shed ( <i>Sele Ward</i> )
The Committee were concerned about the closeness of the property to that of 100 Chandlers Way. Questions were also raised in respect of the proposed garage door facing onto the footpath, as the Committee noted that access would be required from the public footpath and are concerned about the safeguarding of the users, particularly from St Joseph's School.		
3/16/0147/FUL/DS	The New Arcade	Change of use of the ground floor to A3 restaurant with entrance to approved gymnasium ( <i>Castle Ward</i> )
No Objection		
3/16/0169/HH/SD	55 The Elms	Increase the driveway from one space to two spaces ( <i>Kingsmead Ward</i> )
The Committee felt that the proposed application would detract from the street scene, particularly with the loss of greenery.		
3/16/0514/FUL/DS	Hertford Cricket and Hockey Association, Mangrove Road	Provide additional car parking surface to grass area. ( <i>Castle Ward</i> )
No Objection		
3/16/0547/HH/SD	The Walled Manor, St Mary's Lane	Proposed subterranean extension to form basement with swimming pool and 2no pedestrian glazing panels. ( <i>Castle Ward</i> )
No Objection		
3/16/0552/HH/EB	33 Primrose Drive	Two storey side extension ( <i>Kingsmead Ward</i> )
No Objection		
3/16/0553/HH/SD	148 Ware Road	Part two storey, part single storey side extension and proposed loft conversion with rear dormer and feature front dormer. ( <i>Kingmead Ward</i> )
No Objection		
3/16/0577/HH/EB	37 Fordwich Hill	Two/single storey rear extensions. Two new first floor side windows ( <i>Sele Ward</i> )
No Objection		
3/16/0581/HH/AH	3 Nelson Street	Single storey side extension, new ground floor front bay window. ( <i>Bengeo Ward</i> )
No Objection		
3/16/0587/HH/SD	33 Badgers Close	Single storey rear extension ( <i>Kingsmead Ward</i> )
No Objection		
3/16/0472/HH/AH	240 Ware Road	Resurfacing/enlarging of existing driveway including levelling of uneven surfaces, removal of earth and repositioning of steps to the front of the property (retrospective) ( <i>Kingsmead Ward</i> )

The Committee raised concerns that the landscaping scheme is not adequate, specifically the planting between properties.

3/16/0599/HH/AH	242 Ware Road	Resurfacing of existing driveway including levelling of uneven surfaces, removal of earth and repositioning of steps to the front of house and addition of ramp (retrospective) ( <i>Kingsmead Ward</i> )
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The Committee raised concerns that the landscaping scheme is not adequate, specifically the planting between properties.

3/16/0478/HH/SD	37 Sadlers Way	Two storey front extension ( <i>Sele Ward</i> )
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The Committee noted that the original builder had carefully arranged for the properties to be staggered and felt this proposed application would alter the look of the intended street scene.

3/16/0593/HH/SD	99 Fordwich Rise	Proposed rear ground and first floor extension and roof alterations. (Amended Scheme) ( <i>Sele Ward</i> )
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No Objection

	Land at Ware Park, Wadesmill Road	Phased extraction of 2.6 million tonnes of sand and gravel. A mobile dry screening plant, stockpile area, weighbridge, wheel cleaning facilities, ancillary site offices together with construction of a new access onto Wadesmill Road and phased restoration to landscaped farmland at a lower level ( <i>Bengeo Ward</i> )
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Objection: The Committee considered that the location was completely inappropriate and expressed concern in regard to noise levels, increased traffic, visual impact, road safety and dust. Should this proposal go ahead the Committee would wish to see strict controls on hours of work, vehicle movement which should not exceed 100 per day, monitoring of noise along with strict noise abatement controls and in addition monitoring and enforcement for the repair of damaged road surfaces or drains etc that HCC deems as caused by the trucks. The Committee would also wish to ensure that there was no weekend working and monitoring to ensure there was no vehicle access into Bengeo under any circumstances. Further concern was expressed regarding the volume of traffic onto the road, which had seen two fatal accidents in the last 18 months.

**Note:** Having previously declared a DPI, Cllr Ruffles left the room during the discussion on this item.

3/16/0644/HH/EB	22 Wentworth Road	Erection of single storey side and rear extension ( <i>Castle Ward</i> )
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No Objection

3/16/0625/HH/AH	16 Danesbury Park	Proposed single storey side extension ( <i>Bengeo Ward</i> )
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No Objection

3/16/0631/HH/SD	39 Roebuck Close	Rear and side extension. ( <i>Kingsmead Ward</i> )
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No Objection

3/16/0646/FUL/LP & 3/16/0647/LBC/LP	Queen Alexandra House, 2 Bluecoats Avenue	Change of use of B1 offices and internal and external alterations to create 7 residential C3 units. ( <i>Castle Ward</i> )
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No Objection		
3/16/0641/HH/SD	38 Bullocks Lane	Proposed part single storey and part 2 storey rear extension and loft conversion with rear dormer window ( <i>Castle Ward</i> )
No Objection		
3/16/0663/HH/MC	93 Duncombe Road	Single storey rear extension ( <i>Bengeo Ward</i> )
No Objection		
3/16/0674/ADV/EB	Lloyds Pharmacy, 5-7 St Andrew Street	1 x non illuminated set of fret cut acrylic letters on locators with applied vinyls. 1 x non illuminated traditional hanging sign ( <i>Bengeo Ward</i> )
No Objection		
3/16/0666/HH/AH	6 Campfield Road	Proposed two storey side/rear extension ( <i>Sele 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.

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

It was **RESOLVED** that:

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

**531. CORRESPONDENCE**

None received.

**532. ITEMS FOR FUTURE AGENDA**

1. 'Oh My Cod' – The Committee requested that action should be taken in respect of the illuminated sign.
2. Tree Stump at The Yews – The Committee requested that action be taken to encourage the local authority to remove the over turned tree stump sited opposite 112 Bengeo Street.
3. Woodland area at Pinehurst – The Committee noted that as the area is now officially open to the public the redundant signage should be removed.

Meeting closed at 7.15pm