

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 22 AUGUST 2016 IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM

PRESENT: Cllr Mrs B Haddock, in the Chair

Councillors: S Cousins, R Deering, Dr L Radford and P Ruffles

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

166. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs M Deards (Personal commitment) and Mrs S Dunkley (Personal commitment)

167. DECLARATIONS OF INTEREST

None			
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168. THE MINUTES

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 8 August 2016 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

Proliferation of Signage, Hertingfordbury Road/Mimram Road:

It was noted that further correspondence had been sent, however, to date a reply has yet to be received.

Old Cross Pedestrian Pavement:

It was requested that Cllr Stevenson be contacted directly to ascertain whether he had given this request consideration under his locality budget.

Junction protection yellow lines at The Avenue:

It was requested that Cllr Stevenson be contacted directly to ascertain whether he had given this request consideration under his locality budget.

Old Signal Box, Hertford East Station:

The Committee noted the interest shown by the Railway Heritage Trust in Hertford East Station and requested that correspondence in respect of the Old Signal Box be sent to the Trust.

It was **RESOLVED** that:

The report be noted.

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

None.

171. **PLANNING APPLICATIONS**

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

3/16/1716/FUL/LP	Land west of Sele Farm Estate, Welwyn Road	Indoor tennis centre incorporating indoor courts, pool, gym and out outdoor facilities including outdoor swimming pool, tennis courts and golf range. (Previous approval references 3/13/1348/FN & 3/08/1465/FP) (<i>Sele Ward</i>)
No Comment. Note: Cllr Deering & Cllr Ruffles took no part in this discussion due to their East Hertfordshire District Council responsibilities.		
3/16/1746/ADV/EB	33-35 Fore Street	One non illuminated fascia sign – Ruby Tuesdays Juice and Bubbles (<i>Castle Ward</i>)
The Committee would only be content with the proposed application if the signage were painted.		
3/16/1635/HH/SD	3 Hollydell	Demolition of garage. Proposed extensions on both sides of the dwelling and raising of the roof height to create first floor with dormer windows, roof lights and incorporating a Juliette balcony. Alterations to fenestration. (<i>Castle Ward</i>)
The Committee advocates bungalows as an important part of the housing mix and would not wish to see the loss of the bungalow. In addition, it was noted that the proposal to raise the roof height would detrimentally alter the street scene.		
3/16/1635/HH/SD	4 The Arbour	Single storey front, side and two storey side extensions. (<i>Castle Ward</i>)
No Objection		
3/16/1760/HH/AH	1 Ware Park Road	Existing dwelling to be rendered, insertion of a new bay window to the ground floor front elevation, front windows on ground and first floors to be replaced and alterations to fenestration. New lean to roof to replace the existing flat roof on the front elevation with canopy porch. (<i>Bengeo Ward</i>)
No Objection		
3/16/1727/FUL/MC	13 The Avenue	Replacement dwelling (<i>Bengeo Ward</i>)
No Objection		
3/16/1764/HH/EB	88 Mangrove Road	Single storey rear extension, two storey side and rear extension. Hip to gable and pitched roof dormer. Alterations to fenestration. (<i>Bengeo Ward</i>)
No Objection		
3/16/1765/HH/EB	86 Mangrove Road	Single storey rear extension (<i>Bengeo Ward</i>)
No Objection		
3/16/1792/FUL/DS	306 Ware Road	Redevelopment of current derelict brownfield site for detailed planning permission to provide a total of two house and three apartment buildings (containing a total of 65

		apartments) set in landscape with dedicated access, parking and manoeuvring. (<i>Kingsmead Ward</i>)
The Committee expressed concern regarding inadequate parking on the proposed development site. Note: Cllr Deering & Cllr Ruffles took no part in this discussion due to their East Hertfordshire District Council responsibilities.		
3/16/1715/FUL/MC	325 Ware Road	Demolition of single dwelling and erection of a pair of semi detached dwellings (<i>Kingsmead Ward</i>)
Objection: The Committee objected to the proposed application that would be both overlooking and overbearing to the bungalow at the rear of the property.		
3/16/1776/HH/LP	Revels Croft Farmhouse, Wadesmill Road	Existing single storey dwelling converted into double storey by extension to front and vertically by additional upper floor. New balcony, dormer windows and rooflights to upper floor. Alterations to ground floor fenestration. New free standing double garage. (<i>Bengeo Ward</i>)
No Objection		
3/16/1784/HH/EB	84 Cowper Crescent	Single storey rear extension and altering existing roof to existing rear extension. New window opening on side elevation. (amendment to previous approval 3/16/0227/HH) Overall height of roof, box gutters raised by 150mm.
No Objection		
3/16/1796/HH/EB	17 Byde Street	Front porch, first floor rear extension, glazed link between main house and outbuilding. (<i>Bengeo Ward</i>)
Objection: The Committee considered the addition of the front porch would be detrimental to the street scene and would not wish to see the loss of the outhouse chimney. Hertford Town Council has a policy to seek to retain buildings which reflect earlier living therefore the Committee would value the retention, if possible, of the chimney in this location.		
3/16/1650/LBC/MC	86 Horns Mill Road	Single storey timber storage building attached to side elevation. (<i>Castle Ward</i>)
No Objection		
3/16/1773/HH/DS	74 Cowper Crescent	Roof conversion incorporating 3 front velux windows and one rear dormer window (<i>Bengeo Ward</i>)
No Objection		
3/16/1788/HH/MC	384 Ware Road	Single storey rear extension (<i>Kingsmead Ward</i>)
No Objection		
3/16/1844/HH	42 Fordwich Hill	Two storey and single storey side and rear extensions (<i>Sele Ward</i>)
No Objection		
3/16/1819/LBC/EB	33-35 Fore Street	Fascia sign painted in black enamel showing

		'Ruby Tuesdays Juice and Bubbles' (<i>Castle Ward</i>)
No Objection		
3/16/1858/HH/AH	25 Tamworth Road	Single storey rear extension (<i>Kingsmead Ward</i>)
Objection: Mindful, of the Town Councils support suggesting that the properties on this row of Tamworth Road are included in the Conservation Area, the Committee were particularly anxious that proposals are consistent with such and therefore objected to the proposed flat roof extension.		
3/16/1675/FUL/SD	77 Fore Street	Proposed change of use of veterinarian practice (D1) to residential (C3). Conversion of building one to three dwellings with alterations to fenestration and insertion of rooflights. Conversion of building two to bins and cycle store. Conversion and proposed extension to building 3 to form one dwelling. Demolition of outbuilding WC. (<i>Castle Ward</i>)
The Committee expressed concern that an additional dwelling would extend the lack of adequate parking on this site.		
3/16/1839/HH/AH	25 Farquhar Street	Two storey side and rear extension (<i>Bengeo Ward</i>)
No Objection		
3/16/1843/FUL/AH	2 Mayflower Close	Demolition of existing house and erection of detached five bedroom replacement dwelling (<i>Bengeo Ward</i>)
No Comment		

Councillors Cousins, 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.

172. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

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

173. CORRESPONDENCE

No correspondence received.

174. ITEMS FOR FUTURE AGENDA

A Board proliferation and siting in the Town Centre.

Article 13 notification relating to Crawley's Field.

Meeting Closed: 7.05pm