

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 5 SEPTEMBER 2016 IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM

PRESENT: Cllr P Ruffles, in the Chair

Councillors: S Cousins, R Deering and Mrs S Newton

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

In the absence of the Chairman, the Vice Chairman Cllr Ruffles took the Chair.

175. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs M Deards (Personal commitment), Mrs S Dunkley (Personal commitment), Cllr Mrs B Haddock (Personal Commitment) and Cllr Dr Radford (Mayoral Engagement)

176. DECLARATIONS OF INTEREST

Cllr Deering		Planning Application 3/16/1877/OUT – Former Brickfields, off Cole Green Way	Cllr Deering took no part in the discussion due to East Herts Council commitments
Cllr Cousins	Personal	Planning Applications 3/16/1927/HH & 3/16/1928/LBC 8 Old Cross Wharf and 3/16/1942/HH 13 Duncombe Road	Cllr Cousins is a friend of the applicants.

177. THE MINUTES

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 22 August 2016 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

Signal Box, Hertford East Station

The Council had received a detailed reply from the Railway Heritage Trust regarding the Council's concerns regarding the Signal Box at Hertford East Station. The Trust is aware of the box and its poor external condition but considers that Network Rail is carrying out its statutory duties to inspect and maintain the box to a safe standard and therefore the Trust does not consider that the box is in immediate danger. Given the advice from the Trust, the Committee agreed to remove this matter from future agenda for the time being.

Highway Concerns at The Avenue and Old Cross

A response had been received from Cllr Stevenson with an agreement to investigate the highway matters with Herts County Council. It was therefore agreed to remove these from future agenda for the time being.

Proliferation of signage at Hertingfordbury Road and Bentley House

Cllrs Deering and Cousins agreed to contact the East Herts Council Enforcement Officer regarding these outstanding issues.

It was **RESOLVED** that:

The report be noted.

179. QUESTIONS AND/OR STATEMENTS FR/OM MEMBERS OF THE PUBLIC

None.

180. PLANNING APPLICATIONS

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

3/16/1877/OUT/LP	Former Brickfields, Off Cole Green Way	Redevelopment of a previously developed land to provide a Low Carbon continuing care retirement community comprising of 80 bed care home and up to 96 c2, Flexi Care/Assisted Living Units. Shared communal facilities including swimming pool, gymnasium, day centre, therapy rooms, restaurant, store/post office and public woodland walking areas (<i>Castle Ward</i>)
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Objection: The Council was again very disappointed to see a further similar application for this site, which again did not address the Council's fundamental objections to the previous applications. The isolated nature of the site remains a major issue as well as the proposed large scale development which is likely to cause coalescence between Hertford and Hertingfordbury. Furthermore the proposal is for development on Green Belt land on one of Hertford's important Green Fingers, which has huge significance in terms of ecology with its corridors of flora and fauna. The site entrance onto Hornsmill Road is also unsustainable, is liable for flooding and not able to cope with extra traffic and the proposed new access would involve building on green fields which also regularly flood. For the reasons given above, the Council strongly objects to this proposal.

Note: Cllr Deering took no part in the discussion on this itme.

3/16/1878/HH	7 Sandy Close	Proposed two storey rear and side extensions incorporating 2no first floor rear Juliet balconies. Second floor new dormer window. Single storey flat roof side conservatory. Alterations to fenestration (<i>Sele Ward</i>)
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Objection: The Council considered that the loss of the chimney stack would change the character of the property and this proposal was a good example of why this Council frequently objected to loss of chimneys.

3/16/1752/LBC/AH	117 Fore Street	Form new independent access into the first floor apartment by construction of an external timber staircase and balustrade walkway across the rear flat roof to the apartment located to the south side of the building. Existing east facing first floor modern sash window to be modified to form new access doorway. (<i>Castle Ward</i>)
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Objection: The Council was concerned at the alteration to the original window in the

timber framed part of the building.		
3/16/1863/HH/SD	34 Molewood Road	Single storey rear extension and additional door to the side of the house
No objection		
3/16/1905/HH/EB	212 Ware Road	Proposed single storey rear extension (<i>Kingsmead Ward</i>)
No objection		
3/16/1927/HH/DS	8 Old Cross Wharf	Removal of the canopy roof structure and subsequent making good of the roof.
No objection		
3/16/1928/LBC/DS	8 Old Cross Wharf	Removal of the canopy roof structure and subsequent making good of the roof.
No objection		
3/16/1913/HH/SD	Orchard House Hillside Terrace	Single storey rear extension.
No objection		
3/16/1942/HH/SD	13 Duncombe Road	Two storey and single storey rear extension.
The Committee was concerned that the proposed bulk of the extension would result in a detrimental impact on the neighbouring property.		

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.

181. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

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

182. CORRESPONDENCE

No correspondence received.

183. A BOARD PROLIFERATION IN TOWN CENTRE

The Council had received a copy of a letter sent by the Macular Society regarding the dangers caused by A Boards to partially sighted people. The Council had long been concerned by the proliferation of A Boards in the Town Centre and the Clerk was asked to investigate how other Councils deal with such problems. A letter to an appropriate officer at either East Herts Council or Hertfordshire Highways was requested to seek to ameliorate the issue.

184. ARTICLE 13 NOTIFICATION OF APPLICATION FOR PLANNING PERMISSION

The Council had received an Article 13 notification relating to the Brickfields site for a proposed access road on land in the Council's ownership. The Council would wish to comment as follows:

'The Town Council has received no prior notification of this proposal or had any input into the proposed use of the Council's land. Hertford Town Council has reviewed each of the previous applications for the Brickfields Greenbelt site and submitted objections to them.'

185. PROPOSED STOPPING UP OF HIGHWAY AT 3-9 NORTH ROAD

The Council could see no impediment to the Stopping up Order, unless it resulted in the prevention of pedestrian access from the West to East from Hertingfordbury Road and from South to North to join North Road. The pedestrian access is beside the shaded area which represents what was the former Waters Garage.

186. ITEMS FOR FUTURE AGENDA

None.

Meeting Closed: 7.15pm