

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 17 OCTOBER 2016 IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM

PRESENT: Cllr Mrs B Haddock, in the Chair

Councillors: R Deering, Mrs S Dunkley, Dr L Radford, P Ruffles.

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

250. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Cousins (Personal Commitment)
Cllr Deards (Work Commitment), Cllr Newton (Previous Engagement)

251. DECLARATIONS OF INTEREST

Cllr R Deering	DPI	Planning Application: 3/16/1877/OUT/LP Former Brickfields off Cole Green Way	Cllr Deering took no part in the discussion due to East Herts Council commitments
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252. THE MINUTES

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 19 September 2016 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

It was **RESOLVED** that:

The Committee **notes** the Action Sheet.

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

None.

255. PLANNING APPLICATIONS

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

3/16/2164/HH/DS	8 Sele Road	Demolition of existing garage and erection of one attached 2 bed dwelling (<i>Castle Ward</i>)
The Committee regretted the proposed loss of the chimney on this dwelling. The road was built as one in the late 1920's featuring chimneys, red brick and cream walls and the Committee stands by its previous comments that properties of this character should be as such that it accepts the flow of the street, particularly the materials.		

3/16/2179/HH/AH	85 Fordwich Rise	Two storey side extension, first floor rear extension/part two storey front extension
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		with alteration to front roof slope. (<i>Sele Ward</i>)
No Objection		
3/16/2065/HH/NP	45 Molewood Road	Demolition of conservatory. Proposed single storey rear extension (<i>Bengeo Ward</i>)
No Objection		
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>) - Amendment
<p>Objection: The Council expressed their significant concerns at the amendment and their substantial objection remains as their previous responses to the outline application. Members were in no way comforted by the proposed new access route which seemed disadvantageous in several ways. Although sight lines on Hornsmill Road at the newly proposed entrance point may be better than the previous approach, the access points fails in several different ways, in the built up urban location where the road is not as wide as major roads of its kind would be if it were constructed in the present day.</p> <p>The Committee also considered that the proximity to the Tanners Crescent Estate is not attractive, but far worse is the prospect of a road across the flood plain of the Lee towards Hertingfordbury Park.</p> <p>In addition; the Committee commented that the railway embankment is in itself an ecological nature reserve of valued terrain, but of more concern, is the openness of the flood plain meadow and any form of movement of people and vehicles through it must be considered damaging.</p> <p>The Committee also raised concerns that the proposed new access route is sighted opposite an already dangerous junction of Pearson Avenue.</p> <p>Note: Cllr Deering left the room and took no part in the discussion on this item.</p>		
3/16/2180/HH/NP	5 Mandeville Road	Proposed single storey rear and front extension with alterations to ground floor fenestration (<i>Castle Ward</i>)
No Objection		
3/16/2186/LBC/EB	60 St Andrew Street	Alterations to rear boundary wall and demolition of existing outbuildings. (<i>Castle Ward</i>)
No Objection		
3/16/2182/VAR/EB	Adj to 66-68 St Andrew Street	Variation to Condition 2 of approval 3/15/2230/FUL – Redevelopment of vacant former corner car park site to provide 4 new dwelling with associated car parking, refuse and bike storage facilities. Design Revisions – Omission of vehicle turntable, adjustment to the rear garden of no 60, adjustment to layout of unit 1, allocation of parking provisions revised accordingly, provision of communal bin store, amendment of window and roof heights, omission of obscure

		glazing and implementation of landscape screening. (<i>Castle Ward</i>)
Whilst the Committee raised no objection it is requested that it is noted that this proposal is not adjacent to 66-68 as there is no such property and that it is in fact adjacent to property number 60.		
3/16/2185/HH/SD	7 Greenways	Two storey side and single store rear extensions with replacement front porch (<i>Sele Ward</i>)
No Objection		
3/16/2058/ADV/DS	The Bridge House, North Road	Regularisation application for non-illuminated signboard (<i>Bengeo Ward</i>)
The Committee would have liked to have seen this proposed signboard set back a little further from the road and a temporary permission of 12 months.		
3/16/2198/ADV/DS	2 Post Office Walk, Fore Street	Hand painted sign above shop front to match the existing sign at No 3 Post Office Walk. (<i>Castle Ward</i>)
No Objection		
3/16/2207/FUL/DS	2-3 Post Office Walk, Fore Street	Change of use of unit 2 from Class A1 (retail) to Class A3 (restaurant/café). Repainting shop front and new hand painted fascia sign to unit 2 and internal alterations to both units, including new opening in dividing wall (<i>Castle Ward</i>)
Whilst the Committee raised no objection to this application the loss of the A1 use is regretted.		
3/16/2208/LBC/DS	2-3 Post Office Walk, Fore Street	Change of use of unit 2 from class A1 (retail) to class A3 (Restaurant/Café), repainting of shop front and new hand painted fascia sign to unit 2 and internal alterations to both units, including new opening in dividing wall, rearrangement of kitchen and removal of internal partition walls (<i>Castle Ward</i>)
Whilst the Committee raised no objection to this application the loss of the A1 use is regretted.		
3/16/2226/ADV/AH	9 Evron Place	Externally illuminated fascia sign. (<i>Castle Ward</i>)
The Committee commented that the proposed fascia sign was not in keeping in respect of both colour and lighting.		
3/16/2201/HH/NP	279 Ware Road	Two storey side extension, loft conversion with rear dormer and demolition of existing garage and construction of new 2 bay garage to end of garden
The Committee raised concerns regarding the impact of the garage at the bottom of the garden and the subsequent additional use of the access road. In addition members considered the proposed industrial garage door design, a poor impact in an area facing the green aspects of an allotment site.		
3/16/2248/HH/SD	148 Ware Road	Proposed single storey side extension. Proposed loft conversion with rear dormer window and roof light and feature front

		dormer window. Alterations to ground floor and first floor fenestration.
No Objection		
3/16/2255/HH	3 Uplyme Mews, Balfour Street	Garage conversion, replace garage door with double French doors (<i>Bengeo Ward</i>)
The Committee considered that when houses are well built in small locations that it is particularly important to respect neighbours and therefore the members would regret the proposed loss of the period garage doors which are an important and attractive feature of the design of the property.		
3/16/2286/HH/AH	1 Fanshaw Street	Demolition of existing conservatory. Erection of part two and part single storey rear extension. Reposition front entrance door and new lower ground floor side window opening.
<p>Whilst the Committee did not object to this application members would like to point out that Numbers 1 & 3 Fanshaw Street, as a pair of cottages of the same antiquity, are important to the street scape in their own right and therefore the proposed repositioning of the front door has given members some concern.</p> <p>In addition the rear of the building and the relationship between Number 1 and immediate neighbours in Fanshawe Court and neighbouring properties at 47 -51 Bye Street are also very much part of the Committees thinking and concern.</p> <p>However, the proposal of moving the front entrance to the side of the property is considered by the Committee not to be in keeping with the street scene and would amount to a formal objection.</p>		

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.

256. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

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

257. CORRESPONDENCE

To note the following notification of appeal to be determined by the written representation procedure:

Top Pots, Westmill Farm.

258. ITEMS FOR FUTURE AGENDA

Hertfordshire County Council Transport Vision 2050
Govia Thameslink Revised Timetable Consultation

Meeting Closed: 7.00pm