

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 31 OCTOBER 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, P Ruffles.

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

278. APOLOGIES FOR ABSENCE

No Apologies Received

279. DECLARATIONS OF INTEREST

None			
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280. THE MINUTES

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 17 October 2016 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

It was **RESOLVED** that:

- Redundant School signs at Pinehurst - All signage has now been removed and the Committee agreed to remove this item from Paper A.
- The Committee also agreed to request that the Executive Member approach the District Enforcement Team to consider matters previously raised, including the internally illuminated sign 'Oh my Cod', the mobile advertising unit at Garden House Solicitors and the proliferation of signage at Hertingfordbury Road.

The Committee **notes** the Action Sheet.

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

None.

283. PLANNING APPLICATIONS

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

3/16/2294/HH/SD	6 Rib Vale	Two storey rear and side extensions (<i>Bengeo Ward</i>)
The Committee was concerned about the impact of the overlooking windows to the neighbouring property No.4, however would consider this difficulty lessened if the windows were non-opening and of frosted/opaque glass.		

3/16/2196/ADV/TC & 3/16/2229/LBC/TG	70 Fore Street	Illuminated fascia and hanging signs (Retrospective) (<i>Castle Ward</i>)
The Committee objected to the prominent and inappropriate size of the fascia board which was not in keeping with a heritage building within the Conservation Area.		
3/16/2195/FUL/TG	4 North Road	Erection of new detached single storey playroom block to existing children's day care nursery. (<i>Bengeo Ward</i>)
The Committee was concerned that the proposed structure bears no reflection to the type of buildings in the local area. In addition Members questioned access to the wall for maintenance purposes by neighbouring property No.5 and concerns were raised about the visual impact and that on the open landscape in respect of the water course through Millstream, the Beane and beyond. The Committee also expressed that noise levels should be considered.		
3/16/2298/ADV/EB	The Chase	Non illuminated panel sign 2900mm x 900mm folded aluminium panel with 100mm deep returns powder coated white with applied digitally printed orange PMS 130c and blue PMS 287c vinyl graphics 'logo/ Electric80' installed to brickwork. (<i>Kingsmead Ward</i>)
No Objection		
3/16/2324/ADV/DS	36 Fore Street	Replacement of the existing HSBC signage with 'HSBC UK' equivalents to comply with current brand standards, (<i>Castle Ward</i>)
No Objection		
3/16/2328/HH/AH	31 Townshend Street	Retrospective single storey rear extension (<i>Castle Ward</i>)
The Committee made no comment other than the regret of the retrospective submission of this application and the probable lack of building regulation consent.		
3/16/2325/HH/EB	39 Fanshawe Street	Alterations to roof including raising roof height and adding roof lights (<i>Bengeo Ward</i>)
No Objection		
3/16/2335/HH/NP	19 Wilton Crescent	Single storey rear extension with new ground floor side window opening and detached garage (<i>Castle Ward</i>)
No Objection		
3/16/2339/HH/SD	41 West Street	Single storey side extension (<i>Castle Ward</i>)
The Committee objected to the proposal of excessive building to the boundary line and its impact on the neighbouring property.		
3/16/2341/HH/NP	Allt Yr Yn 57A Port Hill	Proposed external alterations: roof extension, replacement and extending balustrading, new external balcony and stair, replacement glazing system and altered window openings, new façade cladding (Amended scheme to approval 3/16/0928/HH) – revised fenestration (extended) to first floor façade, and projecting fascia (<i>Bengeo Ward</i>)
No Objection		

3/16/2356/HH/AH	147 Bengo Street	Single and double storey rear extension incorporating a roof conversion. New side window openings on ground, first and second floors. (<i>Bengo Ward</i>)
The Committee objected to the overdevelopment of a proposed double storey which would alter the character of the row of cottages.		

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.

284. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

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

285. CORRESPONDENCE

To note the following appeals to be determined by the written representation procedure:

3/16/1632/HH 6 Rib Vale
3/16/1256/HH 29 Byde Street

286. HERTFORDSHIRE COUNTY COUNCIL TRANSPORT VISION 2050

Whilst the Committee could see some advantages to a bypass for Hertford, nevertheless concern was expressed regarding the likelihood of increased housing through infill as a result which would not be beneficial to Hertford. The Committee believed that as members they were charged with the protection of Hertford and not commuters passing through Hertford.

In regard to increased use in train services, the Committee considered that this would only be viable once greater capacity for car parking at the stations had been addressed.

Note: Cllr Ruffles took no part in the discussion or vote on this item.

It was **RECOMMENDED** that:

The above comments be forwarded to the Development and Leisure Committee for consideration.

287. ITEMS FOR FUTURE AGENDA

1. East Herts Council District Plan
2. Govia Thameslink Timetable changes
3. Waterford Heath – Proposed footpath beside Sacombe Road leading to eco houses
4. Repair to pargetting as a result of broken guttering on listed buildings in Fore Street.

Meeting Closed: 7.15pm

