

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 12 DECEMBER 2016 IN THE ROBING ROOM, THE CASTLE, HERTFORD AT 6.00PM

PRESENT: Cllr P Ruffles, in the Chair

Councillors: S Cousins, R.Deering, Mrs S Dunkley and Dr L Radford,
Note: Cllr Deering left the meeting at 18.48

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

In the absence of the Chairman, the Vice Chairman, Cllr Ruffles chaired the meeting.

360. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Mrs B Haddock (Unwell)

361. DECLARATIONS OF INTEREST

None			

362. THE MINUTES

A member who was absent on 28 November commented that the discussion as regards Bircherley Green at the meeting on 14 November was more balanced than Minute 309 of that meeting suggests, and this was noted.

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 28 November 2016 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

It was **RESOLVED** that:

Proliferation of Signage - Hertingfordbury Road, Mimram Road & Bentley House: The Committee agreed to request that the Clerk contact the Executive Member for an update on enforcement action by East Herts District Council.

A Boards in Town Centre: The Committee noted that enforcement action was currently not effective, particularly within the area of Caffè Nero. Members agreed further correspondence should be sent to HCC in reference to the Highways Policy applying to A Boards in all Hertfordshire Towns.

The Committee **notes** the Action Sheet.

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

None.

365.

PLANNING APPLICATIONS

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

3/16/2608/FUL	2-5 Orland House, Mead Lane	Single storey extension with a shallow pitch roof to existing warehouse (<i>Castle Ward</i>)
No Objection		
3/16/2603/HH	6 Greenways	Single storey rear extension and a small side extension. Garage roof alteration. (<i>Sele Ward</i>)
No Objection		
3/16/2620/FUL	Black Horse, 29-31 West Street	Single storey rear extension to provide restaurant area (<i>Castle Ward</i>)
No Objection		
3/16/2625/HH	5 Mandeville Road	Proposed single storey front extension, removal of existing conservatory and alterations to ground floor fenestration (amendment to previous approval 3/16/2180/HH)(<i>Castle Ward</i>)
No Objection		
3/16/2644/ODPN	The Stable House, 2D Priory Street	Change of use from B1(a) (offices) to C3 (6 residential apartments)(<i>Castle Ward</i>)
The Committee expressed disappointment at the proposal which would impose a loss of employment to the town, in a street characterised by the use of commercial offices, of which members are keen to retain the sustainability.		
3/16/2550/HH	38&40 Bengeo Street	Proposed first floor rear extension to number 40. Proposed part two storey part single storey rear extension to Number 38 (<i>Bengeo Ward</i>)
No Comment		
3/16/2630/HH	22 George Street	Part single storey and part 2 storey rear extension including extension to shared passageway. Addition of roof lights to roof at rear. (<i>Bengeo Ward</i>)
No Objection		
3/16/2673/HH	19 Windsor Drive	Proposed loft conversion and side dormer extension to form second floor (<i>Sele Road</i>)
The Committee expressed concern at the size of the proposed extension that would overlook the neighbouring flats and change the character of the rooflines within the row of properties. Members also raised issue in respect to the loss of the chimney.		
3/16/2653/LBC	Queen Alexandra House, 2 Bluecoats Avenue	Internal and external alterations to create 6 residential units (amended scheme to previous approval 3/16/0487/LBC elevation and internal change to ground floor (<i>Castle Ward</i>))

No Comment

3/16/2650/LBC	61B Fore Street	Installation of a vehicular access gate inside the boundary of the yard to the rear of 61 Fore Street, attached to the wall of 59 Fore Street only and open inwards. Gate made of steel and powder coated a semi gloss black. Gate chemically fixed to the wall of 59 Fore Street by 2 fixing plates which are connected to upper and lower hinges. Fixing attached to the wall of 61 Fore Street will be small angled strike plate to secure the gate, fixing using 2 screws. Lock keypad on both sides of gate. <i>(Castle Ward)</i>
No Comment		

3/16/2663/HH	61 Fore Street	Installation of a vehicular gate inside the boundary of the yard to the rear of 61 Fore Street <i>(Castle Ward)</i>
No Comment		

3/16/2680/LBC	Black Horse, 29-31 West Street	Demolish redundant toilet block and replace with a rear extension. Brick up external door opening. Creation of new internal doorway to connect kitchen to new restaurant area <i>(Castle Ward)</i>
No Objection		

3/16/2577/HH	10 Revels Road	Single storey and two storey rear extension <i>(Bengeo Ward)</i>
The Committee indicated their concern at the on-going ability to retain access to the rear of property No.8, expressing caution that access is not blocked by the proposed development.		

3/16/2685/LBC	12 The Mansion, Balls Park	Internal alterations for the removal and replacement of stone fireplace, tiled surround and fire grate <i>(Castle Ward)</i>
The Committee wish to note disappointment at the removal of a historic fireplace.		

3/16/2652/VAR	Queen Alexandra House, 2 Bluecoats Avenue	Variation of condition no. 2 (approved plans) of planning permission 3/16/0486/VAR to enable alterations to ground floor layout. (Original application 3/15/1878/FUL Change of use from Offices (Class B1) to 6no. residential units (Class C3). <i>(Castle Ward)</i>
No Comment		

3/16/2663/HH	61B Fore Street	Installation of a vehicular access gate inside the boundary of the yard to the rear of 61 Fore Street. <i>(Castle Ward)</i>
No Comment		

3/16/2632/HH	20 George Street	Part single and part two storey rear extension, including extension of shared passageway, addition of rooflights to roof at rear. <i>(Bengeo Ward)</i>
No Objection		

368. ITEMS FOR FUTURE AGENDA

None.

Meeting Closed: 6.55pm