

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 12TH JUNE 2017 IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM

PRESENT: Cllr Mrs Haddock, in the Chair.

Councillors: S Cousins, Mrs S Dunkley, Dr L. Radford, P Ruffles, Mrs S Rutland-Barsby and Mrs B Wrangles

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

50. RECORDING OF MEETING.

It was noted that Hertfordshire Mercury recorded the meeting via a live blog.

51. APOLOGIES FOR ABSENCE

No apologies for absence were received.

52. DECLARATIONS OF INTEREST

Cllr Dr L Radford	Personal	Planning Application: 3/17/1209/HH 148 Mandeville Road	The applicant is known to Cllr Dr L Radford
Cllr Mrs S Dunkley	Personal	Planning Application: 3/17/0392/FUL	The proposed development is close to Cllr Dunkley's residence.
Cllr S Cousin	DPI	Planning Application: 3/17/0392/FUL	Cllr Cousins is a member of the Committee at District Council to which the application will also be presented

53. THE MINUTES

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 30 May 2017 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

It was **RESOLVED** that:

Cast Iron Street Signs – refurbishment: Members thanked the Officers from the Town and District Council for their assistance in this matter. The Committee decided not to pursue further action at this time and requested the item be removed from Paper A.

Permitted Development Rights for Millmead and Ladywood Estates: Cllr Mrs S Rutland-Barsby agreed to contact East Herts District Council to seek clarification.

The Committee **notes** the Action Sheet.

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

None.

56. PLANNING APPLICATIONS

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

3/17/1148/FUL	24 Dicker Mill	Proposed extension to raise the roof height, for the construction of a First Floor to provide offices for ground floor light industrial unit. (<i>Castle GB</i>)
No Objection		

3/17/1147/ADV	12 Railway Street	2no. Fascia Signs, 2 no.Mannequins. 5no. Window Signs, 1no. Above Door Sign. (<i>Castle Ward CA</i>)
Objection: Whilst the Committee did not raise any objection to the fascia sign proposed for above the shop window, Members strongly objected to the fascia sign proposed for below the window, as it was not considered in keeping with good practice for shop frontages within the Conservation Area. In addition, the Committee requested removal of the two mannequins outside the property.		

3/17/1183/HH	113 Ware Road	Removal of rear conservatory/garden room. Proposed single storey rear/side extension. (<i>Kingsmead Ward CA</i>)
No Objection		

3/17/1150/FUL	244 Hertingfordbury Road	Proposed conversion of former Public House into a single dwelling including the partial demolition of ground floor, insertion of new ground floor window openings, new second floor dormer window and roof light. Erection of a terrace of 4 cottages to the rear of 244 Hertingfordbury Road (<i>Castle Ward CA GB</i>)
Whilst the Committee noted that the design read well with the ancient cottages within the vicinity and reflects the style of the properties on the opposite side of the road, Members raised concern that the proposed application would have an adverse privacy impact to the occupiers of the neighbouring property and would wish to see an improved proposal.		

3/17/1158/HH	21 Trinity Grove	Alterations to existing garage building – raising of roof and part conversion to garden room. (<i>Bengeo Ward CA</i>)
No Objection		

3/17/1159/HH	37 Port Hill	Erection of Summer House. (<i>Bengeo Ward CA</i>)
No Objection		

3/17/1209/HH	148 Mandeville Road	Part single storey/part two storey rear extension. New ground floor and first floor side window openings (<i>Castle Ward</i>)
No Objection Cllr Radford left the meeting at 6.45pm		
3/17/1178/HH	135 Ware Road	Proposed part-demolition of existing storage building and erection of new annexe ancillary to main dwelling. (<i>Kingsmead Ward CA</i>)
Objection: The Committee expressed concern that the proposal would result in an increase of on-street parking, causing obstruction to the free and safe flow of traffic and traffic congestion on the nearby road network. Members also seek assurance for a condition that the proposed annexe could not be sold as a separate property.		
3/17/1219/HH	1 Bakers Cottages	Proposed single storey side extension (<i>Sele Ward GB</i>)
No Objection		
3/17/1222/VAR	9 North Road	Variation of Condition 2 (approved plans) of 3/14/1369/FP – Demolition of filling station canopy, kiosk, workshop and part of former ground floor showroom. Change of use of former coachworks and showroom building to 4 houses and 9 new build houses. New office building. Associated car parking, refuse and access – amendments to approved plots 03 and 04 due to the structural integrity of the existing construction of the first floor upwards being condemned. Conversion of first floor upwards not viable. Replace revision A drawings with revision B. (<i>Castle Ward CA</i>)
Whilst the Committee applaud the work that the planners have done to ensure the best presentation of a difficult site, Members would not wish to see changes visually from the original plan.		
3/17/1233/HH	23 Woodhall Close	Single storey side extension (<i>Bengeo Ward</i>)
No Objection		
3/170392/FUL	Bircherley Green Shopping Centre	Mixed use development, including partial demolition of existing buildings, to provide up to 4,694 sqm retail floor space (Use Class A1 to A5), and 86 bed hotel (Use Class 1), 70 residential flats (Use Class C3), Refurbishment of existing car park to provide 113 pay and display, 70 residential, 5 car club (total 188) parking spaces, enhancement of bus station facilities, new public realm and landscaping to riverside, and associated works and improvements. Minor amendments to bus station link, riverside elevations, height of lift overrun, cycle and refuse provision and public realm details. Further submissions on Design details, public realm and daylight and sunlight assessments. (<i>Castle Ward CA</i>)
The Committee recognised the improvements to some details of the proposed development and considered that the developers have listened to comments		

previously forwarded. However, in the Town Councils assessment and consideration, whilst Members appreciate the work in response to the criticism, these are still not sufficient to persuade the Town Council to change its fundamental view.

Note: Having previously declared a DPI, Cllr Cousins left the room and took no part in the discussion on this item.

Note: Having previously declared a Personal Interest, Cllr Dunkley left the room and took no part in the discussion on this item.

Note: Cllr Ruffles forewent his future opportunity to take part in the determination process of this application at East Herts Council, and decided to remain in the room, debate and vote.

Councillors Cousins 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.

57. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

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

58. CORRESPONDENCE

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

3/17/0352/HH	39 Fanshawe Street
3/16/2164/FUL	8 Sele Road
3/16/1606/FUL	35 Liberty Close

59. THE WARREN GATE

The Committee requested that the Clerk investigate who is responsible for the repair and refurbishment of the neglected gate at Port Hill.

60. SET OF THREE GATES CROSSING A414 TO ALL SAINTS

The Committee requested that the Clerk investigate who is responsible for the repair and refurbishment of the three gates, sited at the Churchyard All Saints, at the end of (37) Church Street and A414 carriageway.

61. ITEMS FOR FUTURE AGENDA

None.

Meeting Closed: 7.05pm