

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 21 AUGUST 2017 IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM

PRESENT: Cllr Mrs B Haddock, in the Chair

Councillors: Cllr Dr L. Radford, Mrs Rutland Barsby and P Ruffles

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

198. RECORDING OF MEETING.

None

199. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr S Cousins, Cllr Mrs S Dunkley and Cllrs Mrs B Wrangles

200. DECLARATIONS OF INTEREST

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| Cllr P Ruffles | Personal | Planning Application: 3/17/1010/VAR Richard Hale School, Hale Road | Cllr Ruffles is a member of the Richard Hale Old Boys |
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201. THE MINUTES

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 7th August 2017 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

No updates reported.

It was **RESOLVED** that:

The Committee **notes** the Action Sheet.

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

None.

204. PLANNING APPLICATIONS

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

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| 3/17/1673/LBC | 22 West Street | The projecting beam at first floor level which supports the rear corner of the gable wall has previously been repaired. The repair is poor quality and not adequate to support the |
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| | | loads applied to it. The beam therefore either needs to be replaced or additional support provided. We propose to provide additional support by introducing a new oak post at ground floor level as the replacement option is likely to have a significant impact on the internals of the property. <i>(Castle Ward CA)</i> |
| No Comment | | |
| 3/17/1728/HH | 35 Martins Drive | Conversion of attached garage to habitable room, with new window <i>(Kingsmead Ward)</i> |
| No Objection | | |
| 3/17/1779/HH | Revels Croft Farm Bungalow | Re-roofing bungalow (existing) with partial extension to front and additional upper floor extension. Amendment to scheme approved under 3/17/0917/HH) <i>(Bengeo Ward GB)</i> |
| No Objection | | |
| 3/17/1731/HH | 6 Edmunds Road | Garage conversion with new bay window <i>(Sele Ward)</i> |
| No Objection | | |
| 3/17/1612/FUL | The Farm Shop Foxholes Farm | Side and rear extensions to farm shop <i>(Castle Ward GB)</i> |
| No Objection | | |
| 3/17/1740/LBC | 102-104 Fore Street | Install new cisco wireless access points to provide wireless access within site. Alterations to include single drill holes in the external wall for the fibre broadband running to 3no ceiling mounted wifi boxes (2no ground floor and 1no first floors) <i>(Castle Ward)</i> |
| No Comment | | |
| 3/17/1751/HH | 18 Warren Park Road | Loft conversion with rear dormer window, insertion of 2no first floor flank windows; single storey rear extension, replacement front porch. Raise roof of garage with front and rear dormer windows <i>(Bengeo Ward CA)</i> |
| No Objection | | |
| 3/17/1756/HH | 16 Manor Close | Single storey rear extension <i>(Bengeo Ward)</i> |
| No Objection | | |
| 3/17/1747/VAR | Land adj 1 St Johns Street | Variation of Condition 12 (Highway improvement works) of 3/15/0535/FUL – Demolition of existing buildings and erection of 7 dwellings and associated development – Changing the condition to secure the implementation of the street works under a Section 278 Agreement with HCC. No dwelling shall be occupied until an agreement under Section 278 Agreement for the implementation of the public street works |

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| | | (shown on Drg 101 A) has been entered into with HCC Highways. Reason: In the interests of the appearance of the site and Hertford Conservation Area in accordance with Policies EV1 and BH6 of the East Herts Local Plan 2 nd review 2007 (<i>Castle Ward CA</i>) |
| No Comment | | |
| 3/17/1800/FUL | Land adj to 24 The Wick | Change of use of part of the existing amenity land to a mixed use of private garden and amenity land allowing continued public access over the remaining amenity land (<i>Bengeo Ward</i>) |
| Objection: The Committee considered the character of Sacombe Road, rural country land, and expressed concern that the introduction of garden plants is inappropriate in the location. | | |
| 3/17/1754/HH | 1 Owens View | Single storey rear extension and front porch extension (<i>Bengeo Ward CA</i>) |
| No Objection | | |
| 3/17/1813/HH | 60A Queens Road | Extension to detached garage and pitched roof (<i>Castle Ward CA</i>) |
| No Comment | | |
| 3/17/1353/FUL | Land adj to 17 Parliament Square | Change of use of the highway forecourt to place 10 tables and 40 chairs and barriers in association with the public house (<i>Castle Ward CA</i>) |
| Objection: The Committee considered the impact of the proposal on the neighbouring properties and businesses and were concerned that the site was too narrow and overcrowded and therefore would compromise the war memorial. Whilst Members like the principle of 'alfresco' they considered that it could not be achieved effectively in this location and neither was it outside 'The Blackbirds' Public House. In addition, If the District Council was minded to approve the application the Town Council would seek a condition that Parliament Square was available for the Town Council to use the space, up to 10 times a year, for Town Events such as Remembrance Sunday, Christmas Gala, Food & Drink Festivals and speciality markets. | | |
| 3/17/1838/FUL | Unit C3 The Chase, John Tate Road | Single storey extension to provide extended workshop (<i>Kingsmead Ward</i>) |
| No Objection | | |
| 3/17/1010/VAR | Richard Hale School, Hale Road | Variation of Condition 4 (Landscaping bunds) of 3/14/0924/FP – Artificial turf pitch with associated fencing, 6 x 14m high floodlighting columns and storage container. Creation of bunds and amendments to parking provision to create 34 parking spaces (Proposal to alter size and location of bunds (<i>Castle Ward CA</i>)) |
| The Committee considered with basic application that the bunds protect residents in Highfield Road and Queens Road and Members were anxious that the proposed alterations add to that protection. | | |

Councillors Mrs S Rutland Barsby, Dr Radford 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.

205. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

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

206. CORRESPONDENCE

None received.

**207. THE HERTFORDSHIRE (HARTHAM LANE) (RESTRICTION OF WAITING) ORDER
THE HERTFORDSHIRE (HARTHAM LANE) (PARKING PLACES) AND
(REVOCATION) ORDER 2017**

The Council received a copy of the above Order and in consideration raised No Objection.

208. ITEMS FOR FUTURE AGENDA

None raised.

Meeting Closed: 7.05pm