

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 30 OCTOBER 2017 IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM

PRESENT: Cllr P Ruffles, in the Chair

Councillors: S Cousins, Mrs S Dunkley, Dr L. Radford and Mrs B Wrangles

IN ATTENDANCE: Tricia Carpenter – Civic Admin Manager

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

349. RECORDING OF MEETING.

None

350. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Mrs Rutland Barsby (Personal Commitment) and Cllr Mrs B Haddock (Personal Commitment)

351. DECLARATIONS OF INTEREST

Cllr Ruffles & Cousins	Personal	Planning application 3/17/2349/FUL – Richard Hale School	Cllrs would wish to take part in the discussion on this application at the District Council.
Cllr Dr L Radford	Personal	Planning Application 3/17/2381/FUL – Walton Motors	The Agent of the applicant is known to Cllr Dr Radford

352. THE MINUTES

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 16th October 2017 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

353. 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.

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

None.

355. PLANNING APPLICATIONS

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

3/17/2339/FUL	Westmill Farm, Westmill Road	Install a 67m length skyrider ride above the existing crazy golf course. Construction of a take off and landing ramp and a steel frame structure supporting a steel track along which a trolley runs (<i>Bengeo Ward GB</i>)
Objection. The application was seen as inappropriate development in the Green Belt and detracts from the openness of the Green Belt. The development would change the character of the area and would lead to a more intensive use of the site leading to concerns regarding highway safety.		
3/17/2368/HH	34 Fanshawe Street	Single storey rear and side extension and loft conversion (<i>Bengeo Ward CA</i>)
No objection		
3/17/2371/HH	96 Duncombe Road	Single storey rear extension (<i>Bengeo Ward CA</i>)
No objection		
3/17/2357/HH	42 Fordwich Rise	Single storey rear and side extension, single storey front extension, canopy roof to front entrance (<i>Sele Ward</i>)
No objection		
3/17/2349/FUL	Richard Hale School, Hale Road	Erection of sports hall to the North West of the school site with ancillary spaces and associated external works (<i>Castle Ward CA</i>)
No objection Note: Cllrs Ruffles and Cousins withdrew from the discussion on this item. Cllr Mrs Dunkley was elected chairman during the discussion.		
3/17/2381/FUL	Walton Motors, Cowbridge	Erection of mixed use development with 6 new dwellings and two storey office following the demolition of the existing car showroom, garages and flats (<i>Bengeo Ward CA</i>)
No objection		
3/17/1448/LBC	Porthill House	Cast iron blue commemorative plaque on front wall of property inside open porch (<i>Bengeo Ward CA</i>)
The Committee was content for the plaque to be placed on the wall of the property, but considered the plaque on the porch would be less pleasing.		
3/17/2374/ADV	2-4 Parliament Square	Externally illuminated 1092mm x 1600mm timber framed and beaded hand painted and hand sign written board including a pictorial (<i>Castle Ward CA</i>)
No objection, on balance, after discussion on this matter the Committee decided as an advert the application was acceptable.		

3/17/2375/LBC	2-4 Parliament Square	Display of wooden sign with strip LED illuminations to base of sign. Fixing will be via 4 x 50mm x 50mm L shaped brackets fixed to the fabric of the building and the edge of the sign. <i>(Castle Ward CA)</i>
Objection. The proposed positioning of the signage was seen to detract from the beauty of the listed building.		
3/17/2315/ADV	5-6 Market Place	1 no projecting sign. Ino fascia panel and sign. Internal lighting manifestation <i>(Castle Ward CA)</i>
Objection. The proposed internally illuminated signage was considered inappropriate in the Conservation Area.		
3/17/2325/FUL	5-6 Market Place	Proposal to change existing banking premises frontage from the existing Halifax branding to the proposed Lloyds Banking Group <i>(Castle Ward CA)</i>
No objection.		
3/17/2405/FUL	38 Bengeo Street	Proposed demolition of existing detached garage and erection of detached single storey 1 bed dwelling <i>(Bengeo Ward CA)</i>
The Committee regretted the loss of the garage. After some deliberation regarding the location of such a dwelling in the Conservation Area the Committee considered the proposal did not appear to relate well to the new properties opposite or the property on whose rear garden the proposed property is planned to be sited. The Committee also commented on the absence of a chimney stack but noted it did provide for bungalow dwelling which the Town Council and the emerging Neighbourhood Plan had been requesting.		
3/17/2378/LBC	County Hall, Pegs Lane	Alterations and repair to front car parks and footpaths, reinstatement of lighting columns and refurbishment with LED arrays. Provision of new Windsor Ely Lamp columns, reinstatement of entrance pillars and kerbs. Introduction of barrier control to Members car park and Archive and Registry Office Car Park <i>(Castle Ward)</i>
The Committee objected to the proposed barrier outside of the main building which detracted from the listed building. The Committee however welcomed the proposal for lighting columns and other repairs.		
3/17/2441/HH	19 The Avenue	Single storey rear extension
No objection		
3/17/2431/HH	13 Lys Hill Gardens	Proposed single storey detached outbuilding
No objection		
3/17/2444/HH	3 Calton Avenue	Two storey side extension and rear facing dormer addition
The Committee objected to the loss of the chimney stack.		
3/17/2351/FUL	111 Fore Street	Raise the height of roof to match the adjoining building to the right with matching hip style. Additional space provided will change existing residential unit on 1 st floor

		from a studio to a one bedroom flat
Objection. The proposed alteration to the roof would detract from the character of the existing building and the variety within the street scene.		
3/17/2145/FUL	Media House 40 Ware Road	Construction of an additional storey to provide 4no 2 bedroomed flat, creation of 4no car parking spaces and an enlarge bicycle storage
Objection. The proposed additional storey would result in an overpowering impact on the street scene, it related poorly with the adjacent Network Homes listed building and would further exacerbate the impact of parking issues on Ware Road.		
3/17/2380/HH	The Walled Manor, St Mary's Lane	Proposed subterranean extension to form basement with swimming pool
No objection		
3/17/2443/FUL	2c Priory Street	First floor side extension
No objection		

Councillors Cousins, 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.

356. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

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

357. CORRESPONDENCE

Planning Appeal to be determined by the written representation procedure:

3/17/0555/HH 96 Tamworth Road

Application for a street café licence:

The Hertford Corn Exchange. The Committee expressed concern regarding the narrowness of the footpath in this area and considered the tables and chairs would be both dangerous and inconvenient on the main pedestrian thoroughfare.

It was **RESOLVED** that:

The correspondence be noted.

358. BEANE ROAD/NORTH ROAD CYCLE ROUTE CONNECTIVITY

On commenting on the proposal the Committee was disappointed to note the misspelling of 'Beane' in the letter.

In regard to the key components of the proposals, the Committee was unclear of the route described at item 1 in the letter. Was the proposal referring to the Welwyn Road/North Road junction roundabout or the Beane Road to Cross Lane roundabout?

If the reference is to the Beane Road to Cross Lane roundabout, the Committee would object to the widening of the existing footway because it weaves between grass and trees and the Committee would not wish to see the loss of either. In addition it was felt the footway was wide enough already.

In item 2 of the letter, the Committee would not wish to see the removal of trees and would request further consultation on the matter.

The Committee raised no comment on the items 3-6 but in regard to item 7 the Committee considered it to be important cyclist are directed to the controlled crossing at the foot of Port Hill and not, as possibly suggested, just shy of the crossing.

It was **RESOLVED** that:

The above comments be forwarded to Hertfordshire County Council as the Council's response to the Consultation.

359. ITEMS FOR FUTURE AGENDA

None.

Meeting Closed: 6.35pm