

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 3rd OCTOBER 2011 IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM

PRESENT: Councillor N Wilson, in the Chair
Councillors Mrs B Haddock, P Moore, R Radford, P Ruffles and R Willis

IN ATTENDANCE: Tricia Carpenter (Minutes)
1 member of public

208. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr D Poole, (Family commitment.)

209. DECLARATIONS OF INTEREST

Cllr Ruffles	Personal	3/11/1532/FP & 3/11/1533/LB, 25 Castle Street and 3/11/1608/FP, Dunkirks Farm House South, Queens Road	Friend of Applicants.
Cllr Wilson	Personal	3/11/1532/FP/AK & 3/11/1533/LB/AK, 25 Castle Street	The applicant is known to Cllr Wilson

210. THE MINUTES

It was **RESOLVED** that:

The Minutes of the Sub-Committee Meeting held on 19th September 2011 were approved as a correct record of the proceedings, and the Chairman authorised to sign the same.

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

Sainsbury's Development

It was noted that a site visit would be arranged in the New Year, when building work was more advanced.

Fountain, Old Cross

It was requested that a letter be forwarded to East Herts Council to ascertain whether the tender process was complete.

212. QUESTIONS AND/OR STATEMENTS FROM MEMBERS OF THE PUBLIC
None.

213. PLANNING APPLICATIONS

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

3/11/1558/FP/MC	111 Ware Road	Replacement of conservatory with single storey rear and side extension
No objection		
3/11/1575/FP/LP	25A St Andrew Street	Single storey rear extension and internal alterations comprising of creation of mezzanine and relocation of staircase
No objection		
3/11/1576/FP/SD	5 The Avenue	Demolition of existing garage and erection of a single storey side extension and detached double garage
No objection		
3/11/1585/FP/AK	32 Thornton Street	Single storey rear extension and loft conversion with velux windows to front and rear
The Council was cautious regarding the demolition of the existing structure, which was not technically an extension but an 'as built' part of the building and as such part of the very make up of the artisan houses on Folly Island, where it was considered essential that the integrity was maintained.		
3/11/1586/LC/AK	32 Thornton Street	Demolition of single storey rear extension
The Council was cautious regarding the demolition of the existing structure, which was not technically an extension but an 'as built' part of the building and as such part of the very make up of the artisan houses on Folly Island, where it was considered essential that the integrity was maintained.		
3/11/1591/FP/AK	7 Hollydell	Conversion and extension of the rear outbuilding with link to house
Members expressed concern regarding the possibility of the proposal becoming a separate dwelling in the future.		
3/11/1091/FP/MC	49 St Leonards Road	Proposed part two storey part single storey rear extension
No objection		
3/11/1460/FP/AK	9 Byde Street	Erection of single garage and garden room
No objection		
3/11/1532/FP/AK	25 Castle Street	Two storey rear extension and installation of hot water solar panels to south facing roof slope
No specific comment		
3/11/1533/LB/AK	25 Castle Street	Demolition of earlier extension and construction of new two storey extension. Internal insulation to kitchen, removal of partitions and blocking up of doorways at ground floor, new ensuite and doorway at first floor. Installation of hot water solar panels on south facing roof slope, alterations to windows and repairs to roof.
No specific comment		
3/11/1572/AD/JS	83 Fore Street	2no non illuminated fascia signs, 1no internally

		illuminated projecting sign and 1no internally illuminated menu case
Objection. The Council deplored any internally illuminated signage within the Conservation Area.		

3/11/1600/FN/MC	53 Warren Terrace	Replacement garage – Renewal of permission 3/08/1419/FP
No objection		

3/11/1608/FP/SD	Dunkirks Farm House South, Queens Road	Installation photovoltaic solar panels on purpose built timber pergola
No objection. The Committee was pleased to see this imaginative method of providing reuseable energy without detracting from the main dwelling.		

3/11/1616/FP/MC	306-310 Ware Road	Erection of 14no dwellings and new veterinary surgery
<p>The Committee applauded the application in terms of layout and design which created a visual improvement to the front of the land but expressed concern that the ambiance and appearance of the veterinary surgery was not conducive to the rest of the site. The Committee was further pleased to note the concept for introducing energy saving conditions, but requested that this formed part of the planning conditions for the site even if this meant a reduction in the number of dwellings.</p> <p>Note: Cllr Wilson wished it to be noted that he had offered some advice to the owner of the land in an original application some two years ago, but had not in anyway had any involvement in this current planning application.</p>		

Councillors P Moore, R A K Radford, P Ruffles and N Wilson declared that any views they 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.

214. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

It was **RESOLVED** that:

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

215. CORRESPONDENCE

To note the following appeal decision issued by the Planning Inspectorate:

3/09/1728/FP Hertford Police Station, Ware Road
Appeal Allowed

To note the following appeal against enforcement action:

E/11/0060/B Change of use for land for residential purposes
The Walled Garden

216. ITEMS FOR FUTURE AGENDA

Cycling speed limits on Tow Paths
Police Station Planning Application

The meeting closed at 7.15 p.m.