

**MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 4 APRIL 2011 (RECONVENED FROM 28 MARCH 2011) IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM**

PRESENT: Councillor N Wilson, in the Chair  
Councillors Mrs B Haddock, D Poole, R Radford, P Ruffles

IN ATTENDANCE: Tricia Carpenter (minutes)

**437. APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Mrs Hone and Cllr M McCormick (Work commitment)

**438. DECLARATIONS OF INTEREST**

Cllr P Ruffles	Prejudicial	3/11/0217/FP/HI, Land at Elder Court, Mead Lane	Has previously corresponded with the applicant to express an opinion regarding the development
Cllr P Ruffles	Personal	3/11/0377/FN/MC 65-67 North Road	Spoken on an earlier application at a previous meeting at East Herts Council
Cllr N Wilson	Personal	3/11/0217/FP/HI, Land at Elder Court, Mead Lane	Chairman of the Sea Cadets, which is situated on the applicant's land
Cllr R Radford	Personal	3/11/0319/FP/SD, Land rear of 15-16 Liberty Close	The applicant is known to Cllr Radford

**439. THE MINUTES**

It was **RESOLVED** that:

The Minutes of the Sub-Committee Meeting held on 14 March 2011 and reconvened meeting held on 21 March 2011 were approved as a correct record of the proceedings, and the Chairman authorised to sign the same.

**440. MATTERS ARISING FROM THE MINUTES NOT DEALT WITH ELSEWHERE ON THE AGENDA**

Nothing to report.

**441. QUESTIONS AND/OR STATEMENTS FROM MEMBERS OF THE PUBLIC**

None

#### 442. PLANNING APPLICATIONS

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

3/11/0191/AD/JS	88-96 Fore Street	1no illuminated fascia sign
No objection		

3/11/0261/LB/MC	United Reform Church, Cowbridge	Installation of new hardwood floor finish over the existing hardwood block floor
No objection. The Committee considered it important to protect the existing floor and raised no objection to the application provided this was considered the most appropriate method of protection.		

3/11/0362/FP/AK	144 Willowmead	Rear single storey extension
No objection		

3/11/0381/FP/HI	54 Campfield Road	Part two storey and single storey rear extension and rear decking
The houses were on a stepped gradient and the Committee was concerned the decking would result in over looking of the neighbouring property at no 52. The Committee requested that should approval for the decking be granted that suitable privacy screening was agreed with the residents at the neighbouring property.		

3/11/0387/FP/LP	1 Fordwich Close	Single and two storey rear extension, raise roof ridge incorporating roof lights and dormer window to rear
No objection		

3/11/0392/FP/HI	25 Palmer Road	Single storey rear extension – amended scheme
No objection		

3/11/0217//FP/HI	Land at Elder Court, Mead Lane	Construction of 12 space car park (8 spaces for Elder Court and 4 spaces for residents of Spencer Street) with access via existing access road to Spencer Street
Cllr Ruffles, having already declared a prejudicial interest, addressed the Committee prior to leaving the room. Cllr Ruffles stated that the planning officer at East Herts Council was well informed regarding the impact of the development on the residents of Spencer Street. Objection: The Committee wished to protect the residents of Spencer Street and therefore considered that the existing boundary line/fencing between Spencer Street and Elder Court should continue in a straight line. There should be no pedestrian access into Spencer Street from Elder Court.		

All parking provision for residents of Elder Court should be sited within the boundary of Elder Court.  
 The Committee would wish to see the application for the removal of the Condition regarding the Car Club to be determined prior to consideration given to this application.  
 Right of way into Spencer Street should be limited to utility vehicles and access to sea cadet land

Following the discussion on the above item, Cllr Ruffles returned to the meeting.

3/11/0377/FN/MC	65-67 North Road	Renewal of outline permission for outline planning permission (all matters reserved) for the demolition of the existing building and the existing buildings and the erection of five houses with associated parking (3/08/0940/OP
<p>Objection: The Committee noted the application did not appear to have addressed any concerns made on the previous application. The properties were considered overbearing and would not relate satisfactorily to existing buildings in the area. The concerns regarding the additional traffic the development would incur on North Road remained and pedestrians using North Road would be at risk from vehicles using the access road. Hertford Town Council was not able to put its name to the approval of a development on the site of this nature as granted by the Planning Inspectorate given the objections by residents. It was requested that when the detailed application was forthcoming, attention was paid to the height and scale of the homes permitted, given the rising nature of the land and the orientation of neighbouring properties.</p>		

3/11/0164/OP/LP	1 High Road, Waterford	Outline planning permission for 1no three bedroom detached bungalow
<p>The Committee noted the raised gradient to the rear of No 3 High Road and raised no objection in principle to the ideal but had major concerns regarding the proposed ingress and egress onto North Road. It was requested that the developer be requested to fund speed restriction signage.        Note: The Committee was keen to ensure that Stapleford Parish Council had been consulted on this application.</p>		

3/11/0836/LC/SD	123/125 Bengoe Street	Demolition of single storey rear extension to number 123 and demolition of existing rear elevation to number 125
No objection		

3/11/0385/FP/SD	123/125 Bengoe Street	Two storey side extension to number 123 (sited within the existing cartilage of 125)
No objection		

3/11/0319/FP/SD	Land rear of 15-16 Liberty Close	Erection of detached double garage for use by 21 and 22 Liberty Close on allocated parking/garage spaces
No objection		

3/11/0059/FP/HI	9 Parkhurst Road	Two storey and single storey rear extensions incorporating roof lantern and 2 no new first floor side windows. Amended description
No objection		
3/11/0218/FP/JS	7 St Andrew Street	Installation of handrails and extension of steps leading to entrance
No objection: Subject to the Conservation Officer's approval that the handrail and steps satisfied the ambiance of the existing structure		
3/11/0425/FP/MC	20 Russell Street	Two storey rear extension
No specific comment		
3/11/0428/LB/JS	88-96 Fore Street	To supply and fix a new fascia sign to the existing fascia board to the front elevation of the building
No specific comment		
3/11/0403/FP/MC	325 Ware Road	Erection of 1no dwelling – amended scheme.
The Committee noted the amended scheme but confirmed that the Council's previous comments were fundamental to the development.		

Councillors 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.

#### **443. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS**

It was **RESOLVED** that:

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

#### **444. CORRESPONDENCE**

##### **Appeals**

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

3/10/1594/FP      Construction of off street parking  
51 Fanshawe Street  
Appeal dismissed

3/10/1655/FP      Construction of one new dwelling  
325 Ware Road

Appeal dismissed

It was **RESOLVED** that:

The appeals be noted.

**445. ITEMS FOR FUTURE AGENDA**

None

The meeting closed at 7.20 p.m.