

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 4th JULY 2011 IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM

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

IN ATTENDANCE: Tricia Carpenter (Minutes)
1 Member of the Public

105. APOLOGIES FOR ABSENCE

Apologies were received from Cllr D Poole, (family commitment)

106. DECLARATIONS OF INTEREST

Cllr Ruffles	P	Personal & Prejudicial	3/11/0933/FP 9 Warren Terrace	Both neighbours are known to Cllr Ruffles
Cllr Ruffles	P	Personal & Prejudicial	3/11/0770/FP and 3/11/0771/LB Mayflower Place, Hertingfordbury Road	Property owned by the Freemasons, of which Cllr Ruffles is a member

107. THE MINUTES

It was **RESOLVED** that:

The Minutes of the Sub-Committee Meeting held on 20 June 2011 were approved as a correct record of the proceedings, and the Chairman authorised to sign the same.

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

The action sheet was noted.

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

None.

110. PLANNING APPLICATIONS

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

3/11/0770/FP/LP	Mayflower Place	Single storey rear infill extension (Amended Plan) Previous comments: No objection
No objection		

3/11/0771/LB/LP	Mayflower Place	Single storey rear infill extension and removal of single storey extension and storage sheds. Previous comments: No objection
No objection		

Note: Having declared a prejudicial interest, Cllr Ruffles left the room during the discussion on the above two items.

3/11/0790/FP/AK	17 North Road	Single storey rear extension
No objection		

3/11/0821/FP/SD	Florence Court North Road	The installation of handrails to main entrance steps
No objection		

3/11/0911/FP/AK	35 Byde Street	Two storey rear extension
Concern was expressed at the proposed bulk of the extension and the impact this would have on both the property itself and the neighbouring properties.		

3/11/0920/FP/HI	4 Fordwich Close	Two storey side and rear extensions
No specific comment		

3/11/0933/FP/HI	9 Warren Terrace	*Amended Description Only* Single storey rear and side extension and replacement first floor side window. Raised rear terrace. Previous Comment: No objection
The amended description was noted.		

3/11/0957/FP/AK	1 Danesbury Park	First floor side extensions and porch
No objection		

3/11/0959/FP/SD	5 The Avenue Bengeo	Single storey rear extension and the insertion of 5no roof lights
No objection		

3/11/0960/FP/SD	5 The Avenue Bengeo	Demolition of existing garage and erection of single storey side extension and double garage
Concern was expressed at the removal of trees.		

3/11/0962/LC/MC	18 Raynham Street	Demolition of existing kitchen extension
No objection		

3/11/0966/FP/MC	15 The Avenue Bengeo	Construction of a new house
No objection. Whilst disappointed at the proposal, members recognised that it fell within permitted boundaries of garden development.		

3/11/0969/FP/MC	East wing	Three storey side extension with adjoining
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	Riversdale House, Ware Park, Ware	orangery
No objection		

3/11/0996/RP/MC	65 North Road	Construction of three detached houses with associated vehicle access, landscaping and parking following approvals 3/08/0940/OP and 3/11/0377/FN
The Committee expressed concern regarding the increased traffic movement onto North Road, the dangerous ingress and egress into North Road and the steep driveway up to the properties. The Committee was reluctant to consider a small part of the proposal in isolation and in its relationship to the whole development. It was felt that the proposed three large houses would be overbearing to the existing bungalow and whilst noting that the properties were not unattractive they did not bear any resemblance to existing properties in the close vicinity. The green ambiance of North Road should be protected as far as possible.		

3/11/0887/FP/HI	5 Highfield Road	Two storey side and rear extension. First floor side extension and two storey rear extensions
No objection		

3/11/0946/FP/AK	24 Pearson Avenue	First floor side extension and two storey rear extensions
The application was noted.		

3/11/1026/AD/HI	Balls Park, Mangrove Road	2no 4m high flag poles and illumination of an existing approved sign on London Road south of John Tate Road roundabout
Objection. The sign was situated on a dangerous bend and if illuminated would cause a distraction to motorists.		

3/11/1050/LC/HI	2 Railway Place	Partial demolition of existing garages
No objection.		

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.

111. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

It was **RESOLVED** that:

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

112. CORRESPONDENCE

None

113. EAST HERTS COUNCIL (CONTROL OF PARKING)(CONSOLIDATION) ORDER 2011 (AMENDMENT)(NO 2) ORDER 2011.

It was **RESOLVED** that:

The above document was noted. It was requested that paragraph 4 of the Statement of Reason be amended to correct the apostrophe: Residents' not Resident's

114. COMMON PERMIT SCHEME (EAST OF ENGLAND) CONSULTATION

It was **RESOLVED** that:

The Consultation be noted.

115. ITEMS FOR FUTURE AGENDA

1. Mead Lane Urban Design Framework – Item for meeting of 18 July 2011

The meeting closed at 7.20 p.m.