

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 9 DECEMBER 2013 IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM

PRESENT: Cllr N Wilson, in the Chair
Councillors: Mrs B Haddock, D Poole, P Ruffles and R Willis

IN ATTENDANCE: Ms N Villa – Town Clerk
2 Members of the public

290. APOLOGIES FOR ABSENCE

Cllr Mrs B Mansfield (work commitment)

291. DECLARATIONS OF INTEREST

Cllr P Ruffles	3/13/2051/LB/SD County Hall, Pegs Lane	Declarable	County Council Member
	3/0629-06 Rickneys Quarry, Chapmore End	DPI	County Council Member
Cllr P Ruffles and N Willson	3/13/2038/FP/JS 84 Chandlers Way	Declarable	Applicant known to them

292. THE MINUTES

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 25 November 2013 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

The Committee were pleased to note that work on the post box in St Andrew St was now complete and Members expressed their thanks to the Planning Sub Ctte Clerk for her efforts in achieving this positive outcome. It was requested that a photograph be taken, which Cllr Wilson agreed to do.

It was noted that it may take some time for any progress to be made on the Urban Alleyways and therefore the Committee asked that it be removed from the action sheet and reviewed in three months time.

It was **RESOLVED** that:

The report be noted.

294. QUESTIONS AND/OR STATEMENTS FR/OM MEMBERS OF THE PUBLIC

None.

295. PLANNING APPLICATIONS

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

3/13/1998/FP/MC	22-24 Ware Road	Demolition and rebuild of rear extension and
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		internal alterations to shop
No Objection		
3/13/2024/FP/AK	16A Mangrove Road	Single storey rear and side extension with window alterations. Amendment to a previously granted planning permission 3/11/0475/FP
No Objection		
3/13/2038/FP/JS	84 Chandlers Way	Single storey front extension
No objection provided the size does not exceed that of the extension on the adjacent property.		
3/13/2037/FP/JS	135 The Avenue	Demolition of conservatory and garage, erection of single/part two storey rear extension
Objection – The Committee was concerned about the size of the proposed development and overshadowing of adjacent properties.		
3/13/2066/FP/SD	47 West Street	Single storey rear and side extension
No comment		
3/13/2069/FP/JS	19 North Street	Dropped Kerb
Objection – The Committee has made a policy of wanting to retain front gardens and on street parking availability. There is concern that a drop kerb would detract from the amenity of the area and create additional obstacles for pedestrians.		
3/13/2051/LB/SD	County Hall, Pegs Lane	Existing 300mm dish to be replaced with 600mm dish
No objection		
3/13/2061/FP/LP	The Gatehouse, Bluecoats Avenue	Change of use from Office (B1) to Residential (C3)
No objection		
3/0629-06	Rickneys Quarry, Chapmore End	Variation of Condition 2 (Time limit for commencement) of planning application 3/0629-06 to vary the date of commencement to be no later than eight years from the date of the original permission. i.e. up until 23 December 2017 for sand and gravel extraction
Having declared a DPI in this item, Cllr P Ruffles left the room.		
Objection – The Committee felt that an eight year extension was too long and that the usual five year extension should be applied.		
Cllr Ruffles returned to the room.		
3/13/2071/FP/NB	23 The Avenue	Construction of new house in garden and ancillary paving and fencing
Objection – The Committee was concerned that the proposals resulted in an ill defined entrance to the property and that the scale of the proposed development compared to the adjacent existing properties constituted overdevelopment of the site.		

Councillors Wilson 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.

296. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

It was **RESOLVED** that:

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

297. CORRESPONDENCE

None

298. PARGETING TO BUILDINGS IN FORE STREET

It was requested that a follow up letter be sent to the Enforcement Officer at East Herts Council to see what, if any action had been taken to address the issue of water from damaged guttering affecting the pargeting to buildings in Fore Street.

It was **RESOLVED** that:

The Committee instruct the Clerk to write to the Enforcement Officers and report back to the next meeting.

299. ITEMS FOR FUTURE AGENDA

Review of HTC Planning Policies to take place following initial discussions at group meeting.

Meeting closed at 7 pm