

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 11 APRIL 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: Cllr Mrs H Durbin
Tricia Carpenter (minutes)
Mr Will O'Neill, Head of Communication and Cultural Services,
East Herts Council (Start of meeting only)

446. APOLOGIES FOR ABSENCE

Apologies were received from Cllr M McCormick (Work commitment)

447. DECLARATIONS OF INTEREST

Cllr P Ruffles	Personal	3/11/0474/FP/LP, Bengeo Wick, 4 The Orchard, Bengeo	A friend of the applicant
Cllr Wilson	Personal	3/11/0474/FP/LP, Bengeo Wick, 4 The Orchard, Bengeo	The applicant is known to Cllr Wilson
Cllr Radford	Prejudicial	Paper A: Sainsburys & 3/11/0467/AD/HI/ 3/11/0474/FP/LP, 2-4 Parliament Square	Both organisations recently sponsored the Hertford Fun Run

448. THE MINUTES

It was **RESOLVED** that:

The Minutes of the Sub-Committee Meeting held on 4 April 2011 were approved as a correct record of the proceedings, and the Chairman authorised to sign the same.

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

Mr Will O'Neill attended the meeting to answer the Committee's queries regarding Hertford Theatre:

Cycle Racks

The Committee was concerned that the cycle racks, when reinstated, should be easily visible preferably to the main entrance/reception desk in order to enhance security. Additionally it was felt that a cover for the racks should be provided. Mr O'Neill stated that a site visit had taken place and the area considered most appropriate was on the hard standing on the edge of the green, very close to the existing racks. He stated that a cover had not been considered largely due to cost and requirements for planning consents given

that the Theatre was located in the Conservation Area. Mr O'Neill stated that he would be happy to meet members on site to discuss an alternative location.

5 Bishops Sculpture

The Committee had for some time been concerned at the positioning of the sculpture and the fact that the interpretation panel was missing. Mr O'Neill confirmed that a new, lower location for the sculpture had been chosen, on the triangular part of the building facing the Templars and that the interpretation panel had been located and would be sited at a readable height close to the sculpture.

Satellite Dish

The Committee was also concerned that a satellite dish had been installed on a visible part of the historic building without permission. Mr O'Neill confirmed that the dish had been installed in the optimum location for a good signal. He agreed to consider suitable alternatives.

Mr O'Neill was thanked for his attendance and he left the meeting.

Sainsburys

An issue of street naming was discussed concerning the road, originally called Station Approach, but latterly renamed Hartham Lane. It was felt that once the Sainsbury development was completed and the original Hartham Lane pedestrianised, there could be confusion for motorists. This matter would be considered at a future meeting.

Note: Cllr Radford declared a prejudicial interest and left the room during the discussion.

Street Naming – Development at Sacombe Road

This was an item for future agenda, but the name Sacombe Road Gardens was tentatively recommended, although it was noted that this could lead to confusion for the postal service with Sacombe Road.

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

None

451. PLANNING APPLICATIONS

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

3/11/0445/FP/HI	Grehan House 57 Molewood Road	Erection of 5no private terraced dwellings and associated external works including restoration of riverbank and landscaping
Objection: Despite the revised application to improve the original design in some respects, nevertheless the Committee's fundamental concerns regarding increased traffic in Molewood Road, flooding, ecology of the area and the implications for the visual landscaping in Beane Road remained.		

3/11/0449/FP/AK	18	Sandy	Two storey side and rear extension.
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	Close	Extension garage with pitched roof to front elevation
The Committee expressed concern regarding the size and footprint of the proposal which it was considered was bordering over development.		
3/11/0450/FP/SD	30 Parkhurst Road	Proposed two storey rear extension and demolition of existing single storey rear extension
No specific comment		
3/11/0461/FP/AK	386 Ware Road	Single storey rear extension
No objection		
3/11/0466/LC/AK	43 Millmead Way	Removal of chimney stack
The proposal was not considered to be an improvement to the property or Conservation Area.		
3/11/0469/FP/MC	The Former Stables, The Former Green Dragon Hotel, The Wash	Change of use from financial and professional services (A2) to Restaurants and Cafes (A3)
Objection: The Committee expressed concern at the loss of further office/professional space		
3/11/0483/FP/MC	12 Waterford Common	New dormer window to east elevation
No objection		
3/11/0493/FP/AK	19 Cranborne Close	Proposed two storey and single storey rear extension, including extension to existing timber decking
Concern was expressed regarding the extension to the raised decking, given the road's gentle incline and the potential for overlooking of neighbouring properties		
3/11/0495/FP/SD	53 The Elms	Conversion of garage to living accommodation with change of fenestration
It was the Council's policy to normally object to the conversion of garages to habitable accommodation, however in this instance it was noted that, whilst regretting the loss of the garage, adequate off street parking was available.		
CDU/CM0075	Waterford Landfill Site, Bramfield Road	Application for proposed re-restoration of part of the former Waterford Landfill Site by the importation of inert materials
The Committee expressed concern at the volume of large vehicles accessing the site and wished to suggest that a route from the Welwyn Road and along North Road, from the direction of Stevenage would be most appropriate, and the Committee particularly wished to ensure that traffic did not access the site		

via Windsor Drive. The Committee would wish to be advised of the number of vehicles per day that would be likely to access the site and requested that a full monitoring and control process of all substances being brought to the site was implemented.

3/11/0456/LB/SD	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		

3/11/0467/AD/HI	2-4 Parliament Square	New painted fascia 'The House Kitchen' externally illuminated with 5no spotlights
No objection		

3/11/0468/LB/HI	2-4 Parliament Square	New painted fascia 'The House Kitchen' externally illuminated with 5no spotlights
No objection		

3/11/0474/FP/LP	Bengeo Wick, 4 The Orchard, Bengeo	New 4 bed dwelling
Concern was expressed that the proposal would damage the setting of the existing house which it was felt required adequate space around it.		

3/11/0475/FP/AK	16A Mangrove Road	Single storey rear and side extension, extension to front porch and alterations to fenestration
No objection		

3/11/0480/LB/MC	12 Waterford Common	Replacing of existing concrete floor in hallway and dining area with new floor construction
No objection		

3/141/0482/LB	12 Waterford Common	New dormer window to east elevation
No objection		

3/11/0506/FP/SD	Jenningbury Court, London Road	Change of use of land from paddock to garden (retrospective)
No objection, although the Committee regretted the retrospective nature of the application.		

3/11/0524/FP/AK	1 Edmunds Road	Single storey front extension, bay window and canopy
No objection		

3/11/0532/FP/MC	The Old Pump House, Ware Park	Alterations to roof from hips to gables including insertion of dormer windows and raising up of ridgeline
No specific comment		

3/11/0536/FP/HI	2 Stanley Road	Erection of 3 car carport with storage and games room over
The Committee expressed concern given the size of the structure and the potential for conversion to an independent dwelling		

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.

452. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

It was **RESOLVED** that:

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

453. CORRESPONDENCE

None

454. ITEMS FOR FUTURE AGENDA

1. Hertfordshire Draft Bus Strategy and Intalink Strategy Consultation.
2. Street Naming and Numbering – Development at Sacombe Road and Hartham Lane/Station Approach

The meeting closed at 7.20 p.m.