

**MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 12 MARCH 2012 IN THE ROBING ROOM, THE CASTLE, HERTFORD AT 6.00PM**

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

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

**436. APOLOGIES FOR ABSENCE**

Councillors: Mrs P Moore (family commitment), D Poole (family commitment) and R Willis (Unwell)

**437. DECLARATIONS OF INTEREST**

|                |          |   |   |
|----------------|----------|---|---|
| Cllr P Ruffles | Personal | 3/12/0294/LB and 3/12/0295/FP, 25 Castle Street | Personal friend of the applicants   |
| Cllr P Ruffles | Personal | 3/12/0235/AD, Enfield Co-op, 19 Bengoe Street   | Property adjacent to Working men's club of which Cllr Ruffles is President. |
| Cllr N Wilson  | Personal | 3/12/0294/LB and 3/12/0295/FP, 25 Castle Street | The applicants are known to Cllr Wilson                                     |
| Cllr R Radford | Personal | 3/12/0294/LB and 3/12/0295/FP, 25 Castle Street | The applicants are known to Cllr Radford                                    |

**438. THE MINUTES**

It was **RESOLVED** that:

The Minutes of the Sub-Committee Meeting held on 27 February 2012 were approved as a correct record of the proceedings, and the Chairman authorised to sign the same.

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

Sainsbury's

A site visit had been arranged for Saturday 24th March 2012 at 3pm.

Drinking Fountain at Old Cross

It was noted that correspondence had been received from East Herts Council to confirm that quotations were awaited

It was **RESOLVED** that:

The action sheet be noted.

#### 440. QUESTIONS AND/OR STATEMENTS FROM MEMBERS OF THE PUBLIC

None.

#### 441. PLANNING APPLICATIONS

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

|  |                  |   |
|--|------------------|---|
| 3/12/0135/FP/TH  | St John's Street | Addition of gated access to the front of the site |
| The proposed gates were not considered to be an attractive addition to the Conservation Area |                  |   |

|                 |                               |  |
|-----------------|-------------------------------|--|
| 3/12/0158/FP/AK | The Studio, 1 Villiers Street | Change of use from art studio/gallery to residential |
| No objection    |                               |  |

|                 |                     |  |
|-----------------|---------------------|--|
| 3/12/0242/FP/JS | 12-14 Market Street | Change of use of second floor from offices to 3no residential units (amended scheme incorporating 3no parking places within existing service yard) |
| No objection    |                     |  |

|   |   |   |
|---|---|---|
| 3/12/0272/FP/LP   | Old Clay Pit, St Mary's Lane, Hertingfordbury | Alterations to, and retention of, the service road together with associated regrading of the deposited material |
| <p>Objection. The Committee had received many representations regarding this proposal and shared in the exasperation of the comments recorded in respect of the lack of enforcement and the failure of the applicant to act as instructed by the Planning Inspectorate to return the Old Clay Pit to its original contours. The Committee was particularly concerned regarding the urbanising of bridleway 57 and St Mary's Lane, the denigration of this important site within the rural landscape and the widening of the entrance, which had led to the dumping of spoil. The long running difficulties at nearby Terrace Wood were also noted, where similar development took place.</p> <p>To give approval to this application would be to undermine and bring into disrespect the previous decisions of the East Herts Council Development Control Committee and the Planning Inspectorate</p> |   |   |

|                 |  |  |
|-----------------|--|--|
| 3/12/0281/FP/AK | Church of The Immaculate Conception, 23 St John's Street | Alterations to fenestration, brick up doorways in south and west elevations, new entrance door in south elevation and internal alterations |
| No objection    |  |  |

|                 |                  |                              |
|-----------------|------------------|------------------------------|
| 3/12/0289/FP/MC | 30 Tamworth Road | Single storey rear extension |
| No objection    |                  |                              |

|   |               |   |
|---|---------------|---|
| 3/11/1842/FP/SD   | 1 Mimram Road | Canopy using clear corrugated roof panels |
| The Committee wished to draw the planners attention to the neighbouring properties at |               |   |

Riversmeet and to give consideration the Committee's concerns regarding the possible impact on those properties. Concern was also expressed regarding the long term weathering of the structure.

|                 |                   |   |
|-----------------|-------------------|---|
| 3/12/0290/FP/JS | 11 Russell Street | Two storey rear extension and single storey rear and side extension (amendment to approved scheme 3/11/0087/FP) |
| No objection    |                   |   |

|  |                  |   |
|--|------------------|---|
| 3/12/0294/LB/AK  | 25 Castle Street | Two storey rear extension with alterations, repair/replacement of fenestration, integrated solar slates to the south facing gallery roof with thermal store/pump in laundry room, repair/retiling of utility/workshop roof, creation of party wall within roof space and conversion to habitable rooms and alterations to internal layout |
| No specific comment. The Committee, whilst noting the organic growth of the property from three dwellings into one, was not in a position to comment on what was being lost from the fabric of the building and therefore requested that the Conservation Officer considers the alterations as part of the continuing development of the property. |                  |   |

|  |                  |   |
|--|------------------|---|
| 3/12/0295/FP/AK  | 25 Castle Street | Two storey rear extension with alterations, repair/replacement of fenestration, integrated solar slates to the south facing gallery roof with thermal store/pump in laundry room, repair/retiling of utility/workshop roof, creation of party wall within roof space and conversion to habitable rooms and alterations to internal layout |
| No specific comment. The Committee, whilst noting the organic growth of the property from three dwellings into one, was not in a position to comment on what was being lost from the fabric of the building and therefore requested that the Conservation Officer considers the alterations as part of the continuing development of the property. |                  |   |

|  |                      |  |
|--|----------------------|--|
| 3/11/1951/FP/JS  | 25 Parliament Square | Change of use from A1 (retail) to A2 (Professional and Financial Services) |
| Objection. This property was particularly prominent retail unit at the entrance to the Town which was a flourishing area of specialist retail premises typical of Hertford shopping at its best. |                      |  |

|                 |                    |                                   |
|-----------------|--------------------|-----------------------------------|
| 3/12/0229/FP/AK | 21 Cowper Crescent | Single storey side/rear extension |
|-----------------|--------------------|-----------------------------------|

|   |
|---|
| The proposed development was considered not in keeping with the existing structure and would have a detrimental impact on the street scene and neighbouring properties. |
|---|

|                 |                                 |  |
|-----------------|---------------------------------|--|
| 3/12/0235/AD/SD | Enfield Co-op, 19 Bengoe Street | 1no externally illuminated fascia sign, 1no externally illuminated projecting sign and 1no non illuminated projecting sign |
| No objection    |                                 |  |

|                 |                    |  |
|-----------------|--------------------|--|
| 3/12/0269/FP/SD | 8 Warren Park Road | Single storey rear extension, raising of roof to provide additional first floor accommodation and roof terrace |
| No objection    |                    |  |

|                 |                    |   |
|-----------------|--------------------|---|
| 3/12/0271/LC/SD | 8 Warren Park Road | Demolition of modern rear extension and raising of roof to provide additional first floor accommodation |
| No objection    |                    |   |

|                 |                      |   |
|-----------------|----------------------|---|
| 3/12/0309/FP/SD | 14 Maidenhead Street | Erection of external security roller shutter to front |
| No objection    |                      |   |

|   |                   |                              |
|---|-------------------|------------------------------|
| 3/12/0330/FP/MC   | 11 Oldhall Street | Single storey rear extension |
| Objection: The development was considered to be over powering and not in keeping with the built form, which would compromise the integrity of the properties in the area. |                   |                              |

Councillors R Radford, P Ruffles and N Wilson declared that any views he expressed about applications were on the evidence before him so far, and at this meeting. He reserved the right to speak on additional evidence, which may be presented to him subsequently as a District Councillor.

**442. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS**

It was **RESOLVED** that:

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

**443. CORRESPONDENCE**

To note the following appeals to be determined by the written representation procedure:

3/11/2138/FP      92 Chandlers Way

E/11/0278/B1      31 Fore Street

3/11/1875/FP      26 Burleigh Road

3/11/1975/FP      110 Duncombe Road

**444. FLAG POLE ON SHIRE HALL**

The Committee had been disappointed to receive the dismissive response from the Manager of Shire Hall regarding the lack of the flag pole on the building. The Committee requested a review of the decision regarding a replacement of the flag pole, given that a flag had been flown from Shire Hall for many years and was part of the important listed building at the heart of the Town.

It was **RESOLVED** that:

The notice be noted.

**445. ITEMS FOR FUTURE AGENDA**

Feedback regarding Electronic Viewing of Plans at Meetings.

The meeting closed at 7.10 p.m.