

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 21 JANUARY 2013 (POSTPONED FROM 14 JANUARY 2013) IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM

PRESENT: Councillor N Wilson, in the Chair
Councillors P Ruffles, and R Willis

IN ATTENDANCE: Tricia Carpenter (minutes)

304. APOLOGIES FOR ABSENCE

Cllr Mrs Haddock (Unwell) Cllr D Poole (Prev engagement) and Cllr R Radford (Unwell)

305. DECLARATIONS OF INTEREST

None			

306. THE MINUTES

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 10 December 2012 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

Post Box at 1 St Andrew Street.

Following extensive enquiries made by East Herts Council, it had not been possible to trace an owner for the Post Box at St Andrew Street. It has therefore been suggested that the Town Council make the grant application and place the order for the work to be carried out. Full grant funding would be available for the refurbishment and the Council would not be liable for any cost. The Committee was therefore strongly in favour of taking the necessary action to ensure the post box was refurbished.

It was **RESOLVED** that:

The action sheet be noted.

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

None.

309. PLANNING APPLICATIONS

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

3/12/1873/LB/SD	Hertford East Railway Station, Mill Road	Installation of wifi access points (antennas)
No objection, provided the access points were unobtrusive		

3/12/1882/FP/SD	5 Fordwich Hill	Part first floor rear extension
No objection		
3/12/1964/FP/TA	69-71 The Avenue	Change of use to veterinary consulting rooms
<p>Objection: The proposal would result in the loss of a useful and well patronised facility which makes an important contribution to the vitality of the parade of shops and the Council finds it hard to imagine this would be achieved through the proposed use. The Town Council was anxious to ensure that the shop window should retain its open A1 type appearance if the proposal was approved. The Council is also persuaded by members of the public who have voiced their concerns that the traffic movements associated with the new use merit close consideration in planning terms. The Council found it hard to understand how the proposed facility would operate in connection with the surgery just a mile away, and fears that there would be unnecessary vehicular movement involved in driving sick animals from this application site to the surgery. It fears that a further application would follow to enable the facility to conduct operations on animals and other associated uses.</p>		
3/12/1998/FP/JS	20 Admiral Street	Single and two storey rear extension and sub division of dwelling to create 2no. 1 bedroomed flats
No objection		
3/12/2011/FP/MC	9 Boundary Drive	Two storey rear extension, single storey side extension , front dormer window and new porch
No objection		
3/12/2023/FP/JS	82 Mangrove Road	Two storey side/rear extensions and single storey rear extension. Loft conversion incorporating rear dormer and rooflights.
No objection		
3/12/2034/LB/SD	Dimsdale House, 80 Fore Street	Restoration of live/work unit following fire.
No objection		
3/12/2050/FP/TA	1 Nelson Street	Single storey rear wrap around extension
No objection		
3/12/2065/FP/MC	21 Frampton Street	Single storey rear extension.
<p>Objection. The Council felt that the rear of the properties in Folly Island should not be excluded when considering appearance in the Conservation area, and this was particularly true of this site, being at the end of a row. The Council also considered that the addition of front porches in the conservation area was of serious concern.</p>		
3/12/2070/FP/SD	Rutlands, St Marys Lane	First floor extension with 2no front and 2no rear dormer windows. Alterations to windows and doors to include 2no bay windows. Replace flat roof on existing side element and new timber cladding. New black plinth
No objection		
3/12/2081/FP/TA	Graham House, Yeomans Court, Ware Road	Removal of window and replaced with door

No objection		
3/12/2089/FP/JS	Lloyds TSB Bank Plc, 1 Bircherley Street	New shop front windows and entrance door.
No objection		
3/12/2105/FP/JS	46 Bullocks Lane	Rear dormer window – reduced scheme
No objection		
3/12/2122/FP/TA	Bentley House, Pegs Lane	Change of use of existing building from (Class B1) offices to (Class C2) care home and associated works including installation of new plant, landscaping and amended parking provision
Objection: The Committee considered that the inadequate provision of car parking was of serious concern especially given the close proximity of intense office use nearby, namely Wallfields and the Police Station.		
3/12/2125/FP/MC	14 Westfield Road	Single storey rear extension and first floor extension with new hipped roof. Internal and external alterations
No objection		
3/12/2126/FP/MC	14 Westfield Road	Part single storey part two storey rear extension and first floor extension with new hipped roof. Internal and external alterations
No objection		
3/12/2128/FP/SD	19 Martins Drive	Single storey front extension
No objection		
3/12/2130/FP/TA	Highfield Court, Highfield Road	First floor side extension
No objection		
3/12/2139/FP/SD	9 Fanshawe Street	2 storey rear extension, 2no rear roof lights and front lightwell enclosure
No objection		
3/12/2143/FP/JS	24 Westfield Road	Single storey rear extension. First floor front and rear extensions. Extension to roof hips to gables and insertion of roof lights
Concern was expressed around the character of Westfield Road and what the impact of the proposal would have on the character of the road.		
3/12/2010/FP/MC	84 Duncombe Road	Rear dormer window.
No objection		
3/12/2100/FP/TA	39 Cowbridge	New shopfront.
No objection		
3/12/0002/FP/SD	13 Cowper Crescent	Two storey side, single storey front and rear extensions
Objection. The proposed development was considered to be an overdevelopment of		

the corner plot. It was further considered that the new structure could inhibit vehicular visibility on the corner.		
3/12/2129/FP/MC	Robin Hill, High Molewood, Hertford	First Floor side extension
No objection		

Councillors P Ruffles and N Wilson 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.

310. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

It was **RESOLVED** that:

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

311. CORRESPONDENCE

Appeals

To note the following appeals issued by the Planning Inspectorate:

3/12/0817/FP	32 Byde Street Appeal dismissed
3/11/1951/FP	25 Parliament Square Appeal dismissed

It was **RESOLVED** that the appeals noted.

312. HIGHWAY HIERARCY – PEDESTRIANS FIRST?

This matter had recently received publicity in the local press and the Council expressed a general concern that pedestrians were being put at a disadvantage through the development of wider entrances to properties and a lack of consideration from motorists.

313. ITEMS FOR FUTURE AGENDA

Current position regarding the flag pole at Shire Hall.

The meeting closed at 6.55pm.