

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 27 OCTOBER 2014 IN THE ROBING ROOM, THE CASTLE, HERTFORD AT 6.00PM

PRESENT: Cllr N Wilson, in the Chair
Councillors Mrs B Haddock, P Ruffles, Dr L Radford and R Willis

IN ATTENDANCE: Ms T Carpenter (Civic Administration Manager)

227. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Mrs B Mansfield (family commitment)

228. DECLARATIONS OF INTEREST

None			

229. THE MINUTES

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meetings held on 13 October 2014 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

It was **RESOLVED** that:

The action sheet be noted.

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

None.

232. PLANNING APPLICATIONS

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

3/14/1684/FP/MC	13 Hagsdell Road	New replacement roof creating new first and second floor accommodation
Over development of the site in a rural setting. The size of the development was considered inappropriate on the street scene at the entrance to Valley Close.		

3/14/1702/FP/AH	3 Old Library Lane	Proposed side extension and enlargement of rear bay window
No objection		

3/14/1708/FP/TH	Van Hages Garden Centre, Amwell Hill	Part demolition and refurbishment of existing garden centre with café extension; erection of foodstore (approx. 2047 sq net sales) with café and external seating, extended service road, new roundabout from Amwell Hill and other associated highways, servicing and
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		landscaping works
<p>Objection. The proposal was considered totally inappropriate on a Green Belt site. Where a horticultural business can sometimes be compatible in the Green Belt, a Supermarket is not at all appropriate. Furthermore, the proposal is for an out of town supermarket which will mean the majority of shoppers will have to drive and this will create an increase in the number of cars on already busy roads. For many years the development of out of town supermarkets was very much in vogue, but it is now recognised that these result in an increase in traffic on the roads and have a very detrimental effect on the viability of town centres. This development will not be in the interest of Hertford or Ware town centres, at it will take trade away from both towns.</p> <p>Note: Cllr Ruffles took no part in the discussion or vote on this application.</p>		
3/14/1711/FP/MC	109 Queens Road	Part single and part two storey rear extensions
No objection		
3/14/1716/FP/SD	56 Ladywood Road	Single storey rear extension
No objection		
3/14/1743/FP/SD	1 Lodge Close	First floor side extension, single storey rear extension
No objection		
3/14/1768/PT/AH	Hertford North Railway Station, North Road	To replace the tapered top section of existing mast with a new 3.8m parallel section, making the height of the mast equal to 16.88m and replace the existing antennas with 3 x replacement antennas with two 600mm dishes. The existing equipment cabinet is to remain
No objection		
3/14/1786/FP/AH	Edgefield House, St Mary's Lane	First floor side/rear extension and alterations
No objection		
3/14/1790/FP/AH	26 Halleys Ridge	Loft conversion with rear facing dormer
The proposed dormer was considered overlarge and would create a cluttered roof with the current dormers		
3/14/1791/LB/SD	Rivers Educational support Centre, Churchfields	Partial demolition and reconstruction of the South east boundary wall
No objection, provided the original bricks were re-used.		
3/14/1694/LB/LP	Lombard House, Bull Plain	The siting of Y-camHD1080p CCTV camera to side of building
No objection, but the permission should be granted for a maximum of 12 months only, during the period of the works.		
3/14/1841/FP/LP & 3/14/1842/LB/LP	26 Old Cross	Mixed use development including the conversion of the former McMullens Brewery to 7no residential apartments and business and community use units
Objection. This building, when refurbished as a protected listed structure was supposed to be kept as a heritage site, therefore a commercial venture for residential		

use was not considered appropriate.

Note: Cllr Ruffles took no part in the debate or vote on this application.

3/14/1817/FP/JS & 3/14/1818/LB/JS	Blackbirds PH, 15-17 Parliament Square	Full internal refurbishment comprising of alterations to the rear layout, bar server and floor finishes. External glass doors and decking to courtyard.
No objection, provided the Conservation Officer takes a detailed view of the decking and floor finishes and ensures that the historic fabric of the building is preserved.		

Councillors Ruffles and 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.

233. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

It was **RESOLVED** that:

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

234. CORRESPONDENCE

None.

235. ITEMS FOR FUTURE AGENDA

1. Wall at Gwynns Walk.

A part of the listed wall at a property in Gwynns Walk is seriously decayed. The wall is a knapperd flint wall and originally formed part of the boundary wall of the old Cowper School playground. There is currently an issue around whether East Herts Council or Hertfordshire County Council are responsible for the repairs.

2. The former Library building at Old Cross

To discuss and recommend to the Development and Leisure Committee which two days the current occupiers of the building should be asked to open to the public. A condition of the planning permission for the change of use was that the building should be open to the public on two days per year.

Meeting closed at 1905