

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 30 MARCH 2015 IN THE ROBING ROOM, THE CASTLE, HERTFORD AT 6.00PM

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

IN ATTENDANCE: Ms T Carpenter – Civic Administration Manager

466. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Mrs B Haddock (Unwell)

467. DECLARATIONS OF INTEREST

Cllr Ruffles		Panshanger Quarry	Cllr Ruffles, as a member of HCC Development Management Committee, removed himself from the debate during the discussion on this item.
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468. THE MINUTES

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meetings held on 16 March 2015 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

Proliferation of Signage, Hertingfordbury Road

Cllr Ruffles confirmed that this matter had recently been discussed by the Development Management Committee at East Herts Council and officers were able to now take action under the powers in the Localism Act.

Bollywoods

Members of the public were increasingly expressing concern regarding the poor state of repair of the listed building in Fore Street, and the Committee requested that urgent enforcement action be taken to ensure the preservation of the building.

Ball Park – Planning Condition for opening of vehicle gates for pedestrian access

The Enforcement Officer advised that no further action would be taken with regard to ensuring a separate pedestrian entrance. The Committee did however request that suitable signage was erected to ensure the public understood the method for access via the electronic vehicle gates.

It was **RESOLVED** that:

The action sheet be noted.

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

None.

471. PLANNING APPLICATIONS

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

3/15/0414/HH/JS	12 Bartletts Mead	Single storey flat roof rear extension; timber decking in rear garden; erection of timber gym/store and 2.4m high wall for film projection in rear garden; new fenestration and main entrance door. PV panels to front roof
Objection: Concern was raised regarding noise pollution in a residential area, as well as the large scale of the decking and the height of the proposed wall, which it was felt should not exceed 1.8m.		
3/15/0265/LBC/JS	64 A-D Fore Street	Remedial works only – works to front parapet. Resurfacing the new valleys. Installation of a new rainwater pipe through loft. Sealing entry points between gutter and loft
No objection		
3/15/0378/HH/JS	285 Ware Road	Loft conversion changing existing hips to gables and proposed dormer with Juliet balcony
No objection		
3/15/0381/HH/AH	16 Wilton Crescent	Single storey front, side and rear extensions
The Committee expressed concern at the loss of the garage and the potential for additional on street parking.		
3/15/0401/HH/AH	47 Peel Crescent	Single storey side and rear extension
Objection. The proposal was considered to be an over development of a small site, adversely impacting on the neighbouring properties.		
3/15/0440/HH/AH	34 Raynham Street	Demolition of existing rear extension and erection of single storey rear extension
No objection, providing the demolition of the existing extension did not impact on the Victorian property.		
CM0090	Panshanger Quarry, Panshanger Lane	Application for the importation of inert restoration materials via a proposed new access off Panshanger Lane to restore phases F and H.
Concern was expressed at the likely increased regular vehicular movements on surrounding roads and neighbourhood.		
3/15/0488/DEM/LP	Rear of 101 Vicarage Lane, Waterford	Demolition of existing Nissan huts and workshops
No objection		
3/15/0198/FP/MC	128 Ware Road	Two storey front extension, new front bay window, single storey rear extension
No objection.		

3/15/0452/HH/MC	3 Ives Road	First floor addition to rear of property
No objection provided the extension did not cause overshadowing to the neighbouring property.		
3/15/0454/VAR/HI	79-83 Railway Street	Variation of Condition 2 (approved plans) of LPA 3/13/0800/FP – Construction of 5no 2 bedroom apartments, 1no retail unit and an extension to retail unit and replacement of existing roof with new 3 bedroom apartment. Changes to layout and design of the development. To swop plans 100D, 101D and 102A for 100E, 101E and 102B
No objection		
3/15/0413/FUL/HI	Land between Mill Road and Mead Lane	Erection of 120 residential units, 100sqm of commercial floorspace, provision of a link road between Mill Road and Mead Lane and passenger interchange, associated car parking, landscaping and groundworks
Objection. The Council had a policy of not approving any additional housing in the Mead Lane area until such time as improvements were made to the road network in the area. Furthermore, the Committee was unhappy at the perceived planning by 'stealth' of large companies. Much consideration had been spent on the approved application to ensure that it met the District Council's standards of design, height etc, and the Council was therefore not happy to see these changes. The Committee did however welcome the proposed number of affordable homes, but still had grave traffic concerns. The bend at Mead Lane into Mill Lane was considered dangerous and there was a conflict between pedestrians and motorists at Dicker Mill. It was requested that new road markings be implemented to direct traffic onto the new diagonal route.		
3/15/0449/ADV/SD	Land adj to 30 Ware Road and Madford Retail Park	Consent to display 1no non illuminated totem sign.
No objection		
3/15/0481/HH/MC	41 Port Vale	Proposed ground floor rear extension with internal alterations
No objection		
3/15/0469/HH/AH	21 Trinity Grove	Demolition of existing front bay window/entrance, rear pitched roof. Erection of new front bay window and first floor rear extension and internal alterations
No objection		
3/15/0493/HH/SD	18 Cowper Crescent	Single storey side/rear extension
No objection		
3/15/0418/HH/AH	10 Page Road	Single storey front extension
Concern was expressed that the extension would be detrimental to the street scene.		
3/15/0498/HH/AH	110 Railway Street	Single storey rear extension and internal alterations
No objection		

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.

472. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

It was **RESOLVED** that:

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

473. CORRESPONDENCE

The Hertfordshire (Various Roads, Hertford) (20mph Speed Limit Zone) Order 2014

The Committee noted that the Order will come into effect on 24th August 2015.

Planning Appeals

To note the following appeal was due to be considered by the Planning Inspectorate:

3/14/1670/FP 34 Bengoe Street.

To note the following appeal decision from the Planning Inspectorate:

3/14/1162/FP 8 Cockbush Avenue
Appeal Dismissed.

It was **RESOLVED** that:

The Committee **notes** the correspondence.

474. ITEMS FOR FUTURE AGENDA

To consider a request to Hertfordshire Highways to repaint the 'Keep Clear' road markings on the A414 by the roundabout.

The markings had faded to such an extent that they were consistently ignored by motorists, thus causing traffic problems in the area.

Meeting closed at 1905