

**MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 12 MAY 2014
IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM**

PRESENT: Cllr N Wilson, in the Chair
Councillors: Cllr Mrs B Haddock, Mrs S Newton, Cllr D Poole, P Ruffles and R Willis

IN ATTENDANCE: Cllr A Stevenson
Ms Tricia Carpenter – Civic Administration Manager
4 Member of the public

497. APOLOGIES FOR ABSENCE

Cllr Mrs Mansfield (Family Commitment)

498. DECLARATIONS OF INTEREST

Cllr Ruffles	Declarable	3/14/0626/FP – 23 The Avenue	Applicant is known to Cllr Ruffles
Cllr Ruffles	Declarable	3/14/0757/FP – 23 Florence Court	Former pupils of Cllr Ruffles
Cllr Mrs Newton	Declarable	3/14/0626/FP – 23 The Avenue	Applicant is known to Cllr Mrs Newton

499. THE MINUTES

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 28 April 2014 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

Proliferation of Signage on Hertingfordbury Road/Mimram Road.

Cllr Ruffles, in his capacity as County Cllr, had been liaising with Highways officers on this matter. It was now clear that some of the land is in private ownership which made planning enforcement more difficult, however discussions were continuing..

Footpaths

This matter will be discussed in detail at a future meeting of the Committee, where all potential unclassified footpaths will be identified and forwarded to the Footpaths Officer at Hertfordshire County Council.

Flood alleviation – Meeting with the Environment Agency

The Environment Agency have agreed to meet the Committee for discussions on flood alleviation for next winter. A meeting would be arranged to take place in June.

It was **RESOLVED** that:

The report be noted.

501. QUESTIONS AND/OR STATEMENTS FR/OM MEMBERS OF THE PUBLIC

None.

502. PLANNING APPLICATIONS

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

3/14/0580/LB/AK	70 Fore Street	Replacement shop front and halo lit fascia sign
It was regretted that an opportunity had not been taken to install a shop front which was more in keeping with the Listed Building and the environment.		

3/14/0585/AD/AK	70 Fore Street	Halo lit fascia sign
The Committee felt that the Halo lighting would not complement the Conservation Area.		

3/14/0667/LB/JS	Tudor Cottage, St Mary's Lane	Removal of internal partition walls at ground floor to create a larger kitchen area and first floor with relocation of one door to create new bedroom, landing and corridor
It was hoped that the internal alterations had no effect to the outside of the property. The Conservation Officer was asked to look at the internal alterations to ensure the historic fabric remained intact.		

3/14/0673/FP/AK	Land at Boundary Drive, Bengoe	Alterations to front garden of house approve under 3/12/1425/FP
The Committee wished to raise a strong objection to the changes from those agreed by the Planning Inspector. This was an important area of the town and the protection of the trees was paramount.		

3/14/0692/CL/MC	43 Burnett Square	Single storey rear extension
No specific comment		

3/14/0693/FP/MC	20 The Drive	Two storey side and rear extensions and replacement roof with 2no dormers
The proposal was considered an overbearing development to the roof structure and not appropriate for the style of the property.		

3/14/0586/FP/SD	62 Mangrove Road	Retrospective planning application for the retention
The Committee accepted the formality of the retrospective application on this occasion and raised no objection.		

3/14/0626/FP/NM	23 The Avenue	Construction of a new house with garage and ancillary paving and fencing (Resubmission of withdrawn application 3/13/2071/FP)
Objection: The Committee re-iterated its previous comments, that the proposal resulted in an ill-defined entrance to the property and that the scale of the proposed development compared to the adjacent existing properties constituted an over development of the site. In particular the Committee noted the recent decision on no.13 The Avenue where the sensitivities of the building were underlined. It was felt that the proposed house would be positioned at an awkward angle in relation to the intended neighbours and would dominate the site. Furthermore the shared access was not considered sufficient for access by emergency vehicles.		

3/14/0715/FP/MC	44 Fanshawe Street	New dormer window and rooflights to roof at rear
No objection		
3/14/0719/FP/SD	11 Russell Street	Rear dormer and rooflights to existing roof
Objection. The dormer was considered overlarge and overbearing.		
3/14/0725/FP/AK	6 Parkhurst Road	Removal of existing side annexe to rear on ground floor and replace with single storey side extension
No objection		
3/14/0726/FP/MC	65 North Road	Approval for reserved matters for layout, scale, appearance, access and landscaping following approval of 3/11/0377/FN for 5 new dwellings
Objection. Concern was expressed at the effect the layout would have on the adjacent bungalows called 'Arrowhead' and The Knoll.		
3/14/0668/FP/SD	32 Gosselin Road	Two storey rear extension replacing existing conservatory
No objection		
3/14/0690/FP/MC	244 Hertingfordbury Road	Redevelopment of site for residential purposes, including removal of modern extensions to former public house and conversion of historic core of building to a detached 4 bedroom house, erection of a terrace for four two bedroom cottages on the western part of the site and all ancillary works.
Objection: Concern was expressed at the potential dangerous ingress and egress on the bend. The row of four cottages would not look good in that area. A modern row of cottages would be stiff and out of place in the Conservation Area. Consideration should be given to ensure the design matched the surrounding village structure.		
3/14/0689/FP/MC	244 Hertingfordbury Road	Redevelopment of site for residential purposes including removal of all existing buildings and replacement with a detached 3 bedroom house and a terrace of four 2 bedroom cottages on the western part of the site and all ancillary works
Objection: Concern was expressed at the potential dangerous ingress and egress on the bend. The row of four cottages would not look good in that area. A modern row of cottages would be stiff and out of place in the Conservation Area. Consideration should be given to ensure the design matched the surrounding village structure.		
3/14/0702/LB/SD	82 Fore Street	Internal alterations to enable change of use to A4 (Drinking establishment) including installation of bar/counter area on ground floor and provision of toilets and kitchen area in the basement
No objection		
3/14/0742/LB/MC	60 St Andrew Street	Alterations to rear elevation of pitched tiled roof including conservation velux windows to first and second bedrooms (118x78cm), addition of conservation velux window to

		downstairs bathroom (98x55cm) and addition of 10' (diameter) circular natural light tubular skylight to ground floor lobby area
Objection: The proposal was considered totally inappropriate on a listed building.		
3/14/0743/FP/SD	96-98 North Road	Two storey rear extension at 96 North Road and first floor rear extension at 98 North Road
No objection		
3/14/0757/FP/AK	23 Florence Court	Single storey rear extension
Concern was expressed at the extension being built on the boundaries.		
3/14/0771/FP/MC	Hartham Leisure Centre, Hartham Lane	Resurface existing tennis courts to create 3 new footlit 3 rd generation (3G) five a side football pitches with specialist all weather 3G artificial grass. 4no 10 metre high floodlighting columns
It was requested that there was no light spillage in order to protect amenity after dark.		

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.

503. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

It was **RESOLVED** that:

The decision notices from East Herts Council be noted.

504. CORRESPONDENCE

None.

505. RUSH GREEN ROUNDABOUT IMPROVEMENT

Cllr Stevenson, in his capacity as Hertfordshire County Cllr, updated members on his discussions with Highways Officers on planned improvements to the Rush Green Roundabout. A white 'Keep Clear' Box and clear lane markings currently seemed to be the most cost effective and likely way forward, given the limited resources available. The Committee, whilst pleased that this matter was being investigated, nevertheless felt that a more substantial and long term solution was necessary, particularly in view of the development which will be taking place in Hertford and the surrounding areas over the next few years. Cllr Stevenson requested that the Committee email him with their collective views.

506. ITEMS FOR FUTURE AGENDA

Footpaths – Meeting 9 June 2014
Flood Alleviation Meeting – June 2014.

Meeting closed at 8pm

