

**MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 1 JUNE 2015  
IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM**

PRESENT: The Mayor Councillor Dr L Radford, in the Chair at the start of the meeting  
Councillors S Cousins, M Deards, R Deering, Mrs S Dunkley, Mrs B Haddock,  
Mrs S Newton and P Ruffles

IN ATTENDANCE: Ms T Carpenter (Civic Administration Manager)

**16. ELECTION OF CHAIRMAN**

It was **RESOLVED** that:

Councillor Mrs B Haddock be elected Chairman for the forthcoming year. The Chairman then took the chair for the remainder of the meeting.

**17. ELECTION OF VICE CHAIRMAN**

It was **RESOLVED** that:

Councillor P Ruffles be elected Vice Chairman for the forthcoming year.

**18. APOLOGIES FOR ABSENCE**

None.

**19. DECLARATIONS OF INTEREST**

Cllr Mrs S Dunkley	Declarable	Planning Application 3/15/0776/HH – 29 Frampton Street.	Cllr Mrs Dunkley has a view of the property from her home.
All members	DPI	Planning Application 3/15/0907/HH – Mudlarks Community Garden	Hertford Town Council is the landowner.

**20. THE MINUTES**

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 27 April 2015 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

Footpath Safeguarding

It was agreed that members would meet with the Clerk to view the length of the footpath.

Signage, Hertingfordbury Road

Further correspondence would be sent to East Herts Council to ascertain the current position.

Bollywoods

Further correspondence would be sent to East Herts Council to ascertain the current position.

White line marking on the A414 at Hale Road Roundabout

Whilst it was noted that this work had been added to the list of required highway repairs, nevertheless it was requested that further correspondence be sent to the Highways Liaison Officer at Hertfordshire County Council, in an attempt to speed up the process.

Banners and notices on trees and fencing at Beane Road

It was requested that further correspondence be sent to East Herts Council to ascertain the regulations surrounding this signage.

It was **RESOLVED** that:

The action sheet be noted.

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

None

**23. PLANNING APPLICATIONS**

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

3/15/0535/FUL/HI	Land adj to 1 St John's Street	Demolition of existing buildings and erection of 7 dwellings and associated development.
No objection		

3/15/0700/FUL/SD & 3/15/0701/LBC/SD	10 Railway Street	The alteration and extension of retail units and conversion and extension of the upper floors to form 7no apartments
No objection		

3/15/0776/HH/AH	29 Frampton Street	Single storey rear extension
Whilst the southerly aspect was noted, nevertheless concern was expressed regarding a possible impact on the neighbouring property.		

3/150767/FUL/SD	Land r/o 5 Carde Close	Construction of a new dwelling house and garage in garden of 5 Carde Close – Renewal of 3/12/1163/FP
Objection. Concern was expressed at the ingress and egress of vehicles onto the Welwyn Road.		

3/15/0765/HH/SD	25 George Street	Proposed part 2 storey and single storey ground floor rear extensions
Objection. The proposal was considered to be an over development of the site which would impact adversely on neighbouring properties.		

3/15/0787/HH/JS	43 The Elms	Conversion of integral garage to habitable accommodation
The Committee expressed concern at the loss of the garage and the potential for increased on street parking as a result.		

3/15/0541/FUL/SD	202 Hertingfordbury	Erection of 2no 5 bed dwellings with parking and access
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	Road	
Objection. The Committee objected to the loss of the important green space and the potential for coalescence between Hertford and Hertingfordbury.		

3/15/0834/LBC/MC &3/15/0833/FUL/MC	Mill House, Ware Park	Refurbishment of the Mill House and works to the remains of Ware Park Mill, change of use and alterations to the existing barn to create a 3 bedroom dwelling. Construction of two detached four bedroom houses, together with associated access, parking and landscaping and the removal of an existing detached garage.
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Objection. The Committee expressed concern at the poor access and the increased volume of traffic on a small unmade road and considered that the proposal represented an over development of the site and an encroachment of the neighbouring property. The Committee considered that the site could take a smaller development.  
Note: Cllrs Deering and Ruffles took no part in the discussion on this item.

Note: Cllrs Mrs Newton, Dr Radford and Ruffles left the meeting.

3/15/0855/HH/AH	23 Westfield Road	Single storey rear, first floor front and rear extensions. Amendments to previously approved application 3/14/0874/FP
No objection		

3/15/0887/HH/SD	93&95 West Street	Ground floor rear extension to 93 & 95 West Street
No objection		

3/15/0879/HH/MC	16 Molewood Road	Two storey rear extension and alterations to existing roof
Objection. The proposal was considered to be an overdevelopment of the site and would lead to over shadowing of neighbouring properties.		

3/15/0880/FUL/DS	7 Woodland Mount	Three bedroom detached dwelling
The Committee expressed concern at the over development of a small site and the likely increase of vehicular movement on an already congested road.		

Note: Cllr Deards left the meeting.

3/15/0907/HH/LP	Mudlarks Community Garden, Cromwell Road	Enclosure of rear lean-to of existing garden shed
All members, having previously declared a DPI did not discuss this item. No comment.		

3/15/0895/HH/MC	65 West Street	Widen existing rear dormer window and insertion of additional roof light to front
No objection		

3/15/0908/HH/JS	1 The Vineyard St Leonards Road	Proposed single storey extension on western side with extension to conservatory of southern side
No comment		

3/15/0897/HH/AH	7 Eleanor Road	Single storey rear extension
No objection		

Note: Cllr Ruffles returned to the meeting.

3/15/0913/HH/AH	60 Wellington Street	Proposed single storey rear extension and part basement extension
No objection		

3/15/0649/LBC/JS	46 West Street	Installation of satellite dish to rear of house/roof
No objection		

3/15/0915/HH/JS	63 Rib Vale	Rear dormer window
No objection		

3/15/0726/FUL/AH	Camps Hill Bungalow, North Road	Passageway between bungalow and garage to be re-established to form 2 separate dwellings. Existing barn to be dismantled, reconstructed and enlarged to form 2 bedroom unit linked to existing house.
The Council gave very careful consideration to all aspects of this application and on balance raised No objection.		

3/15/0926/HH/AH & 3/15/0927/LBC/AH	33 North Road	Single storey rear extension, roof extension, internal and external alterations, refurbishment and restoration
The Committee noted the importance of the 1827 Regency/Victorian house and wished to ensure that all works were of high quality.		

3/15/0953/LBC/JS	61 Fore Street	Internal works associated with proposed change of use of ground floor and basement from retail to bar including relocation of staircase, removal of part of wall in basement and erection of new partition walls to create ground floor toilets, plus new fascia sign with 3 swan neck lamps.
No comment, the Committee did not feel suitably qualified to comment on the internal refurbishment of the listed building, however it was requested that any heritage features were kept intact		

3/15/0946/ADV/JS	61 Fore Street	Externally illuminate fascia sign
Objection. The proposed signage was considered to be of low quality which did not suitably match the listed building.		

Councillors Cousins, Deering and Ruffles 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.

## 24. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

It was **RESOLVED** that:

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

**25. CORRESPONDENCE**

The following appeal decisions issued by the Planning Inspectorate:

3/14/1670/FP            34 Bengeo Street  
Appeal Dismissed

3/14/1533/FP            36 Bengeo Street  
Appeal Dismissed

3/14/1553/LB            8,10 and 12 Railway Street  
Appeal Dismissed

It was **RESOLVED** that:

The appeals be noted.

Letter to DCLG regarding Van Hages Development

The Committee noted that the Town Clerk, following discussion with the previous Chairman of Planning Sub Committee and the previously Leader, had recently forwarded a letter, on behalf of the Council, to the Secretary of State of DCLG requesting the calling in of the supermarket development on the Van Hages site.

**26. A BOARDS AND OUTSIDE DINING FACILITIES IN THE MAIDENHEAD STREET AREA**

It was **RESOLVED** that:

This item be deferred to the next meeting of the Committee.

**27. HERTFORD TOWN COUNCIL APPROVED PLANNING GUIDELINES**

The Committee received a copy of the Hertford Town Council Planning Guideline.

It was **RESOLVED** that:

The Committee **notes** the Guidelines.

**28. ITEMS FOR FUTURE AGENDA**

None.

Meeting closed at 2050